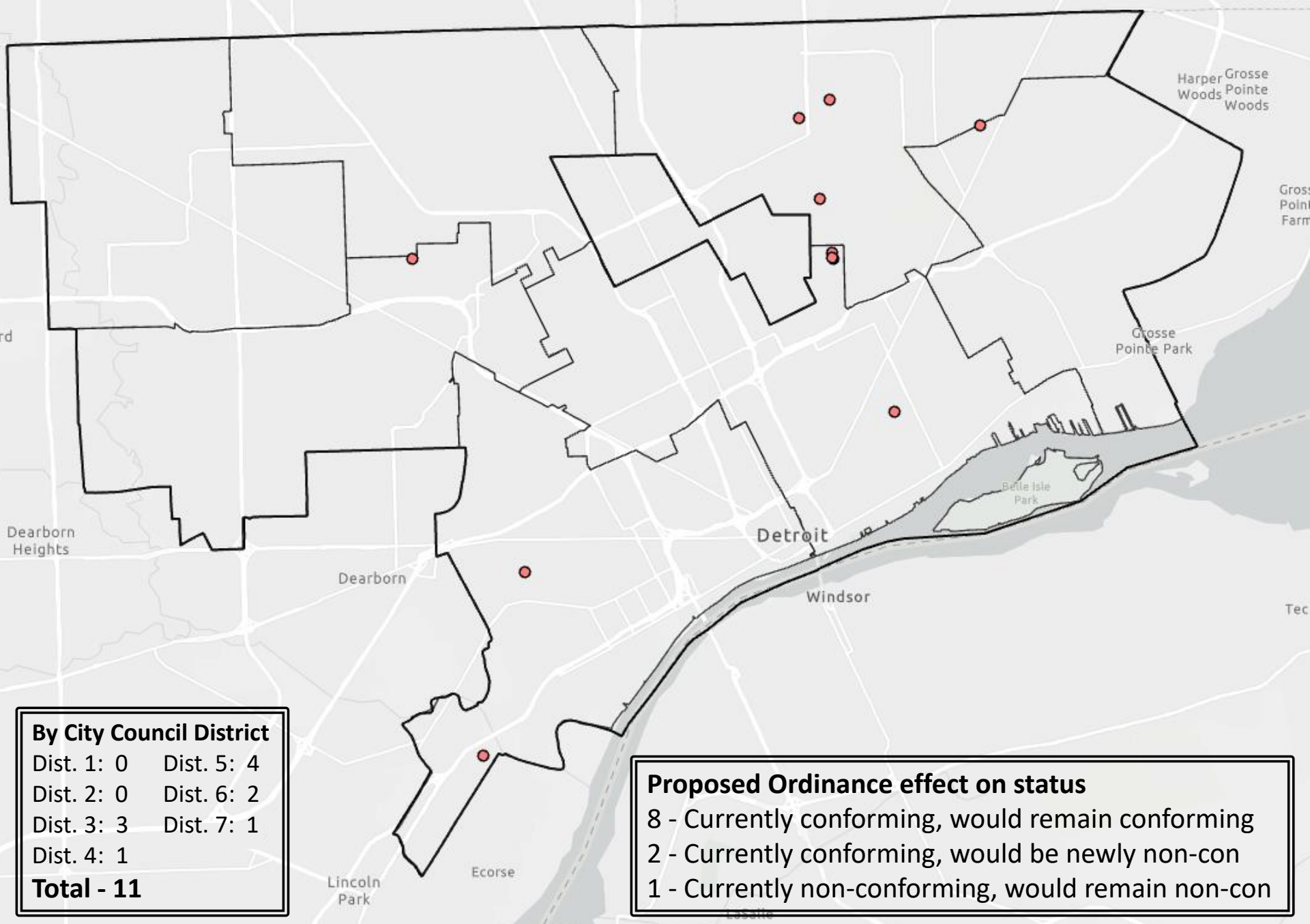




**AUTO-RELATED USES
MAPPING**

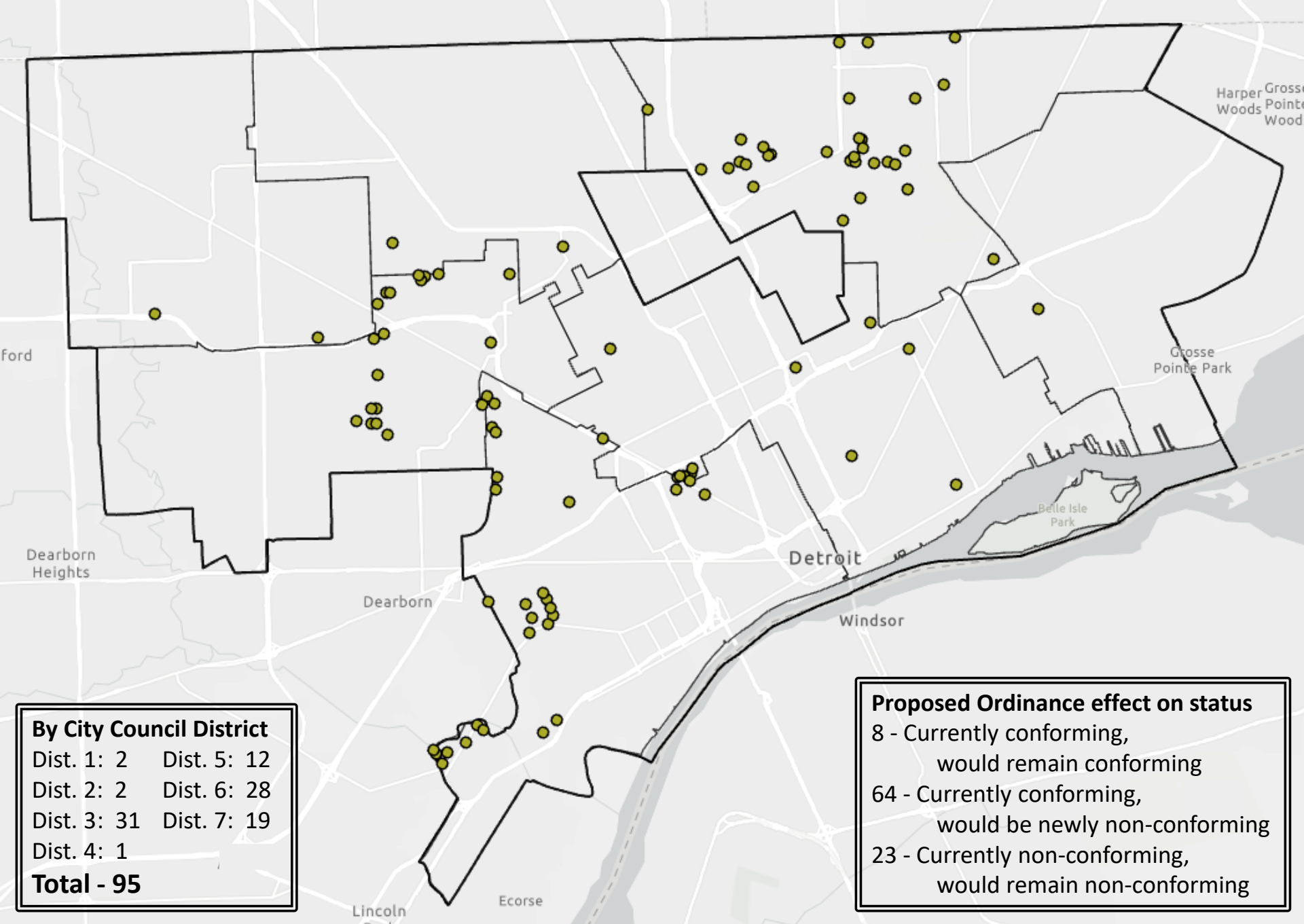
An aerial photograph of an industrial yard or parking lot. The area is filled with numerous semi-trailers and trucks, many of which are parked in neat rows. There are several large, low-rise industrial buildings with flat roofs. In the background, there are railroad tracks and a multi-story brick building. The ground is mostly dirt and gravel, with some patches of grass and trees at the bottom of the frame. A semi-transparent rectangular box with a black border is overlaid on the center of the image, containing the text 'PART ONE LOCATIONS OF EXISTING BUSINESSES' in bold, black, sans-serif capital letters.

