



AGENDA

**Carbondale Planning Commission
September 19, 2018
City Hall / Civic Center
200 South Illinois Avenue, Room 108
6:00 p.m.**

- 1. Call to Order and Roll Call**
- 2. Approval of Minutes:** Minutes of September 5, 2018
- 3. Citizen Comments and Questions**
- 4. Report of Officers, Committees, Communications**
- 5. Public Hearings**

PC 19-05- Sailiata, LLC is requesting a text amendment relative to allowing general retail uses via Special Use Permit within the PAR, Professional Administrative Office, Residential, zoning district.

- 6. Old Business**

None

- 7. New Business**

A. City Council Agenda from September 11, 2018.

B. Discuss the rescheduling of the November 21st meeting to November 14th.

- 8. Adjournment**



MINUTES

Carbondale Planning Commission
Wednesday, September 5, 2018
Room 108, 6:00 p.m.
City Hall/Civic Center

Ms. Litecky called the meeting to order at 6:00 p.m.

Members Present: Miller, LeBeau, Sheffer, Hamilton, Henson, Burnside, Love, Lilly, Litecky.

Members Absent: None

Staff Present: Taylor

1. Approval of Minutes:

Mr. Sheffer moved, seconded by Dr. LeBeau, to approve the minutes for August 15, 2018.

The motion to approve the minutes passed with a unanimous voice vote.

2. Citizen Comments or Questions

There were none

3. Report of Officers, Committees, Communications

There were none

4. Public Hearings

PC 19-04 6:02 pm, - Brightfields Development, LLC, is requesting a Special Use Permit for the development of a solar array in the AG, General Agriculture, and GI, General Industrial, zoning districts for property located at 1555 North Marion Street.

Ms. Litecky declared Public Hearing PC 19-04 open and asked Mr. Taylor to read the legal notice.

Travis Taylor, Senior Planner for the City of Carbondale, read the legal notice.

Ms. Litecky asked Mr. Taylor to read the staff report.

Mr. Taylor was sworn in and read parts A and B of the staff report.

Ms. Litecky asked if there were any questions of staff.

Ms. Lilly asked what the distance for the 42 letters sent was. Mr. Taylor answered if they lived 500 feet of a zoned GI property and 1000 feet of the property.

Mr. Henson asked how many feet did the original contamination spread from the site. Mr. Taylor stated that he did not have that information.

Ms. Litecky asked if the applicant was present and wished to speak. Ms. Litecky also stated that there will be a 4 minute time limit so everyone can speak.

Mr. Henson stated that he objects to the 4 minute time limit placed on the public to speak as the Commission has never done that before.

There was then further discussion about the time limit from the audience.

Mr. Henson makes a movement to delay the special use permit for one (1) month. Ms. Lilly seconds the motion.

Ms. Litecky asked if there was any discussion with the commissioners.

Dr. Miller asked when the letter for the area were sent out. Mr. Taylor said they were postdated August 22th 2018. Mr. Henson stated they just received the email for the scientific data for the ground last night and was not able to read the information on short notice. Ms. Lilly stated that she didn't receive the information. Mr. Taylor stated that he reached out to Ms. Lilly and made the documents available at City Hall. Mr. Taylor stated that he didn't receive the information until the morning he sent the email to the Commission. There was further discussion about what the information was. Mr. Sheffer expressed concern about deferring the meeting stating that there might be a lot of upset people if they don't get a chance to speak.

Dr. Miller asked to clarify whether the action to table the motion or to defer action. Mr. Taylor stated that deferring action would be more appropriate as that would allow the Commission to pick up the item at the specified meeting.

Mr. Henson then moved to amend his motion to be deferral of action seconded by Dr. Burnside.

Roll Call Vote:

Yes – 9 (Miller, LeBeau, Sheffer, Hamilton, Henson, Burnside, Love, Lilly, and Litecky)

No – 0

Mr. Taylor stated that the motion passed. Action will be deferred for one (1) month.

There was then discussion on when to hold the next meeting for this hearing and was decided on October 17th.

There was then a motion to defer the action on the item to October 3rd by Mr. Sheffer and seconded by Dr. Lebeau. There was then discussion about moving the meeting.

