

ORDINANCE NO. 986

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
ADDING CHAPTER 17.59 TO THE ROCKLIN ZONING CODE
RELATING TO ESTABLISHMENT OF THE
BUSINESS ATTRACTION, RETENTION AND REVITALIZATION
OVERLAY ZONE
(BARRO Zone/ZOA-2011-03)

The City Council of the City of Rocklin does ordain as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. The continued vitality of older commercial areas is essential to the economic well-being of the city and to the needs of citizens.

B. Fees, project entitlement processes, and development standards created primarily for the development of raw land have the unintended consequence of discouraging the improvement and renovation of older developments; especially those that consist of a single building, a small commercial cluster, and/or undersized and underutilized lots.

C. Many of the properties located within the Business Attraction, Retention, and Revitalization Overlay Zone are characterized by structures that are 60 to 100+ years old, small lots, and/or outdated development patterns. As a result the strict application of the development standards found in this Title effectively act to discourage the use, redevelopment, and enhancement of individual properties and clusters of properties within the BARRO Zone area.

D. Providing a process for revitalization of older commercial areas focused on flexible development standards, streamlined approval processes, and reduced application fees, will benefit the City by improving their appearance and economic vitality, providing opportunities for pedestrian friendly amenities, and when appropriate, allowing for small scale residential development.

E. The BARRO Zone district currently contains a mix of residential and commercial structures and uses. The creation and implementation of the BARRO Zone creates a bridge tool for development in the BARRO Zone district.

F. The uses and intensity allowed and regulated by the proposed BARRO Zone Ordinance Amendment (ZOA-2011-03) is not likely to create serious health problems or nuisances.

G. The uses allowed by the proposed Business Attraction, Retention and Revitalization Overlay Zoning Ordinance Amendment (ZOA-2011-03) are consistent with and implement the goals and policies of the Rocklin General Plan, including the Housing Element.

H. Due to limitations on the size and type of developments that could be approved through application of the BARRO Zone and their location relative to existing improvements, the City Council finds via Resolution No. 2012-139 that the proposed ordinance be found Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Section 15332 In-Fill Development Projects and that a corresponding Notice of Exemption is the appropriate level of environmental review for this project.

Section 2. The City Council of the City of Rocklin hereby approves the application of the Business Attraction, Retention and Revitalization Overlay zone to the properties as shown on Exhibit A, attached hereto and incorporated by reference herein, and the amendment of Title 17, Chapter 17.59 of the Rocklin Municipal Code to add, Business Attraction, Retention, and Revitalization Overlay Zone, to read as shown on Exhibit B.

Section 3. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on July 24, 2012, by the following vote:

AYES: Councilmembers: Magnuson, Yuill, Ruslin, Hill

NOES: Councilmembers: None

ABSENT: Councilmembers: Storey

ABSTAIN: Councilmembers: None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on August 14, 2012, by the following vote:

AYES: Councilmembers: Magnuson, Ruslin, Hill, Yuill, Storey

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None



Brett Storey, Mayor

ATTEST:



Barbara Ivanusich, City Clerk

First Reading: 7/24/12

Second Reading: 8/14/12

Effective Date: 9/14/12

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Exhibit B

BUSINESS ATTRACTION RETENTION AND REVITALIZATION OVERLAY ZONE

Chapter 17.59 - Business Attraction, Retention, and Revitalization Overlay Zone

Sections:

17.59.010 - Business Attraction, Retention, and Revitalization Overlay Zone

17.59.020 - Findings.

17.59.030 - Purpose and intent.

17.59.040 - Applicability.

17.59.050 - Permit requirements and fees.

17.59.060 – Special Standards.

17.59.070 – Limitations on Approval Authority

17.59.080 – Allowable Uses

17.59.090 - Appeal

17.59.010 - Business Attraction, Retention, and Revitalization Overlay Zone.