PART ONE
LOCATIONS OF EXISTING
BUSINESSES



| By City Council District | |
|--------------------------|------------|
| Dist. 1: 0 | Dist. 5: 4 |
| Dist. 2: 0 | Dist. 6: 2 |
| Dist. 3: 3 | Dist. 7: 1 |
| Dist. 4: 1 | |
| Total - 11 | |

| Proposed Ordinance effect on status |
|--|
| 8 - Currently conforming, would remain conforming |
| 2 - Currently conforming, would be newly non-con |
| 1 - Currently non-conforming, would remain non-con |



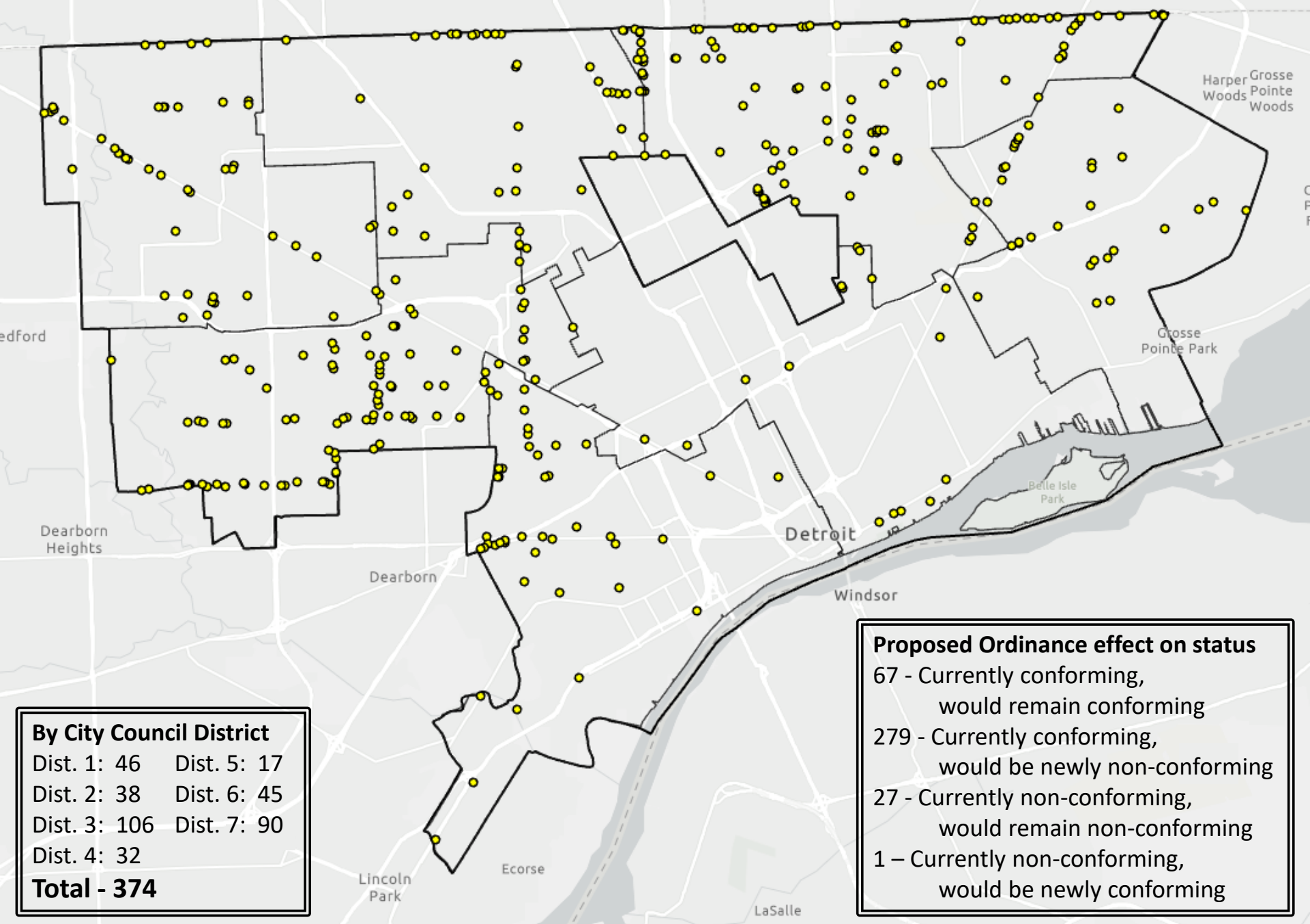
By City Council District

| | |
|-------------------|-------------|
| Dist. 1: 2 | Dist. 5: 12 |
| Dist. 2: 2 | Dist. 6: 28 |
| Dist. 3: 31 | Dist. 7: 19 |
| Dist. 4: 1 | |
| Total - 95 | |

Proposed Ordinance effect on status

- 8 - Currently conforming, would remain conforming
- 64 - Currently conforming, would be newly non-conforming
- 23 - Currently non-conforming, would remain non-conforming

EXISTING JUNKYARDS – per BSEED data 6/1/2022

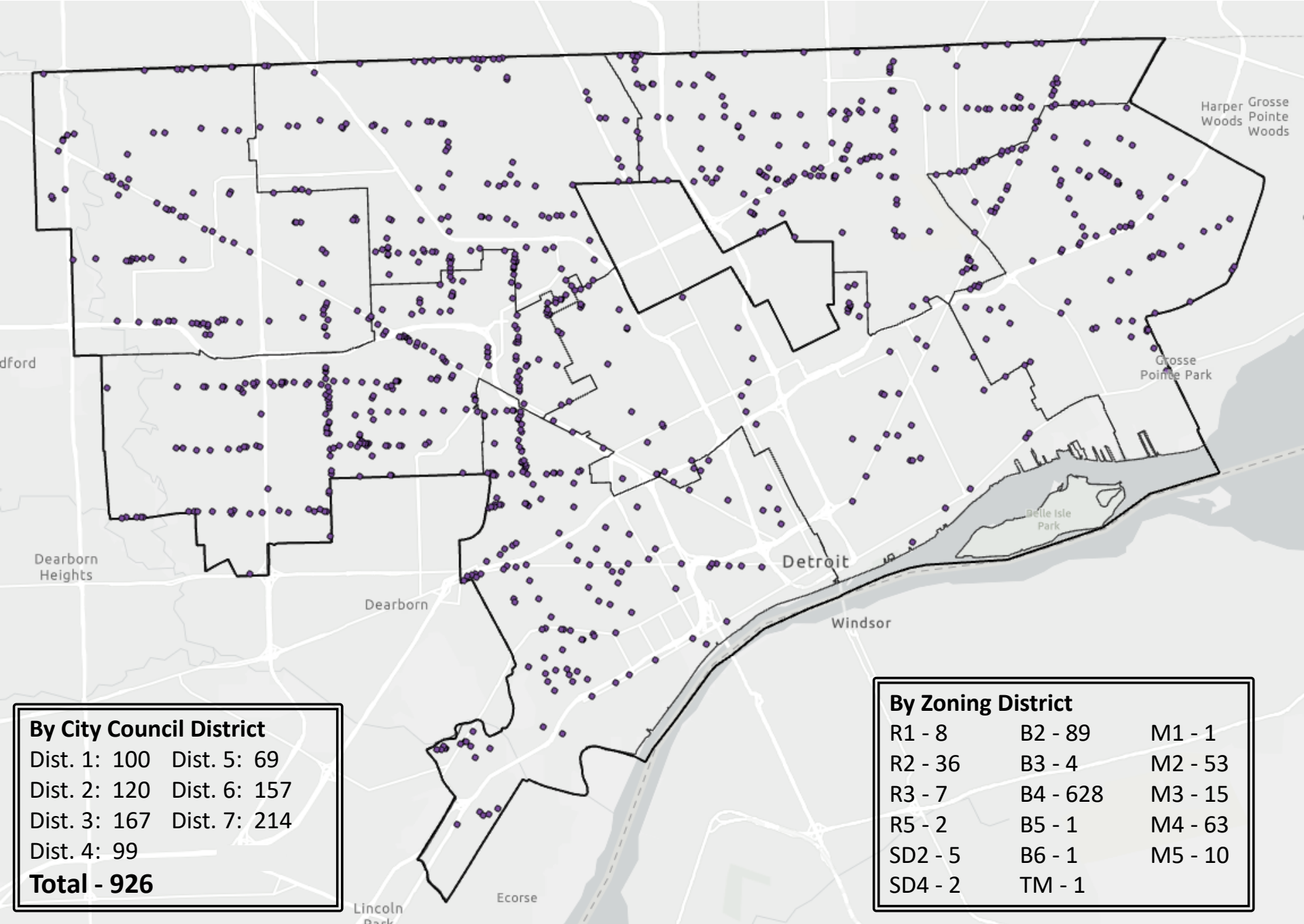


By City Council District

| | |
|--------------------|-------------|
| Dist. 1: 46 | Dist. 5: 17 |
| Dist. 2: 38 | Dist. 6: 45 |
| Dist. 3: 106 | Dist. 7: 90 |
| Dist. 4: 32 | |
| Total - 374 | |