Roll Call Vote:

Yes – 7 (LeBeau, Sheffer, Hamilton, Henson, Burnside, Love, Litecky)

No – 2 (Miller, Lilly)

Mr. Taylor stated that the motion passed. Action will be deferred to the meeting on October 3rd.

5. New Business

A. City Council Agenda from August 28, 2018.

Mr. Taylor reviewed the City Council meetings as they related to Planning.

6. Adjournment

Ms. Litecky adjourned the meeting at 6:28 p.m.



CARBONDALE

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Planning and Development Management

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M-E-M-O-R-A-N-D-U-M

TO: City of Carbondale Planning Commission

FROM: Travis Taylor,  AICP, Senior Planner

RE: PC 19-05, Text Amendment relative to allowing general retail uses via Special Use Permit in the PAR, Professional Administrative Office, Residential, zoning district

DATE: September 11, 2018

(Planning Commission Public Hearing on September 19, 2018 at 6:00 p.m.)

PART A. GENERAL INFORMATION

1. Applicant:
Sailiata, LLC
705 Main Street
Carbondale IL, 62901
2. Requested Action and Background:

Sailiata, LLC, is requesting a text amendment to allow for the land use titled "Retail, general, except as otherwise listed" via Special Use Permit within the PAR, Professional Administrative Office, Residential, zoning district. The applicant is making this request with the intent to open a small bookstore at 705 West Main Street.

Earlier this year, during its meeting on May 2, 2018, the Carbondale Planning Commission discussed possibly initiating a very similar text amendment which would explore allowing retail uses within the PAR district. After a discussion regarding the request, which included topics such as: the need, or lack thereof, for additional retail space within Carbondale; the desire to bring retail space closer to residential areas to make the community more walkable; and the function of the PAR district to serve as a buffer for residential districts, the Carbondale Planning Commission voted on a motion to approve the initiation request. This motion failed in a 1-yes, 5-no vote.

The Planning Commission also heard a request from Sailiata, LLC, to allow the land use "Retail, general, except as otherwise listed" within the PAR district on August 15, 2018. During this meeting, many alternatives were discussed as there was some concern voiced that allowing this use by right within that district may allow many incompatible uses. Several alternatives were discussed, including adding a new land use titled "Bookstore" or allowing the Retail, General, land use via Special Use Permit. As a result

of this discussion, the applicant chose to pull their request and submit another application at a later date.

Following the public hearing, City staff met with the applicant and discussed possible options which may address the concerns expressed during the public hearing. Ultimately, City staff and the applicant agreed that moving forward with a request to allow Retail, General, land uses via Special Use Permit would be appropriate for this district. This would prevent new land use categories from being added to the existing land use matrix, thus further complicating the process, and allow the Planning Commission and City Council to consider new retail land uses that fall in to this category on a case-by-case basis.

If approved as requested, the land use titled “Retail, general, except as otherwise listed” will be allowed via Special Use Permit within any PAR district located in Carbondale’s zoning jurisdiction. Please refer to both Exhibit A: Applicant’s Brief, and Exhibit B: Existing PAR Zoning District.

PART B. ANALYSIS

As proposed, the revisions to Title 15 of the Carbondale Revised Code would allow the use “Retail, general, except as otherwise listed” as a Special Use in the PAR, Professional Administrative Office, Residential, zoning district.

It is important that the Planning Commission note the intent of the PAR zoning district outlined below:

§15.2.18.1 PAR Professional Administrative Office, Residential District

Statement of Intent: This residential district is created to provide appropriately located areas for harmonious intermediate uses to serve as buffers between residential districts and nonresidential districts; to create a suitable environment for professional and administrative office buildings compatible with surrounding residential uses; specially designed for such purposes and located on sites large enough to provide room for landscaping, open spaces, and off-street parking facilities; to minimize traffic congestion and to avoid the overloading of utilities. It is intended that this district preserve the residential appearance and character of a neighborhood.

Specifically, attention should be paid towards the PAR district’s intent on allowing “harmonious intermediate uses” so that the district serves as a buffer between residential districts and nonresidential districts. The PAR also stipulates that all structures within the district maintain a residential appearance so that the character of the surrounding neighborhood is maintained. While the amendment will not alter the appearance of such structures, staff does believe it is important to consider what qualifies as a “harmonious intermediate use.”