This Chapter establishes the Business Attraction, Retention, and Revitalization Overlay Zone (the “BARRO Zone”). The creation of this overlay zone provides a mechanism for a person to propose a commercial, residential or residential—nonresidential—mixed-use development that is beneficial to the community and implements the City’s General Plan policy of flexibility and innovation in development and planning techniques. Development of property within the overlay zone is subject to the regulations of Title 17 as modified by this chapter. The properties included within the Business Attraction, Retention, and Revitalization Overlay Zone shall be indicated on the official zoning maps of the city by distinct shading over the affected properties.

17.59.020 - Findings.

In approving this Chapter, the City Council of the City of Rocklin finds and determines that:

A. The continued vitality of older commercial areas is essential to the economic well-being of the city and to the needs of citizens.

B. Fees, project entitlement processes, and development standards created primarily for the development of raw land have the unintended consequence of discouraging the improvement and renovation of older developments; especially those that consist of a single building, a small commercial cluster, and/or undersized and underutilized lots.

C. Many of the properties located within the Business Attraction, Retention, and Revitalization Overlay Zone are characterized by structures that are 60 to 100+ years old, small lots, and/or outdated development patterns. As a result the strict application of the development standards found in this Title effectively act to discourage the use, redevelopment, and enhancement of individual properties and clusters of properties within the BARRO Zone area.

D. Providing a process for revitalization of older commercial areas focused on flexible development standards, streamlined approval processes, and reduced application fees, will benefit the City by improving their appearance and economic vitality, providing opportunities for pedestrian friendly amenities, and when appropriate, allowing for small scale residential development.

E. The BARRO Zone district currently contains a mix of residential and commercial structures and uses. The creation and implementation of the BARRO Zone creates a bridge tool for development in the BARRO Zone district. The City Council finds that inclusion of both commercial and residential uses in the BARRO Zone is consistent with and implements the Rocklin General Plan including the following land use goals and policies:

1. Goal For Commercial Land Use: To retain and renew existing commercial land uses and designate sufficient new commercial areas to meet future City needs.
2. Policies for Commercial Land Use
 - a. To promote and renew as needed, the Pacific Street, Rocklin Road, Sunset Boulevard, and Granite Drive business districts in order to provide diversified business opportunities.
 - b. To approve designation of sufficient commercial land to meet the future needs of the City.
 - c. To ensure that adequate parking and access are included in approved commercial development plans.
 - d. To avoid "strip commercial" land uses in newly developing areas by encouraging the "village concept" of grouping commercial land use in village core areas.
 - e. To minimize conflicts between new commercial land uses and other land uses, especially residential, park, and recreational uses.
To promote flexibility and innovation in commercial land use through the use of planned unit developments, developer agreements, specific plans and other innovative development and planning techniques.
 - f. To maintain development standards and develop new standards, including off-site parking provisions, unique to the central commercial area of Rocklin along Pacific Street from Midas to Farron Streets.

g. To encourage use of the Rocklin Downtown Revitalization Plan and Design Guidelines when considering projects in the area generally abutting Rocklin Road and Pacific Street from Midas Avenue to Farron Street.

3. Goal For Residential Land Use: To designate, protect, and provide land to ensure sufficient residential development to meet community needs.

4. Policies for Existing Residential Land Use

a. To protect existing residential areas from the intrusion of incompatible land uses.

b. To preserve and enhance the quality of existing residential areas by continuing to provide high-quality public services, by rehabilitating useful structures and by removing substandard units.

c. To continue programs for the prevention of blight, considering all public and private

resources available, including: enforcement of all codes, neighborhood rehabilitation programs, and redevelopment agency actions.

d. To encourage active involvement by individuals and citizen organizations in maintaining and upgrading existing residential neighborhoods.

e. To encourage preservation and adaptive reuse of significant historic structures and sites.

f. To require that new development in or near existing residential areas be compatible with those existing neighborhoods.

g. To promote flexibility and innovation in residential land use through the use of planned unit developments, developer agreements, specific plans, mixed use projects, and other innovative development and planning techniques.

h. To maintain development standards unique to Old Town Rocklin that encourage residential development on small lots.

17.59.030 - Purpose and intent.