Proposed Ordinance effect on status

- 67 - Currently conforming, would remain conforming
- 279 - Currently conforming, would be newly non-conforming
- 27 - Currently non-conforming, would remain non-conforming
- 1 - Currently non-conforming, would be newly conforming

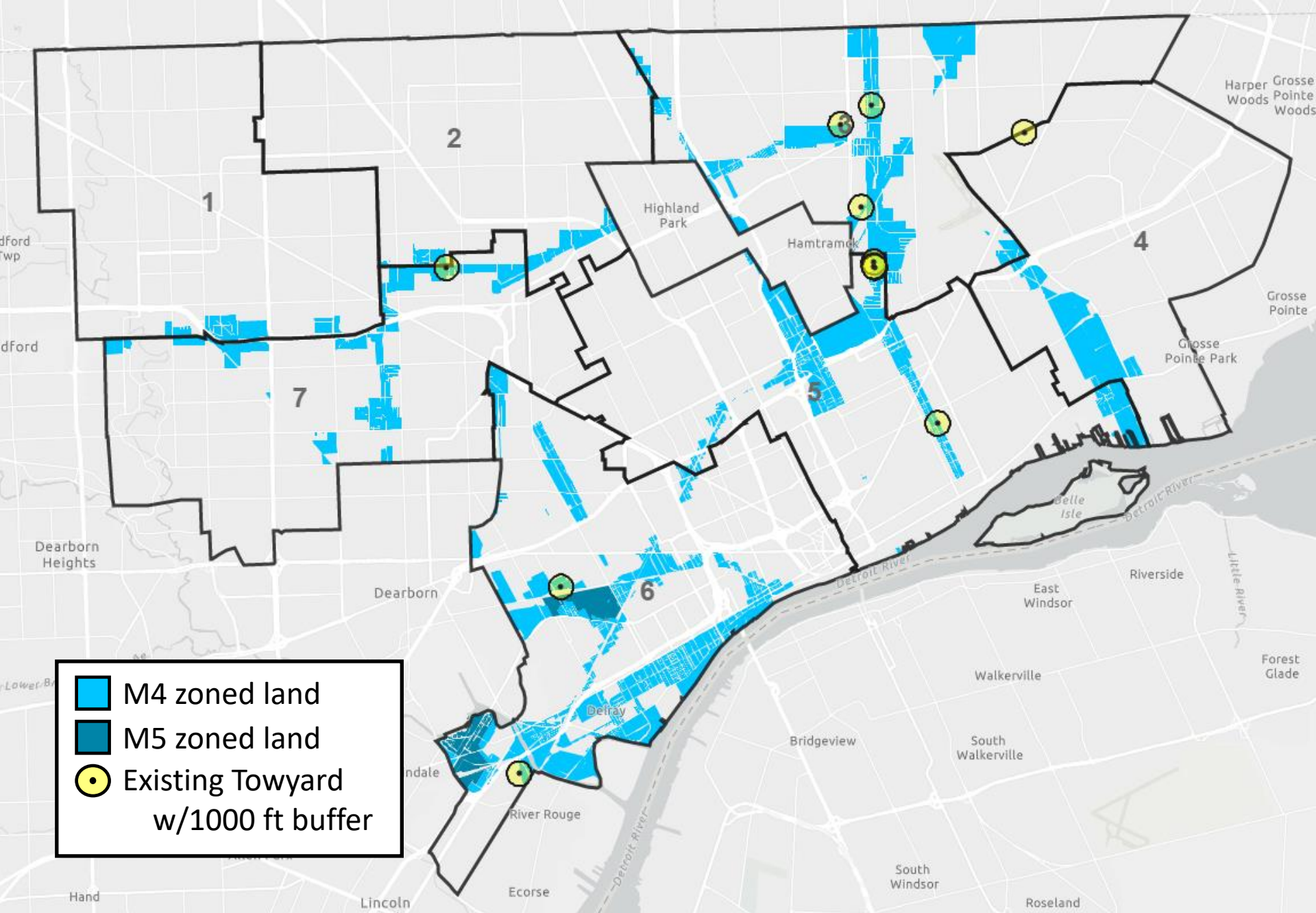


| By City Council District | |
|--------------------------|--------------|
| Dist. 1: 100 | Dist. 5: 69 |
| Dist. 2: 120 | Dist. 6: 157 |
| Dist. 3: 167 | Dist. 7: 214 |
| Dist. 4: 99 | |
| Total - 926 | |

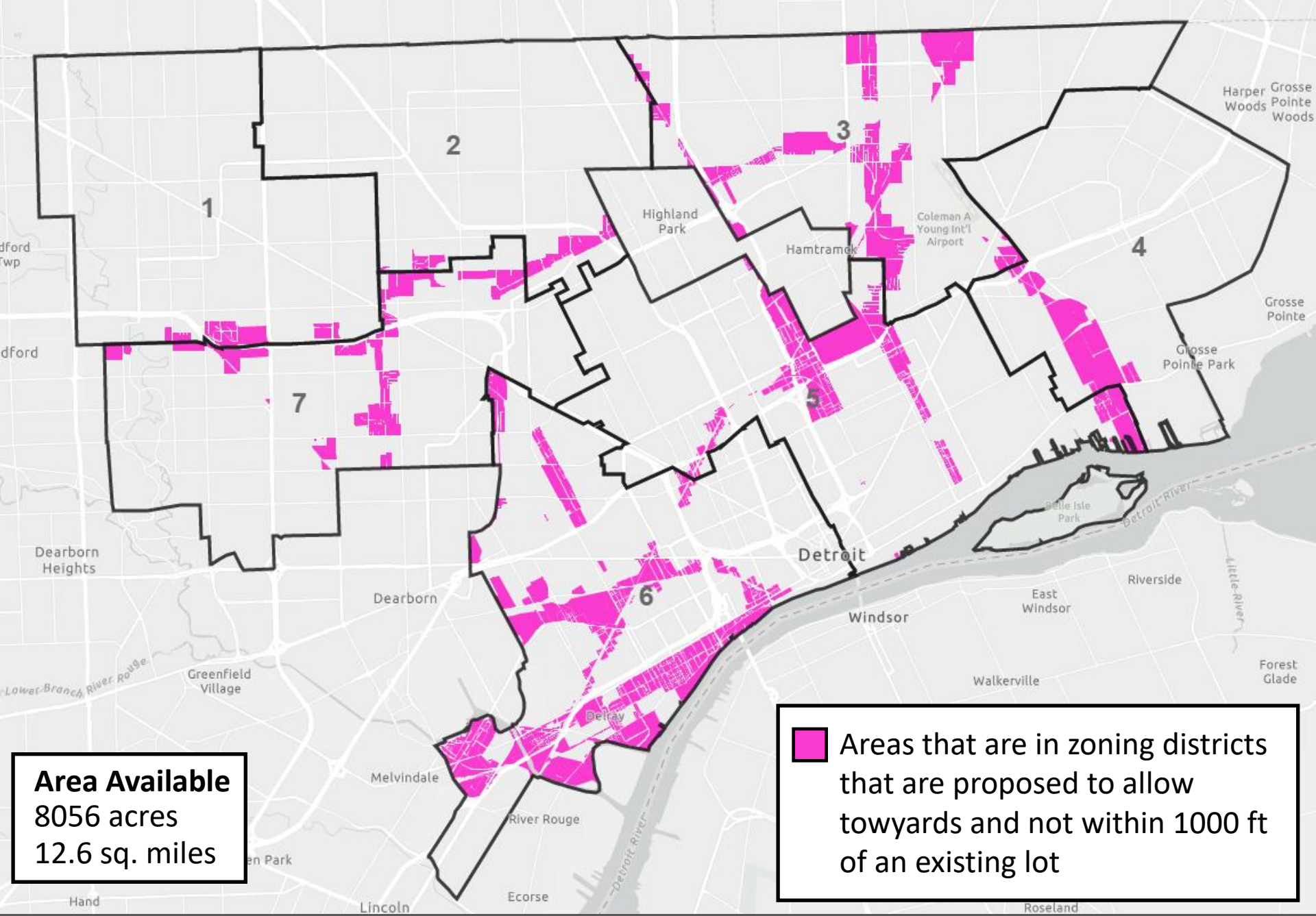
| By Zoning District | | |
|--------------------|----------|---------|
| R1 - 8 | B2 - 89 | M1 - 1 |
| R2 - 36 | B3 - 4 | M2 - 53 |
| R3 - 7 | B4 - 628 | M3 - 15 |
| R5 - 2 | B5 - 1 | M4 - 63 |
| SD2 - 5 | B6 - 1 | M5 - 10 |
| SD4 - 2 | TM - 1 | |