Prior to the code revision in 2013, (PC 13-07, Ordinance 2013-20), the use table matrix went into more detail, identifying as many specific land uses as possible. With the revision in 2013, the City sought to simplify this list by providing broader, more inclusive categories. Within the retail category, this resulted in itemizing out only those land uses related to the sale of large items or other items which could affect the impact of the retail use (such as appliances, car sales, etc). All retail not captured by these specific categories fall under the category “Retail, general, except as otherwise listed.” Currently, the only retail sales allowed in the district are those sales associated with art galleries. Other, large item sales, which could have a bigger impact, such as furniture, hardware, and appliances, are all prohibited. As such, the

category titled “retail, general, except as otherwise listed” will be limited to small-scale retail not identified within the other broad, more intense retail uses. It is staff’s opinion that working within this existing framework is the best option for the applicant and the City. To add additional land uses to the matrix would essentially be one step in reverting the matrix back to its overly complicated and cumbersome past. The Special Use Permit allows the Planning Commission and City Council to consider each retail use which would fall into this category on a case-by-case basis. Furthermore, should the use potentially have an adverse impact on the surrounding area, the Commission and Council will have the opportunity to place conditions on the permit, to curb these impacts.

Allowing appropriate retail uses within the PAR district could entice more small-scale retail uses within these residential structures and allow for retail closer to residents, promoting a more walkable community (2010 Comprehensive Plan, Focus Area 3.3). At the risk of overstating the impact an amendment such as this may have, it is important to note that the 2010 Comprehensive Plan directs the City to “Manage Future Growth” (Focus Area 2.1) by utilizing the principles of “Smart Growth.” Smart Growth is a tool of guiding principles specifically designed to combat sprawl, or the tendency for developments to move outward from the community. This was the general mindset when establishing the NB, Neighborhood Business, district. This district, designed to be located within residential neighborhoods, allows the use “Retail, general, except as otherwise listed,” along with multiple other retail uses, but limits the hours of operation, outdoor storage and number of employees. During the process of amending the Neighborhood Business district in 2014, the focus was on allowing uses which were small in scale, low impact, and possibly pedestrian in nature. Overall, it is staff’s opinion that the same thought process can be applied here with the PAR district. Allowing limited retail uses both close to the City’s core and residential neighborhoods, is in keeping with the goal of the Comprehensive Plan and previous amendments to the Carbondale Revised Code.

Ultimately, the Special Use Permit process should curb any adverse impacts the broad category may have on the surrounding neighborhood. Through this process, the Planning Commission and City Council may consider requests on a case-by-case basis and add restrictions to the permit should there be potential adverse impacts.

PART C. RECOMMENDATION

Based on the analysis presented in this report, staff recommends the Planning Commission recommend approval of the proposed text amendment for PC 19-05 as proposed in Exhibit C.

Exhibit A: Applicant's Brief

Saillata, LLC
705 W. Main St.
Carbondale, IL 62901

STATEMENT TO PLANNING COMMISSION

Saillata LLC requests a change to zoning for PAR to include Retail General as an allowed category. Our goal is to open a bookstore at 705 West Main Street: to sell books and other items. The majority of the retail business will be done on line: our entire inventory will be visible on line; customers can email us to order a book and then either pick it up or have it delivered.

There are several secondary goals: to create a space where people in the neighborhood, and beyond, can come to be around books and to discuss books with others; to have a space for local artists to display and sell their work; to be an outlet for local authors to meet the public and each other; and to renew an old house to be a central point in the neighborhood.

We expect several positive impacts on the property: structural improvements and new landscaping will increase attractiveness and value; more activity around the property will make it safer (there was evidence of tampering with windows, sleeping in the bushes, and leaving trash). Both of these impacts will have positive spillover effects on nearby properties. We are walking distance from the Carbondale Public Library and Memorial Hospital. Both could be sources of synergy. The biggest positive impact will be broader: Carbondale needs a functioning bookstore, especially as a university community. And we aim to serve all of southernmost Illinois. The local economy will also benefit from another viable retail business.