This Business Attraction, Retention, and Revitalization Overlay Zone concept is an opportunity to utilize an alternative zoning tool for those properties that are within the boundaries of the BARRO Zone. The property owner shall have the choice of developing property pursuant to the provisions of the underlying zone, or developing property pursuant to the provisions of this Chapter. It is the intent of the City Council to create an overlay zone district in Title 17, Zoning of the Rocklin Municipal Code that will provide for the following:

A. Implement a streamlined entitlement review and approval process, and a reduced fee structure, for in-fill development projects within the BARRO Zone area;

B. Allow for reduced infrastructure development standards and greater flexibility in the application of the City's approved design guidelines and development standards within the overlay zone in a manner grounded in market realities;

C. Improve the appearance and economic vitality of small and/or older commercial structures and developments and thereby contribute to the overall improvement of older commercial areas by making the regulatory process easier for the owners and tenants to negotiate;

D. Create a vibrant commercial destination with an active street life that would attract travelers and commuters who use Pacific Street as a regional transportation corridor, and where local residents have services, shops, and jobs;

E. Protect, preserve and maintain the integrity of the existing single-family residential neighborhoods immediately adjacent to the BARRO Zone area through innovative and thoughtful design techniques;

F. Allow for the use of varying architectural design themes, but require that each design is thoughtfully blended and is compatible with adjoining and adjacent development;

G. Maintain land use and development options so as individual properties become available for development, there are choices between commercial, residential or mixed use projects which are appropriate for current market conditions;

H. Encourage compatibility between residential and commercial uses in areas where residential zones directly abut commercial zones, by permitting greater design flexibility across the existing boundaries of the two zones; and

I. Encourage within the BARRO Zone the inclusion of a public open space amenity, or some form of physical interface for the pedestrian. Such features may include:

1. Formal Plazas. A formal plaza would be a publicly accessible open space which has a design that is influenced by classical urban planning design. A formal plaza would typically include some sort of central water fountain and/or symmetrical landscaping.

2. Urban Gardens. An urban garden can be located on the ground level, or on upper levels of a structure. Urban gardens include ornamental landscaping arranged in raised or at-grade planters or planting areas, potted plants and trees. Many times there are sculptures or other forms of public art that are included within the urban garden.

3. Covered Colonnades. Colonnades are linear in design and generous in depth. The intent is to provide a comfortably wide, covered pathway that is adjacent to the openings of a building. Sometimes the second floor of a building is utilized to create the “covered” element of the colonnade.

4. Sidewalk Dining. Sidewalk dining may occur wherever a sidewalk space is ample enough to accommodate dining furniture without impeding pedestrian access of the sidewalk. Sidewalk dining may be defined with a railing or planters, or be open and accessible.

5. Pedestrian Alleys and Walkways. A pedestrian alley or walkway is typically a “lane” that does not follow the alignment of a vehicular street, but provides a pedestrian access to either a public space or some other feature within the interior of a development. Pedestrian alleys or walkways must be designed in such a manner so as to be inviting to pedestrians. Therefore, issues such as lighting, security, line of sight, cleanliness and visual appeal are important considerations to a well designed pedestrian alley or walkway. Sometimes public art, street furniture and access to shops and public spaces are features of pedestrian alleys and walkways.

J. Ensure that the appearance and effects of buildings and uses are harmonious with the character of the area in which they are located.

17.59.040 – Applicability; Conflicts.

A. The provisions of this Chapter 17.59 shall apply to those areas indicated on the zoning map of the City of Rocklin by distinct shading or other identification, and in a manner consistent with the identification of boundaries for other zones set forth in Title 17, shown on the zoning map of the City of Rocklin, and prior decisions of the City regarding the actual boundaries of properties within City land use zones.

B. Conflict – Should a provision of this Chapter 17.59 conflict with any other provision of Title 17 of the Rocklin Municipal Code, or any other city resolutions, ordinances, or regulations of the city, this Chapter shall control.

17.59.050 – Authority for approvals; Determination; Fees.

A. Pursuant to Chapter 17.72.020.C, the City Council designates and authorizes the Community Development Director as the approving authority for design review approvals issued in conformance with this Chapter for projects within those areas affected by the Business Attraction, Retention, and Revitalization Overlay Zone.