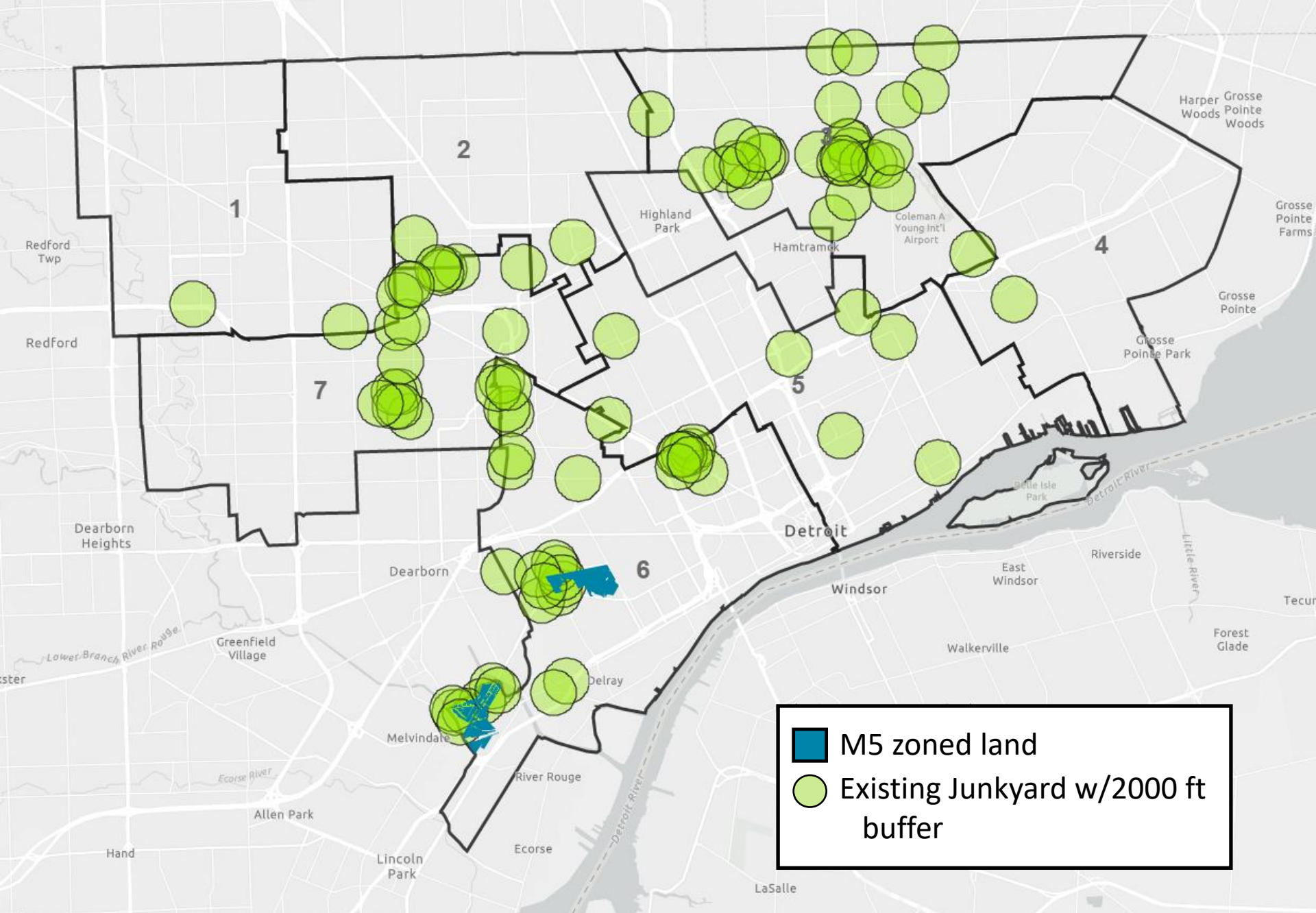
PART TWO
AREAS WHERE NEW BUSINESSES
WOULD BE ALLOWED



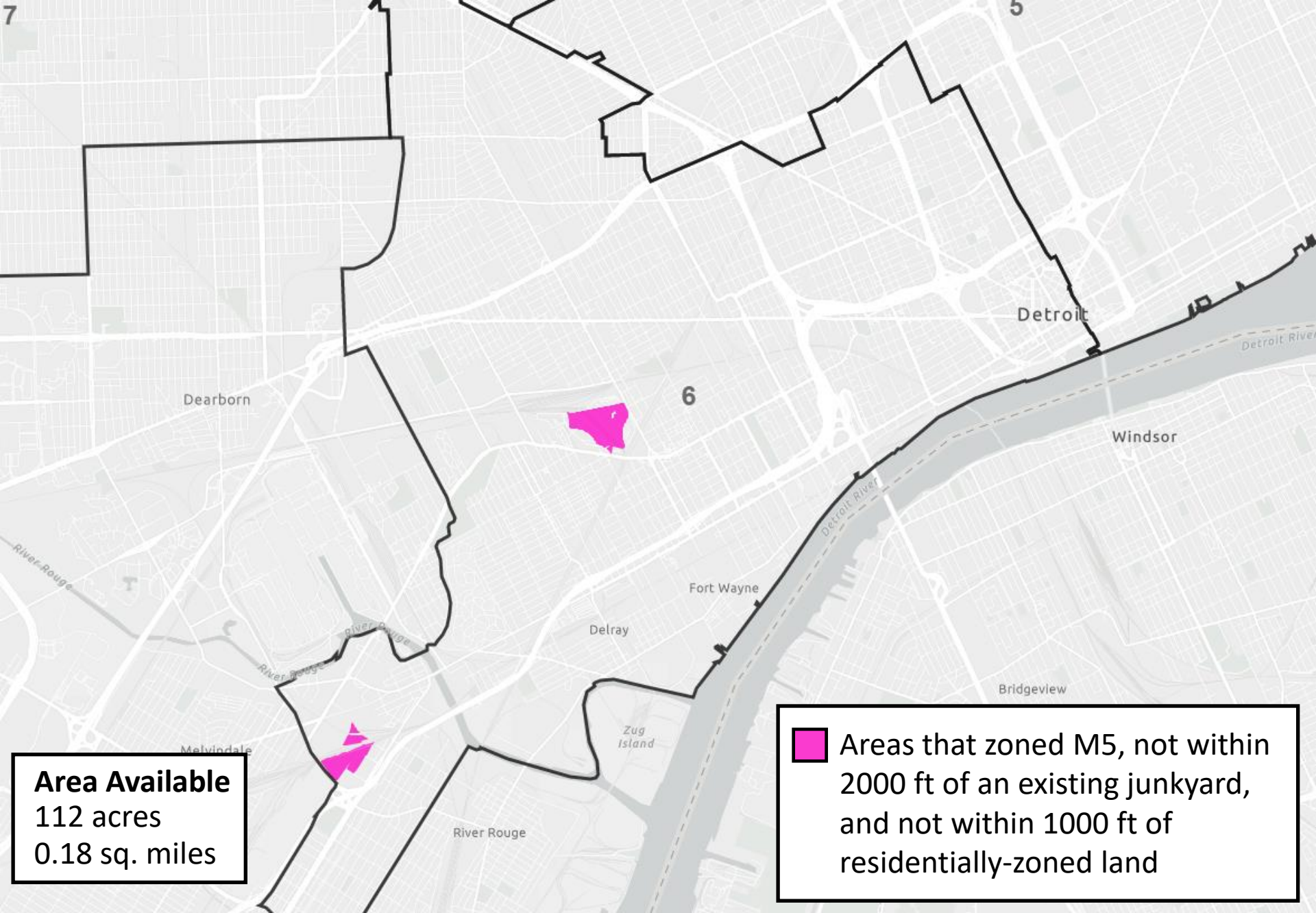
POTENTIAL AREAS FOR NEW TOWYARDS