Negative impacts which might be of concern from a retail establishment are usually related to noise and commotion, especially during times when families want a quiet and peaceful environment. The main source of noise from 705 will be the TESSI music school, which we will continue to host. We will host book clubs and other trainings or discussion groups, which may meet in the evenings. Those fit in well with a residential neighborhood.

Parking is often an issue and the City currently recognizes eight spaces available on the property. Since it is centrally located, many visitors come on foot or by bicycle. We are glad to have received permission from Regents Bank to direct visitors to their parking lot if needed for events on weekends or after hours.

Other businesses might be hurt by competition. Since Bookworm closed, there are no other bookstores that we would be in competition with. Since Kaleidoscope and Nest closed, there is room for a gift shop run by artists.

Exhibit B: Existing PAR Zoning District
Planning Commission Case PC 19-05

N. ALMOND ST

W. JACKSON

W. HIGH ST

W. MAIN ST

N. MAPLE ST

S. SPRINGER ST

N. OAKLAND AVE

S. OAKLAND AVE

W. WALNUT ST

ST (IL RTE 13 EB)

Public Hearing Date & Time

September 19, 2018
6:00 p.m.

Case Description

Sailiata, LLC is requesting a text amendment to the PAR district to allow "Retail, General, except as otherwise listed" via Special Use Permit

Legend

-  PAR, Professional Administrative Office
-  Parcels

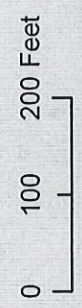


Exhibit C: Text Amendment to Title 15

§2.29 PERMITTED AND SPECIAL USES, NONRESIDENTIAL DISTRICTS
REGULATIONS

TITLE 15. ARTICLE 2. DISTRICT

§2.29. PERMITTED AND SPECIAL USES, NONRESIDENTIAL DISTRICTS

NONRESIDENTIAL DISTRICTS USE TABLE													
USE CATEGORIES	USE TYPES	NB	PAR	PA	SB	BPL	BWA	BPR	LI	GI	PAD	USE STANDARD	
	Residential Uses												
Household Living (See §3.1.7.A)	Single-family dwellings					P					P ⁷		
	Single family dwellings, except mobile homes		P	S	S	P					P ⁷	§3.3.1.N	
	Two-family houses (duplex)					P					P ⁷		
	Corner lot duplexes					P					P ⁷		
	Condominiums residential			S	S	P						§3.3.1.N	
	Condominium buildings (residential) with four or fewer units		P	S	S	P					P ⁷	§3.3.1.N	
	Dwelling units above the main floor							P					
	Dwelling units on the main floor of residential structures existing on September 16, 2003, including rooming houses, excepting dormitories, group homes, and mobile homes							S					
	Two-unit dwellings, except mobile homes		S	S	S	P					P ⁷	§3.3.1.N	
	Three-unit dwellings, except mobile homes		S	S	S	P					P ⁷	§3.3.1.N	
	Four-unit dwellings, except mobile homes		S	S	S	P					P ⁷	§3.3.1.N	
	Single-unit dwellings, including townhouses, but except mobile homes		P	S	S	P						§3.3.1.N	
	Multi-Unit Dwellings			S	S	P						§3.3.1.N	
	Dormitories or apartments for students residing on site										P ⁷		
	Dwelling units as permitted in the lowest density adjoining residential district and subject to the same occupancy restrictions as said residential district	P											
Dwelling units other than those permitted in the preceding row	S											§3.3.1.N	
Group living (See §3.1.7.B)	Boarding or rooming houses			S	S							§3.3.1.N	
	Fraternities and sorority homes			S				P ⁹				§3.3.1.N	
	Public and Civic Uses												
Community service (See §3.1.8.A)	Business associations	S		P	P						P		
	Civic, social and fraternal	S		P	P		P	P			P		
	Community centers	S		P	P		P						
	Libraries	S		P	P			P					
	Museums	S		P	P	P		P					
Day care (See §3.1.8.B)	Adult day care		S	P	S		S		S	S	P	§3.3.1.I	
	Day care centers for children	S	P	P	S	S ¹	S		S	S	P	§3.3.1.I	
	Day care homes I		P	S								§3.3.1.J	
	Day care homes II		S	S								§3.3.1.J	
	Day care homes III		S	S								§3.3.1.J	