B. Notwithstanding Section 17.70.020, the City Council designates the Community Development Director as the approving authority for conditional use permits issued in conformance with this Chapter for projects within those areas affected by the Business Attraction, Retention, and Revitalization Overlay Zone.

C. The Community Development Director shall review the application for its compliance with the citywide Design Review Guidelines and the Rocklin Downtown Revitalization Plan and Design Guidelines and the conformity of the proposed project with the surrounding properties. The Community Development Director shall have the authority to, and shall take action to grant, grant with conditions, or deny the application based on the information contained in the application and any information obtained from the staff review of the project.

D. Notwithstanding other provisions for fees adopted by City ordinance or resolution, the fees applicable to review and approval of entitlements issued in conformance with this Chapter for projects within the BARRO Zone shall be determined on the fully loaded hourly rate for City staff utilized to review and approve the project development entitlements, up to a maximum fee as follows:

1.	Design Review Approvals	\$3,500
2.	Conditional Use Permits	\$2,000
3.	Environmental Review	\$3,000

E. The Community Development Director shall prescribe the forms and documents to be filed for a permit under the provisions of the BARRO zone.

E. When a project subject to design review also requires a discretionary permit, or modification thereof, under Chapter 17.70, the design review application shall be made, processed and heard simultaneously with the other discretionary permit, unless this requirement is waived by the community development director.

F. The community development director may act on the application without a formally noticed public hearing. Notice of a pending application pursuant to the BARRO zone regulations shall be posted on the proposed project site and on the city of Rocklin website. Such notice shall specify that any interested person may view the application materials at the city of Rocklin offices during business hours; the 10 day time period when the public may submit written comments on the proposed project to the city; the date whereon the community development director is expected to take action on the proposed project; and the date by which anyone may appeal of the final action of the community development director in the manner provided by Chapter 17.86

17.59.060 – Special Standards.

To encourage economic development, reinvestment, and enhancement of the properties within the boundaries of the district the following special standards shall apply:

A. Nonconforming Standards-Properties located within the Business Attraction, Retention, and Revitalization Overlay Zone shall be exempted from the following specific provisions of Title 17. Chapter 17.62 Nonconforming Uses and Structures of the Rocklin Municipal Code:

17.08.080 – Commerce or Industry Abutting Residential Zone

17.62.050 – Off-street parking deficiency.

17.62.080 – Nonconforming use – Conforming structure.

17.62.090 – Conforming use – Nonconforming building – Repair and maintenance.

17.62.100 – Conforming use – Nonconforming building – Enlargements.

17.62.120 – Conforming use – Nonconforming building – Restoration.

17.62.130 – Nonconforming use and building – Termination of use.

17.62.140 – Nonconforming use and building – Additions, enlargements, repairs.

17.75.070.C.2. – Permit Requirements and Procedures (Signs)

B. Design Guidelines - The Community Development Director is hereby authorized to exercise wide latitude and significant discretion in determining if, when, and how to apply specific provisions of the Rocklin Downtown Revitalization Plan and Design Guidelines and Design Review Guidelines (Feb. 2008, as amended) applicable to a particular project site based upon the unique characteristics of the project site and the immediately surrounding properties in order to achieve the best possible project consistent with the over all goal of promoting the development of economically viable, cohesive, and attractive neighborhoods.

C. Parking – Parking is typically one of the most challenging development standards to meet when attempting to develop older in-fill sites. By its very nature, parking requires a significant dedication of land which cannot be translated into leasable sales area or saleable square footage. However, adequate and easily accessible parking is critical to the long term success and viability of any development.

1. Parking requirements shall be determined on a project specific basis by the Community Development Director after consideration of the on-site parking standards listed in the Rocklin Zoning Code for the type of development proposed, the physical constraints of the property in question, the availability of nearby on-street parking and public parking facilities, and other potential mitigating factors.

2. The Old Town area has a series of public parking lots that can be used to assume some or all of the required off-street parking for new development within the BARRO Zone district.