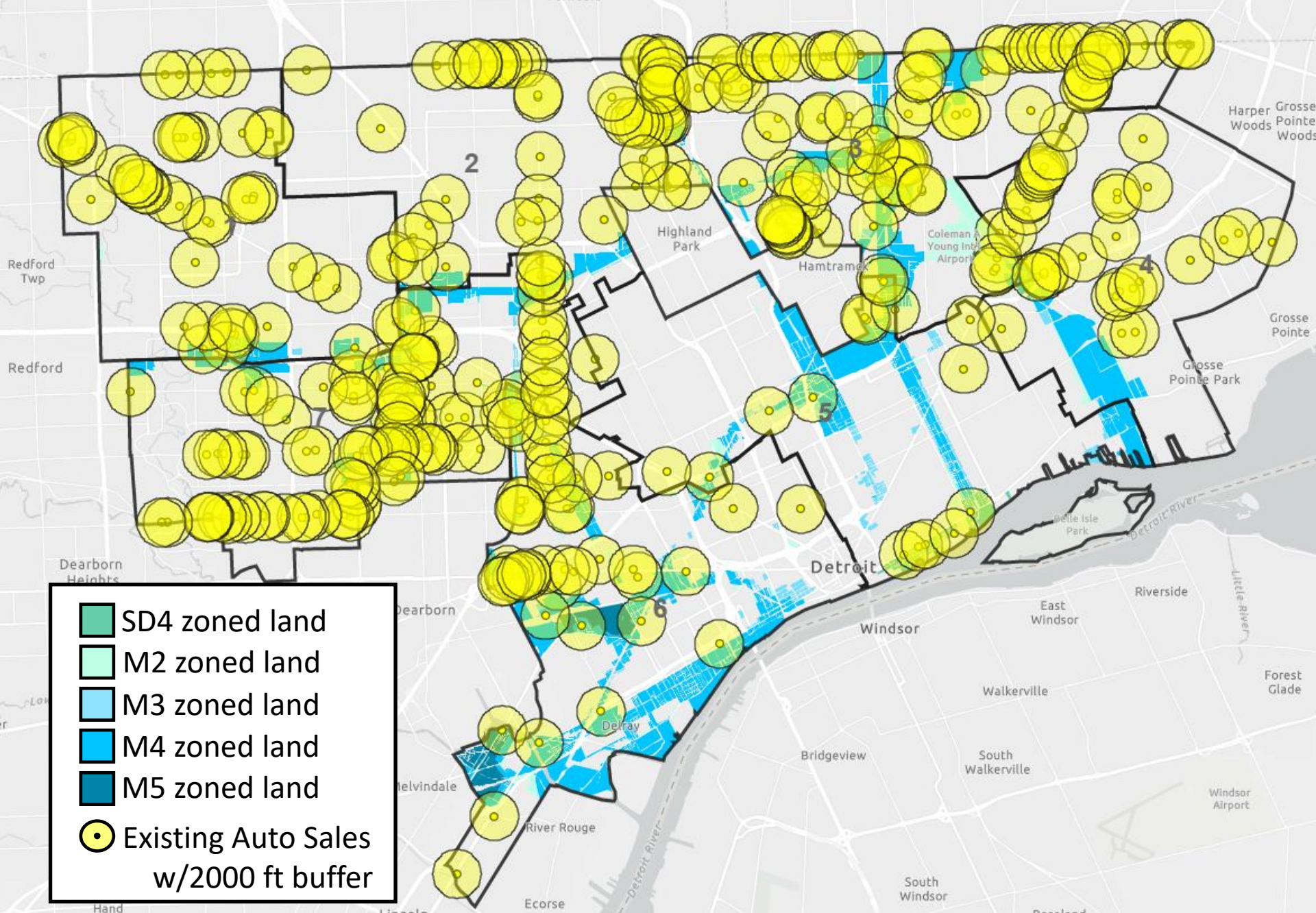
POTENTIAL AREAS FOR NEW TOWYARDS



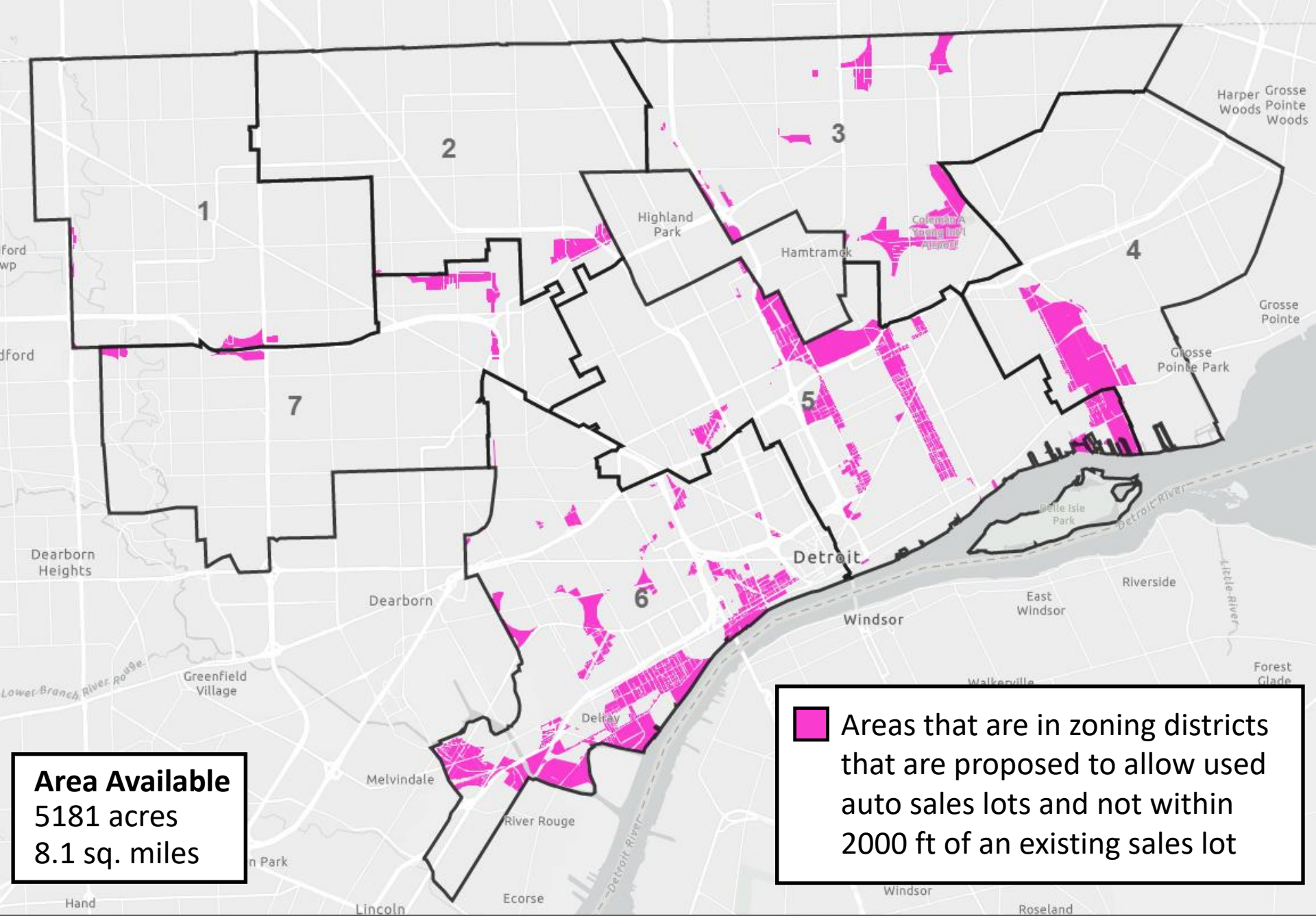
POTENTIAL AREAS FOR NEW JUNKYARDS



POTENTIAL AREAS FOR NEW JUNKYARDS