NONRESIDENTIAL DISTRICTS USE TABLE														
USE CATEGORIES	USE TYPES	NB	PAR	PA	SB	BPL	BWA	BPR	LI	GI	PAD	USE STANDARD		
	Day care centers including child care centers, adult day care centers, day nurseries, nursery schools, kindergartens, play groups, and centers or workshops for mentally or physically handicapped.	S										§3.3.1.I		
	Family day care homes		P	P										
	Nursery education or school	S		P	S		S		S	S				
Educational facilities (See §3.1.8.C)	Primary (elementary) schools	S		P							S	§3.3.1.M		
	Secondary schools	S		P							S			
	Art and music schools	P		P	P			P			S			
	Barber and beauty schools	S		P	P		P	P			S			
	Dancing schools	P		P	P			P			S			
	Driving schools	S		P	P						S			
	Vocational or trade schools			P	P		P				P			
	Other special training and schools, NEC	S		P	P			P			S			
	University, college, junior college and professional school education	S		P							P			
	Junior colleges	S		P							P			
	University and colleges	S		P							P			
Government facilities and services (See §3.1.8.D)	Executive, legislative, and judicial functions			P	P	P	P	P			P			
	Postal services			P	P	P	P	P			P			
	Civil defense and related activities			P	P		P				P			
	Fire stations and related activities		S	S	P	P	P				P			
	Governmental maintenance facilities and services						P		P	P	P			
	Police protection and related activities	S		P	P		P	P			P			
	Other protective functions and related activities, NEC			P	P		P				P			
Medical facilities (See §3.1.8.E)	Hospital			P		P					P			
	Emergency and walk-in medical clinics			P	P	P		P			P			
	Medical laboratory services			P	P	P		P			P			
	Nursing, convalescent and rest homes			P	P	P					P			
	Outpatient surgical centers			P	P	P								
	Blood/Plasma Donation Center			P	P	P		P						
	Note: medical and dental offices without surgical facilities are listed under "office" uses													
Parks and open space (See §3.1.8.F)	Parks and playgrounds		P	P	P	P		P			P			
Passenger terminals and services (See §3.1.8.G)	Transportation terminals, passenger and freight						P		P	P	P			
	Transportation terminals, passenger				P	P		P						
	Airport or heliport										P			
Religious Institution (See §3.1.8.H)	All religious institutions	S		P	P			S			P			

NONRESIDENTIAL DISTRICTS USE TABLE													
USE CATEGORIES	USE TYPES	NB	PAR	PA	SB	BPL	BWA	BPR	LI	GI	PAD	USE STANDARD	
Social service institutions (See §3.1.8.I)	Welfare and charitable services			P	P			S			P		
	Transient lodging or shelter			S	S			S					
Telecommunications facilities	Wireless communications facilities	S	S	S	S	S	S	S	S	P	P	§3.6.1.I	
Utilities, major (See §3.1.8.J)	Electrical public utility substation with eight foot minimum screen or fence.		S	S	S	S	S		S	S	S		
	Electrical transmission lines of 30 kilovolts or larger		S	S	S		S		S	S	P		
	Public utility substation with eight foot screen or fence, except electrical public utility substation.				P		P		P	P	P		
	Railroads		S	S	S	S	S		P	P	P		
	Sewage treatment plant												
	Wastewater treatment facilities												
	Renewable energy production (solar, wind, etc)								S	S			
Commercial Uses													
Eating and drinking establishments (See §3.1.9.A)	Drinking places (alcoholic beverages)	S			P ²	P ²	S	P ²			S		
	Restaurants	S			P	P	P	P	P	P	P	§3.3.1.W	
	Restaurants with drive-through				P	P	P	S	P	P		§3.3.1.K	
	Micro-brewery	S			P ²	P ²		P ²	P ²	P ²			
	Winery	S			S	S		S	P ²	P ²			
	Micro-distillery	S			S	S		S	P ²	P ²			
	Commercial Kitchen/Catering	P			P	P	P	P	P	P			
Entertainment, indoor (See §3.1.9.B)	Adult uses												
	Bars or nightclubs				P ²	P ²		P ²			S		
	Bowling alleys and other similar recreational activities				P	S					P		
	Pool Halls				P	S	P	P					
	Dance halls				P ²	S	P ²	P ²					
	Gambling facilities				S	S		S					
	Health clubs	S			P	P		P			P		
	Indoor sports facilities, including, but not limited to, racquetball, handball, tennis, basketball and other court games, gymnasiums; soccer; hockey;	P			P	P			P	P	P		
	Roller and ice skating				P	S	P		P	P			
Entertainment, outdoor (See §3.1.9.B)	Theaters and auditoriums				P	P		P			P		
	Country clubs, golf courses, swimming clubs and similar recreational uses										P		
	Miniature golf, batting cages, driving ranges	S			P	S						3.3.1.T	
Offices (See §3.1.9.C)	Banking and financial institutions, without drive-through		P	P	P	P		P			P		
	Banking and financial institutions, with drive-through			P	P	P		S			P	§3.3.1.K	
	Business, administrative, and professional offices except those listed separately	S	P	P	P	P	P	P	P	P	P		