3. Residential uses will be required to provide on-site parking for each residential unit; however, the guest parking requirements may be a candidate for transfer to nearby public parking lots. Commercial uses may propose to transfer up to their entire on-site parking obligation to public parking lots, however, they will be encouraged to maintain handicapped accessible parking on their property, as well as loading areas.

D. Performance Standards for Neighborhood Compatibility - The purpose of this subsection is to ensure that uses in the BARRO Zone are not adversely impacted by the adjacent uses, both on-site and off-site, including, but not limited to traffic, noise, and safety impacts. In the interests of both the residents and the businesses, no project entitlement shall be approved for a project combining residential and commercial uses on the same site, unless the project is designed to meet the following performance standards, in addition to all other applicable regulations of this Chapter.

1. Noise.

a. Residential units shall be constructed so that interior noise levels do not exceed an Ldn of 45 dB(A) in any habitable room.

b. Commercial uses shall be designed and operated, and hours of operation limited where appropriate, so that neighboring residents are not exposed to offensive noise, especially from traffic or late-night activity.

c. Common walls between residential and non-residential uses shall be constructed to minimize the transmission of noise and vibration.

2. Security.

a. The residential units shall be designed with specific consideration towards the security of residents, including, but not limited to, the provision of separate and secured entrances.

b. Non-residential and residential uses located on the same floor of the same building shall not have common entrance hallways or common balconies.

c. Parking spaces for non-residential and residential uses shall be specifically designated by posting, pavement marking, and/or physical separation.

3. Lighting.

- a. All outdoor lighting associated with commercial uses shall be designed so as not to substantially and adversely impact surrounding residential uses, while also providing a sufficient level of illumination for access and security purposes. Such lighting shall not blink, flash, occilate, or be of unusually high intensity of brightness.
- b. Parking areas shall be illuminated so as to provide appropriate visibility and security during hours of darkness.

4. Odors, dust, vibration. No commercial use shall be designed or operated so as to expose residents to offensive odors, dust, electrical interference, and/or vibration.

5. Refuse storage and location. The residential units shall maintain a separate refuse storage container from that used by the commercial uses. It shall be clearly marked for residential use only, and use by commercial uses is prohibited.

6. To the extent feasible, the five factors listed above shall be considered and incorporated into the design of all non-residential projects abutting existing residential zones. Residential projects abutting existing non-residential projects shall be designed to incorporate as many design features as necessary to mitigate for the five factors listed above.

17.59.070 – Limitations on Approval Authority

The administrative approval authority set forth in this Chapter shall be limited to projects of a size and scope which are consistent with the standards for in-fill development set forth in the California Environmental Quality Act Guidelines CCR Section 15332 – In-Fill Development Projects and the further restrictions set forth in this Section. Those standards are as follows:

A. The project is consistent with the applicable general plan designation and the general plan policies set forth in subsection 17.59.020 E. above, as well as the zoning designation and regulations stated in this Chapter.

B. The proposed development is on a project site of no more than three acres substantially surrounded by urban uses.

C. The project site has no value as habitat for endangered, rare, or threatened species.

D. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, greenhouse gas emissions, or water quality.

E. The site is adequately served by all required utilities and public services.

F. A project proposing additional story on buildings originally approved by the City Council are ineligible for administrative review and approval under this Chapter and shall be subject to Design Review as set forth in Chapter 17.72.

17.50.080 – Permitted Uses

All permitted or conditionally permitted uses in the underlying zone are permitted uses unless the community development director determines that the proposed use warrants the application of operational conditions. In those cases where operational conditions of approval are necessary to make the proposed use compatible with the surrounding uses, a conditional use permit shall be required. In addition, to promote an active street life, enhance the vitality of businesses, and reduce vehicular traffic, residential structures and uses are permitted in the BARRO Zone district.

17.59.090 – Appeal.

Any person dissatisfied by an act or determination of the Community Development Director relating to the approval or denial of a project application under this Chapter, or the interpretation or enforcement of this Chapter, may appeal such act or determination to the planning commission as provided in Chapter 17.86.