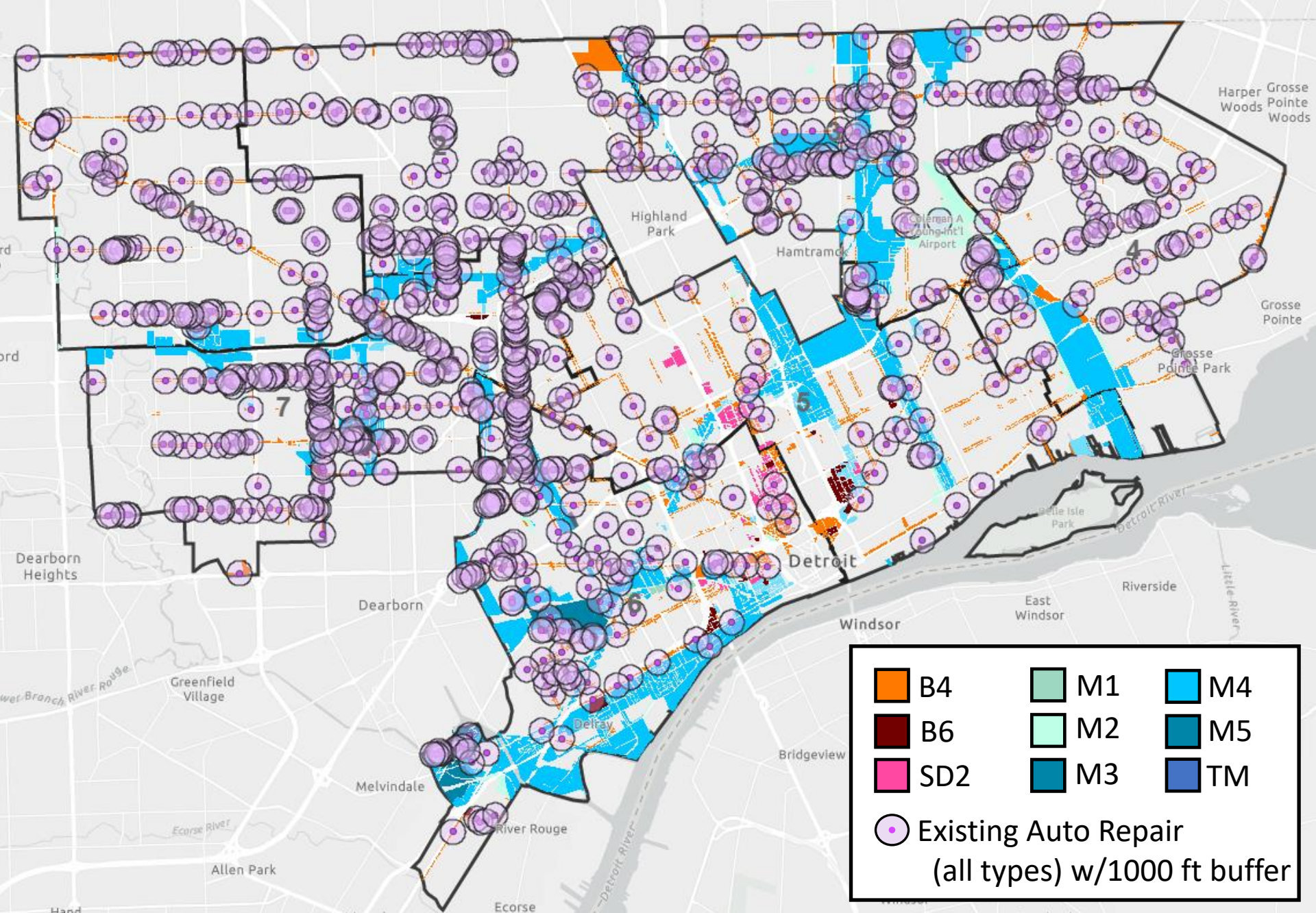
POTENTIAL AREAS FOR NEW USED AUTO SALES LOTS



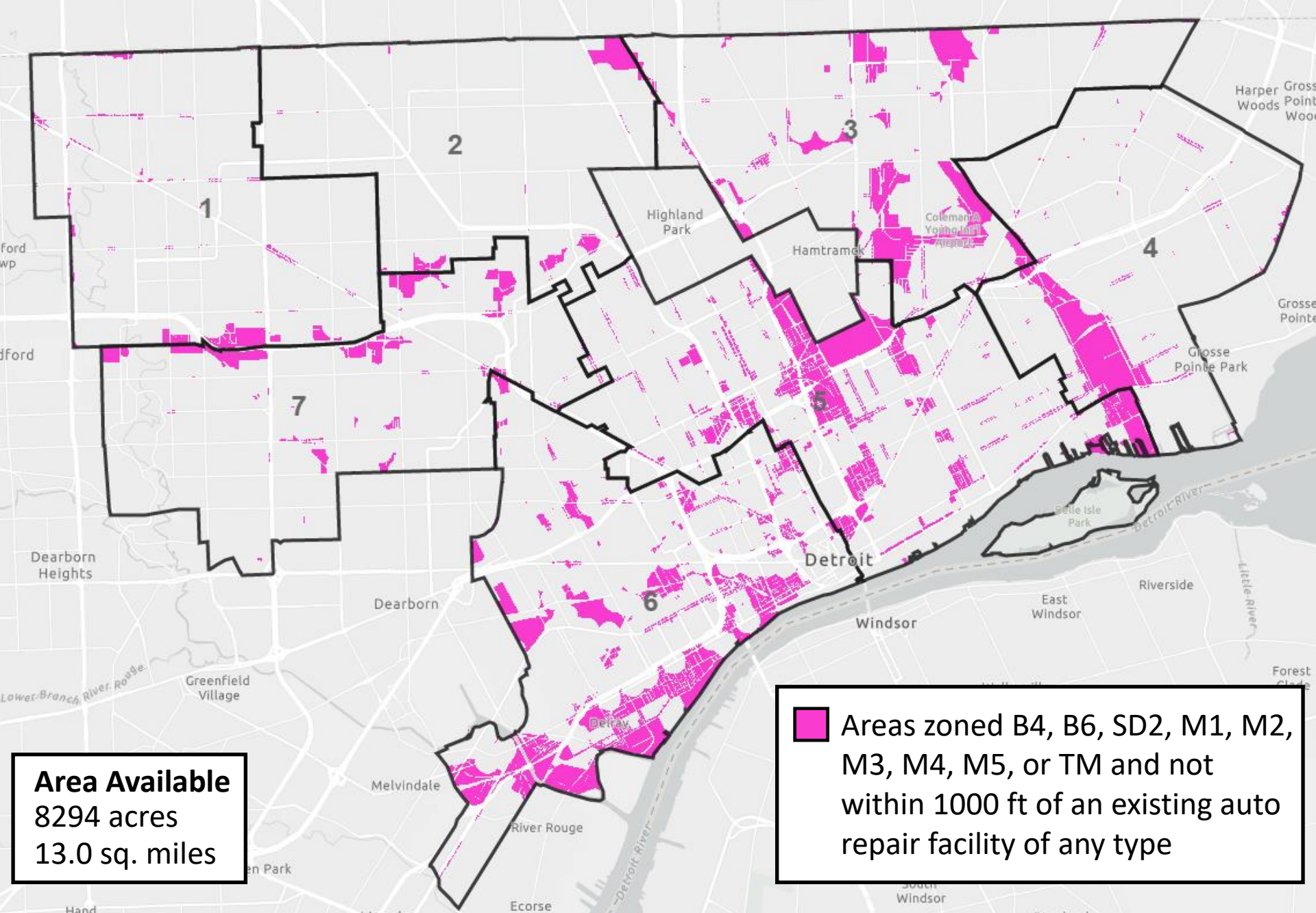
Area Available
 5181 acres
 8.1 sq. miles