NONRESIDENTIAL DISTRICTS USE TABLE													
USE CATEGORIES	USE TYPES	NB	PAR	PA	SB	BPL	BWA	BPR	LI	GI	PAD	USE STANDARD	
	Credit services (other than banks), including pay-day loan and check cashing services			S	S	P		P					
	Educational and scientific research	S	P	P	P	P			P	P	P		
	Employment services		P	P	P	P		P					
	Dental offices and dental labs	S	P	P	P	P		P			P		
	Medical offices without surgical facilities	S	P	P	P	P		P			P		
	Printing services				P	P	P	P					
	Professional offices	P											
	Professional schools				P				P	P			
	Studios, television and radio	S			P		P	P			P		
	Studios, recording	S			P	P		P			P		
	Telecommunications offices and exchanges				P			P					
Overnight accommodations (See §3.1.9.D)	Bed and breakfast establishment.	S	P ³	P ³	P			P					§3.3.1.F
	Inn	S	S	S	P		P	P			P		§3.3.1.Q
	Hotels and motels				P	P		P			P		
	Travel trailer parks or campground												
Parking, commercial (See §3.1.9.E)	Automobile parking public and commercial, for uses on adjoining parcels or in adjacent districts		S	P	P	P	P	P			P		
	Public or commercial parking						P		P	P			
	All other commercial parking				P		P						
Retail sales and service, sales-oriented (See §3.1.9.F)	Retail, general, except as otherwise listed	P ⁸	S		P	P	S	P			P		
	Retail, groceries, except as otherwise listed	P ⁸			P	P		P			P		
	Apparel and accessories	P ⁸		P	P	P		P					
	Art galleries	P ⁸	P	P	P	P		P			P		
	Auto parts and accessories				P		P				P		
	Building supplies and lumber, including electrical, plumbing, HVAC and other	P ⁸			P ⁴	P ⁴	P		P	P	P		
	Antiques and secondhand merchandise	P ⁸			P			P			P		
	Computers and accessories	P ⁸			P	P		P			P		
	Convenience stores with gasoline service /gasoline service station				P	P	P				P		
	Convenience store without gasoline service	P ⁸			P	P		P					
	Electronics, including audio, video and other				P	P		P			P		
	Fuel and ice dealers, including coal, bottled gas						P		P				
	Furniture, home furnishings and equipment				P	P		P			P		
	Hardware without lumber and building supplies				P ⁴	P ⁴	P	P ⁴	P	P	P		
	Hay, grain and feeds						P						
	Household appliances				P	P	P				P		
	Liquor				P ²	P ²		P ²			P ²		
	Medical appliances and supplies			P ⁴	P	P		P			P		
	Garden supplies				P	P		P			P		
	Office supplies and equipment				P	P		P			P		
	Optical goods	P ⁸		P ⁴	P	P		P			P		
	Outdoor recreation equipment and vehicles				P	P	P		P	P	P		
	Pets				P	P		P			P		
	Pharmacy			P ⁴	P	P		P			P		