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ORDINANCE NO. 1018

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING AN
ORDINANCE AMENDING EXHIBIT A OF ORDINANCE 986 TO EXPAND THE
BOUNDARIES OF THE BUSINESS ATTRACTION, RETENTION
AND REVITALIZATION OVERLAY ZONE
(BARRO Zone Expansion/ZOA2014-0002)

The City Council of the City of Rocklin finds and determines that:

Section 1.

A. The continued vitality of older commercial areas and those with high vacancies is essential to the economic well-being of the city and to the needs of citizens. Therefore, the proposed expansion of the BARRO Zone boundaries (ZOA2014-0002) by amending Exhibit A of Ordinance 986 is appropriate at this time.

B. Fees, project entitlement processes, and development standards created primarily for the development of raw land have the unintended consequence of discouraging the improvement and renovation of older developments; especially those that consist of a single building, a small commercial cluster, and/or undersized and underutilized lots.

C. Providing a process for revitalization of older commercial areas focused on flexible development standards, streamlined approval processes, and reduced application fees, will benefit the City by improving their appearance and economic vitality, providing opportunities for pedestrian friendly amenities, and when appropriate, allowing for small scale residential development.

D. The BARRO Zone district currently contains a mix of residential and commercial structures and uses. The creation and implementation of the BARRO Zone creates a bridge tool for development in the BARRO Zone district.

E. The uses and intensity allowed and regulated by the proposed expansion of the BARRO Zone boundaries (ZOA2014-0002) is not likely to create serious health problems or nuisances.

F. The uses allowed within the proposed expansion of the BARRO Zone boundaries (ZOA2014-0002) are consistent with and implement the goals and policies of the Rocklin General Plan, including the Housing Element.

G. Due to limitations on the size and type of developments that could be approved through application of the BARRO Zone and their location relative to existing improvements, the City Council of the City of Rocklin has approved Resolution No. 2014-221 determining that the proposed ordinance amendment be found Categorical Exempt pursuant to California Environmental Quality Act (CEQA) Section 15060 (c)(2) – The activity is not subject to CEQA if it will not result in a direct or reasonably foreseeable indirect physical change in the environment and that a corresponding Notice of Exemption is the appropriate level of environmental review for this project.

Section 2. The City Council of the City of Rocklin hereby approves the proposed amendment to Exhibit A of Ordinance 986 (ZOA2014-0002), as shown in Exhibit A, attached hereto and incorporated by reference herein.

Section 3. The City Council of the City of Rocklin also hereby amends Section 17.59.050 (G) of Ordinance 986 to read: “G. The community development director may act on the application without a formally noticed public hearing. Notice of a pending application pursuant to the BARRO zone regulations shall be posted on the proposed project site and on the City of Rocklin website. Such notice shall include a project description; specify that any interested person may view the application materials at the city of Rocklin offices during business hours; the ten-day time period when the public may submit written comments on the proposed project to the city; the date whereon the community development director is expected to take action on the proposed project; and the date by which anyone may appeal of the final action of the community development director in the manner provided by Chapter 17.86.”

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on October 14, 2014, by the following vote:

AYES: Councilmembers: Magnuson, Ruslin, Butler, Janda, Yuill

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on October 28, 2014, by the following vote:

AYES: Councilmembers: Janda, Ruslin, Butler, Yuill

NOES: Councilmembers: None

ABSENT: Councilmembers: Magnuson

ABSTAIN: Councilmembers: None



Scott Yuill, Mayor

ATTEST:



Barbara Ivanusich, City Clerk

First Reading: 10/14/14
Second Reading: 10/28/14
Effective Date: 11/27/14

**EXHIBIT A
ZOA2014-0002**

BUSINESS ATTRACTION RETENTION AND REVITALIZATION OVERLAY ZONE MAP
The BARRO zone shall be applied to all highlighted parcels.

BUSINESS ATTRACTION RETENTION
& REVITALIZATION OVERLAY ZONE
(BARRO ZONE)
ZOA2014-0002