Areas that are in zoning districts that are proposed to allow used auto sales lots and not within 2000 ft of an existing sales lot

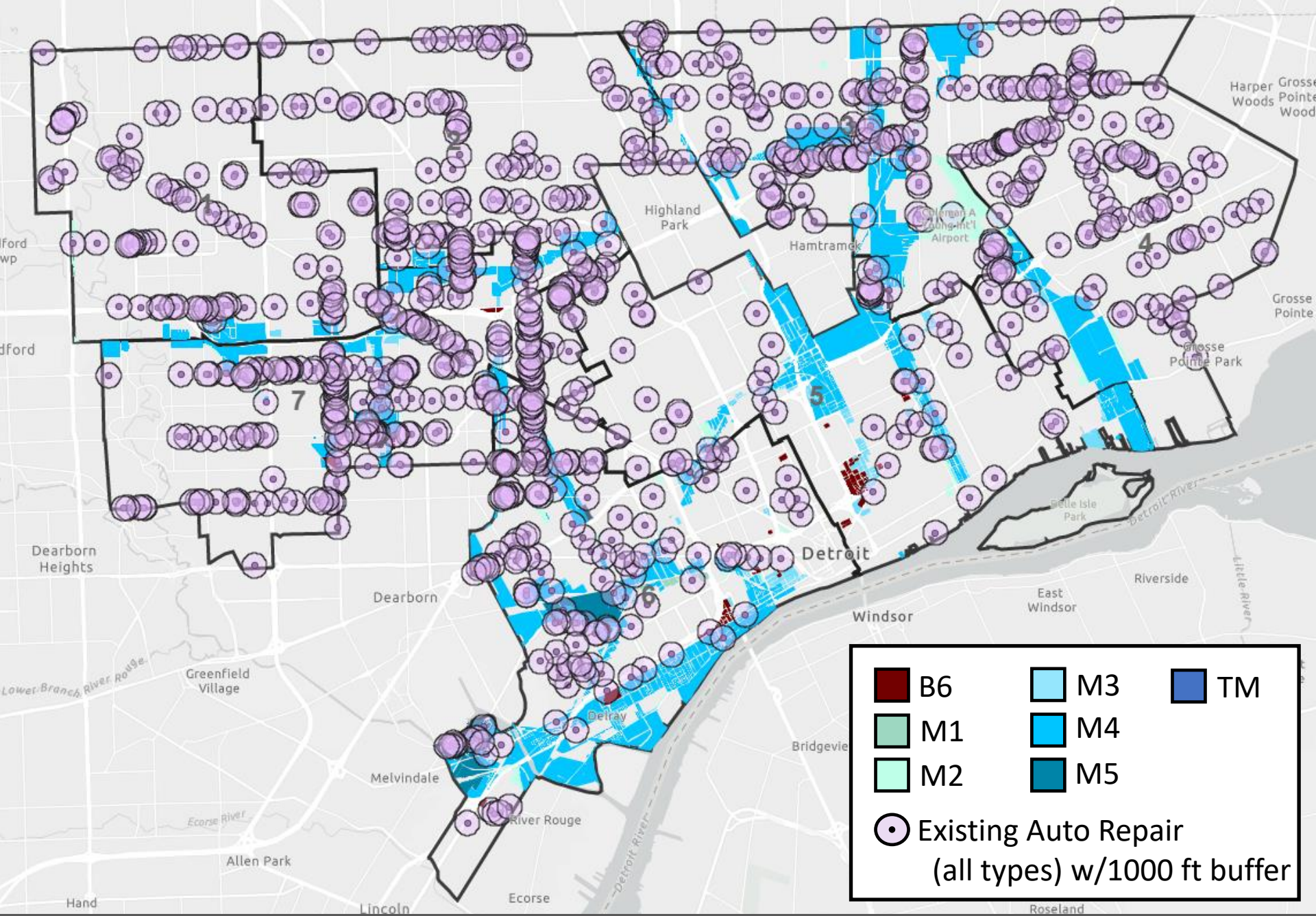
POTENTIAL AREAS FOR NEW USED AUTO SALES LOTS



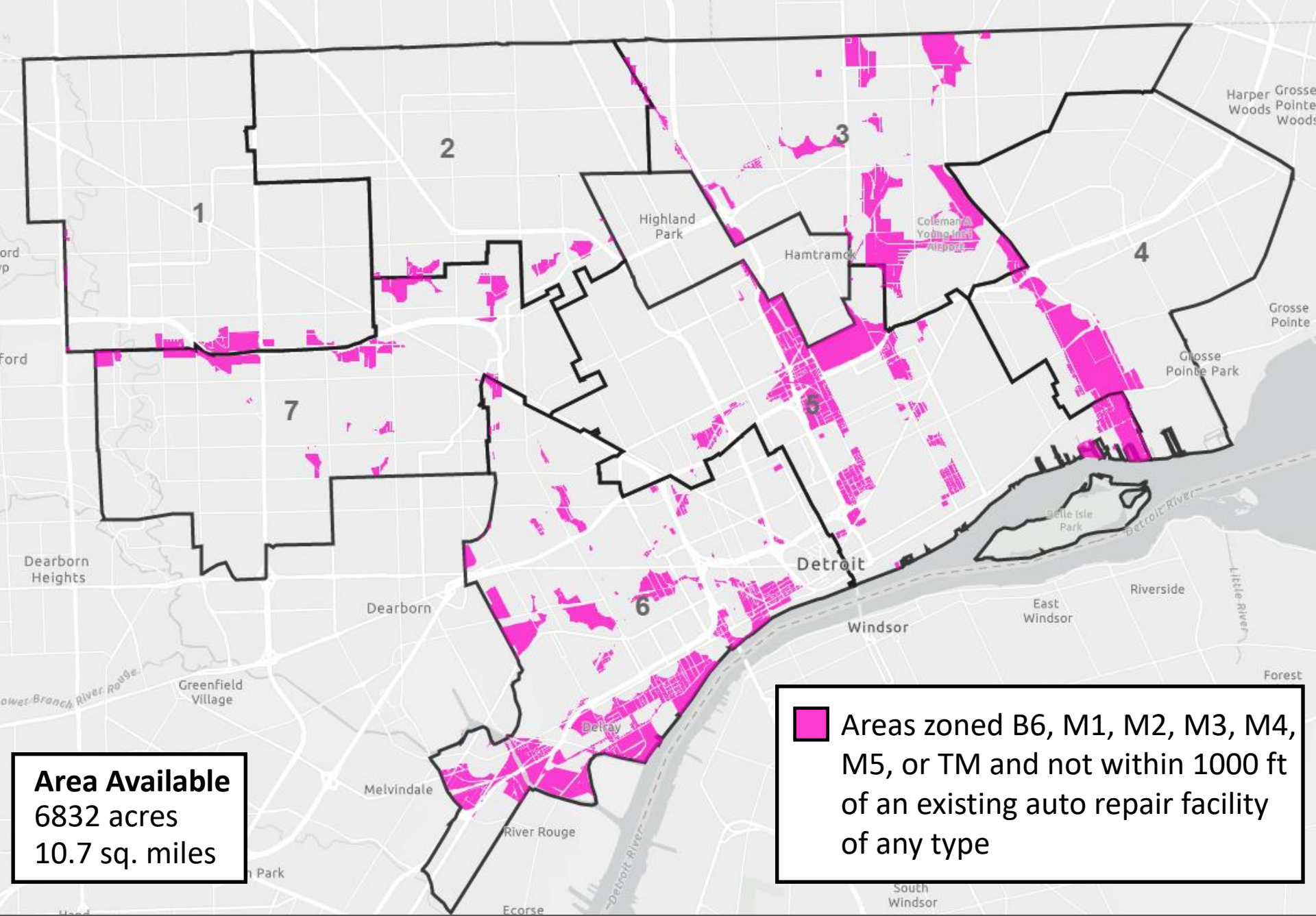