NONRESIDENTIAL DISTRICTS USE TABLE													
USE CATEGORIES	USE TYPES	NB	PAR	PA	SB	BPL	BWA	BPR	LI	GI	PAD	USE STANDARD	
Retail sales and service, personal service- oriented (See §3.1.9.F)	Schools, trade and business				P	P			P	P	P		
	Art, music, and dancing schools	P ⁸			P	P	P	P					
	Art, music, and photographic studios	P ⁸	P	P	P	P		P					
	Beauty and barber services	P ⁸	P	P	P	P		P					
	Funeral services without crematorium				P								
	Funeral services with crematorium				S								
	Laundering and dry cleaning (self-service)	P ⁸			P			P					
	Pressing, alteration and garment repairs	P ⁸			P			P					
	Radio and television repair	P ⁸			P		P						
	Shoe repair	P ⁸			P			P					
Retail sales and service, repair- oriented (See §3.1.9.F)	Small animal hospital or clinic with boarding			P	P	P		P			P		
	Tattoo Parlor				P			P					
	Armature rewinding						P		P	P	P		
	Apparel repair, alteration and cleaning pickup; shoe repair services	P ⁸			P		P	P	P	P	P		
	Electrical repair (except radios and TV)	P ⁸			P		P		P	P	P		
	Fur repair and storage services	P ⁸					P		P	P	P		
	Pressing, alteration, and garment repair; laundry and dry cleaning pickup only	P ⁸			P			P	P	P	P		
	Shoe repair, shoe shining, and hat cleaning services	P ⁸			P			P	P	P	P		
	Radio and television repair	P ⁸			P		P		P	P	P		
	Re-upholstery and furniture repair	P ⁸			P		P		P	P	P		
Self-service storage (See §3.1.9.G)	Watch, clock and jewelry repair	P ⁸			P		P		P	P	P		
	Other repair services, NEC	S					P		P	P	P		
Vehicle and similar sales and service (See §3.1.9.H)	Commercial storage of recreational vehicles	P ⁴							P	P	P		
	Mini-warehouses				S ⁴		P		P	P	P	§3.3.1.S	
	Aircraft and accessories						P		P	P	P		
	Automobile repair and service	S			S ⁴	P ⁵	P		P	P	P	§3.3.1.E	
	Auto service, including quick and minute lube drive through (except repair/wash), NEC				P ⁴	S ⁴	P				P		
	Automobile wash	S			S	S	P						
	Automobile and truck rental services			S	S		P		P	P	P		
	Farm and industrial equipment and supplies								P	P			
	Marine craft and accessories				P	P	P				P		
	Mobile homes and accessories				S		P		P	P			
	Motorcycle and all-terrain vehicle (ATV) sales				P	P	P	S				§3.3.1.C	
	Motor vehicles (new and used cars)				P	P	P						
	Motor vehicles (used cars only)				P	S	P						
	Tires, batteries and accessories				P ⁴	P ⁴	P				P		
	Truck stops						P		P	P			

	NONRESIDENTIAL DISTRICTS USE TABLE												
USE CATEGORIES	USE TYPES	NB	PAR	PA	SB	BPL	BWA	BPR	LI	GI	PAD	USE STANDARD	
	Industrial Uses												
Light industrial service (See §3.1.10.E)	Building services, including janitorial, exterminating, general maintenance						P		P	P	P		
	Contractors, general and specialty, without outdoor storage	pa					P		P	P	P		
	Contractors, general and specialty, with outdoor storage						P		P	P	P		
	Concrete services						P		P	P	P		
	Coating engraving and allied services						P		P	P	P		
	Drugs, chemicals and allied products								P	P	P		
	Laboratories, including film processing								P	P	P		
	Laundering, dry cleaning and dyeing plants						P		P	P	P		
	Linen supply and industrial laundry services	S					P		P	P	P		
	Manufacturing, fabricating, processing, or assembling of products or materials								P	P	P		
	Low-Impact Manufacturing	P					P		P	P	P		
	Newspaper distribution services				P		P				P		
	Research, development and/or testing services	S		P4	P4		P		P	P	P		
	Transportation equipment								P	P	P		
	Other special construction trade, NEC						P		P	P	P		
Heavy industrial (See §3.1.10.F)	Acid manufacturing									S			
	Ammunition manufacturing									S			
	Blast furnace, steelworks, or the rolling and finishing of ferrous metals									S			
	Glue manufacturing									P			
	Iron and steel foundry									S			
	Meatpacking plant or slaughterhouse									S			
	Nonferrous metal foundry									S			
	Smelting and refining of nonferrous metals									S			
	Stockyards or livestock sales barns									S			
	Tannery									S			
	Wood preserving operation								S	S			
Warehouse and freight movement (See §3.1.10.B)	Equipment rental and leasing services				S		P		P	P	P		
	Farm products warehousing	S			S4		P		P	P	P		
	Food lockers (with or without food preparation facilities)						P		P	P	P		
	Freight forwarding service						P		P	P	P		
	General warehousing and storage	S			S4		P		P	P	P		
	Parcel services				P						P		
	Railroad and motor freight salvage						P		P	P			
	Refrigerated warehousing (except food lockers)						P		P	P	P		
Waste-related service (See§3.1.10.C)	Junkyard or auto wrecking yard, or storage								S	S		§3.3.1.R	
Wholesale trade (See §3.1.10.D)	Beer, wine, and distilled alcoholic beverages						P		P	P	P		
	Commercial and industrial machinery and equipment									P	P		

NONRESIDENTIAL DISTRICTS USE TABLE													
USE CATEGORIES	USE TYPES	NB	PAR	PA	SB	BPL	BWA	BPR	LI	GI	PAD	USE STANDARD	
	Construction equipment								P	P			
	Drugs, chemicals and allied products						P		P	P	P		
	Dry goods and apparel						P		P	P	P		
	Electrical and electronic goods						P		P	P	P		
	Farm equipment						P		P	P			
	Farm and grain mill products								P	P			
	Furniture and home furnishings						P		P	P	P		
	Groceries and related products						P		P	P	P		
	Hardware, plumbing, and heating equipment and supplies				P ⁴		P		P	P	P		
	Lumber and other building materials				S		P		P	P	P		
	Machinery, equipment and supplies						P		P	P	P		
	Mail-order house				S		P		P	P			
	Merchandise vending machine operators				S		P		P	P			
	Motor vehicles, equipment, parts and accessories						P		P	P	P		
	Paint, glass and wallpaper				P ⁴		P ⁴		P	P			
	Paper and paper products						P		P	P	P		
	Professional equipment, instruments and supplies						P		P	P	P		
	Transportation equipment									P			
	Welding equipment and supplies						P		P	P			
	Wholesale trade of products produced on the premises						P		P	P			
Other Uses													
Agriculture (See §3.1.11.A)	Plant nursery or greenhouse	S			S		P		P	P	P		
	All agricultural uses										P		
Resource Extraction (See §3.1.11.B)	All resource extraction except hydraulic fracturing ⁶								S	S			
Vehicles and access	Private access roads or streets to or from a permitted use in an adjoining zoning district	S	S	S	S		S		S	S	S	§3.3.1.V	
	Motorized recreational vehicle use				S		S		S	S			
Accessory Uses	Vacation Rental Units							P				§3.4.2.C	

¹ In BPL, day care centers for children including child care centers, day nurseries, nursery schools, kindergartens, play group and centers or workshops for mentally or physically handicapped children shall be permitted as a permitted use only when they are approved as part of the development plan.

² Within 250 feet of property owned by a public school agency and used for elementary or secondary school educational purposes, uses identified with this footnote shall be considered as special uses in the respective districts.

³ In PAR and PA, Bed and Breakfasts are subject to the Special Use Standard detailed in §3.3.1.F.

⁴ Only if within completely closed buildings.

⁵ In BPL, automotive repair services are permitted only as accessory uses to: a) the retail sale of motor vehicles, or b) the retail sale of automotive accessories.

⁶ Hydraulic fracturing (fracking) shall not enter or infringe upon the City of Carbondale's zoning jurisdiction from a location outside of the zoning jurisdiction.

⁷ Airport related residential uses with maximum FAR of .566 for the land designated for residential uses.

⁸ No outdoor storage allowed. No more than 4 employees on the premises at any one time on a regular basis. Hours of operation shall not exceed 7 AM to 10 PM. The following uses shall require a Special Use Permit: Railroad and Motor Freight Salvage; Sporting Goods, including firearms and ammunitions sales; and Welding Equipment and Supplies.

⁹ Shall only apply to residential structures existing on September 16, 2003.