POTENTIAL AREAS FOR NEW MOTOR VEHICLE SERVICE FACILITIES



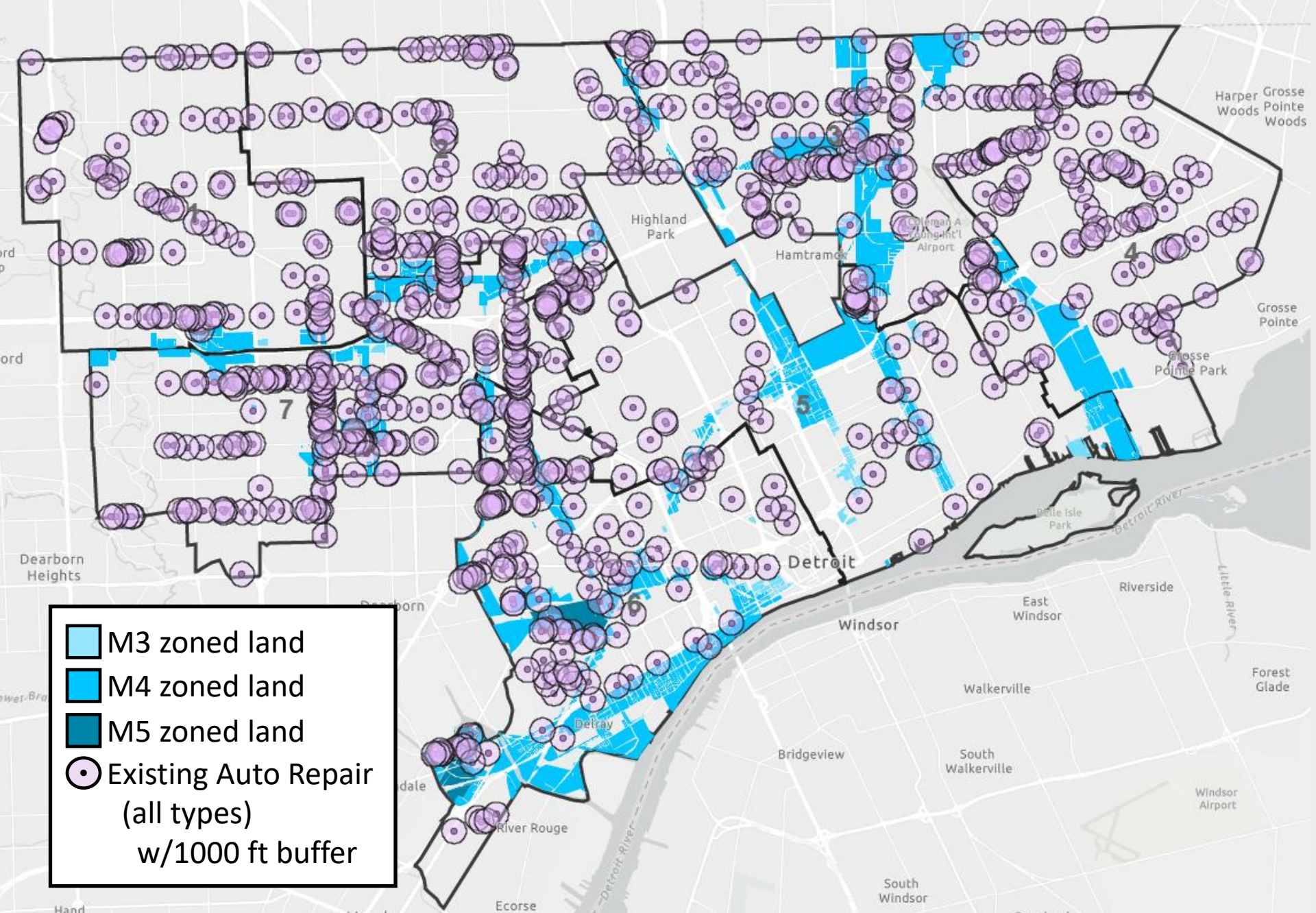
POTENTIAL AREAS FOR NEW MOTOR VEHICLE SERVICE FACILITIES



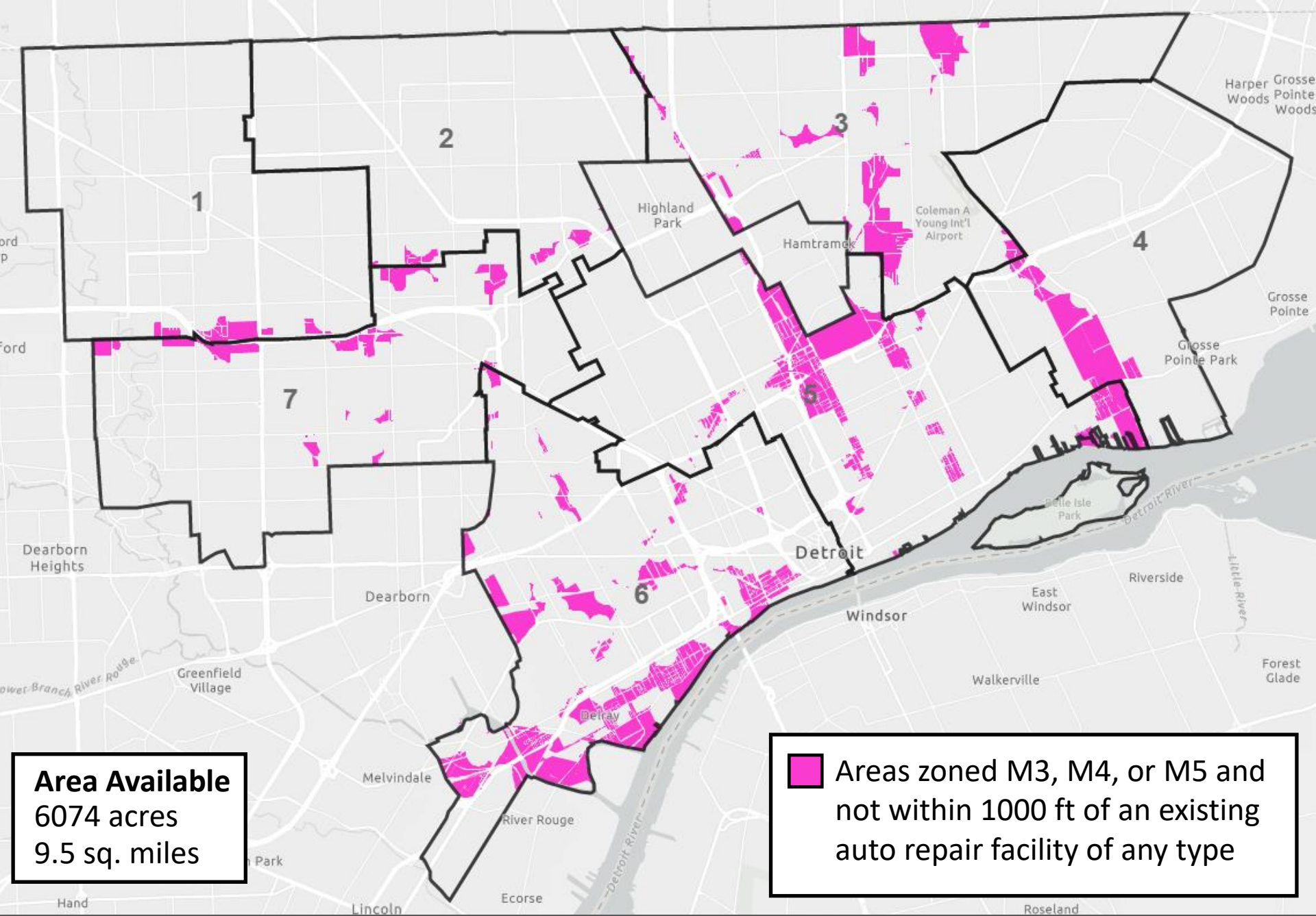
POTENTIAL AREAS FOR NEW MOTOR VEHICLE REPAIR FACILITIES



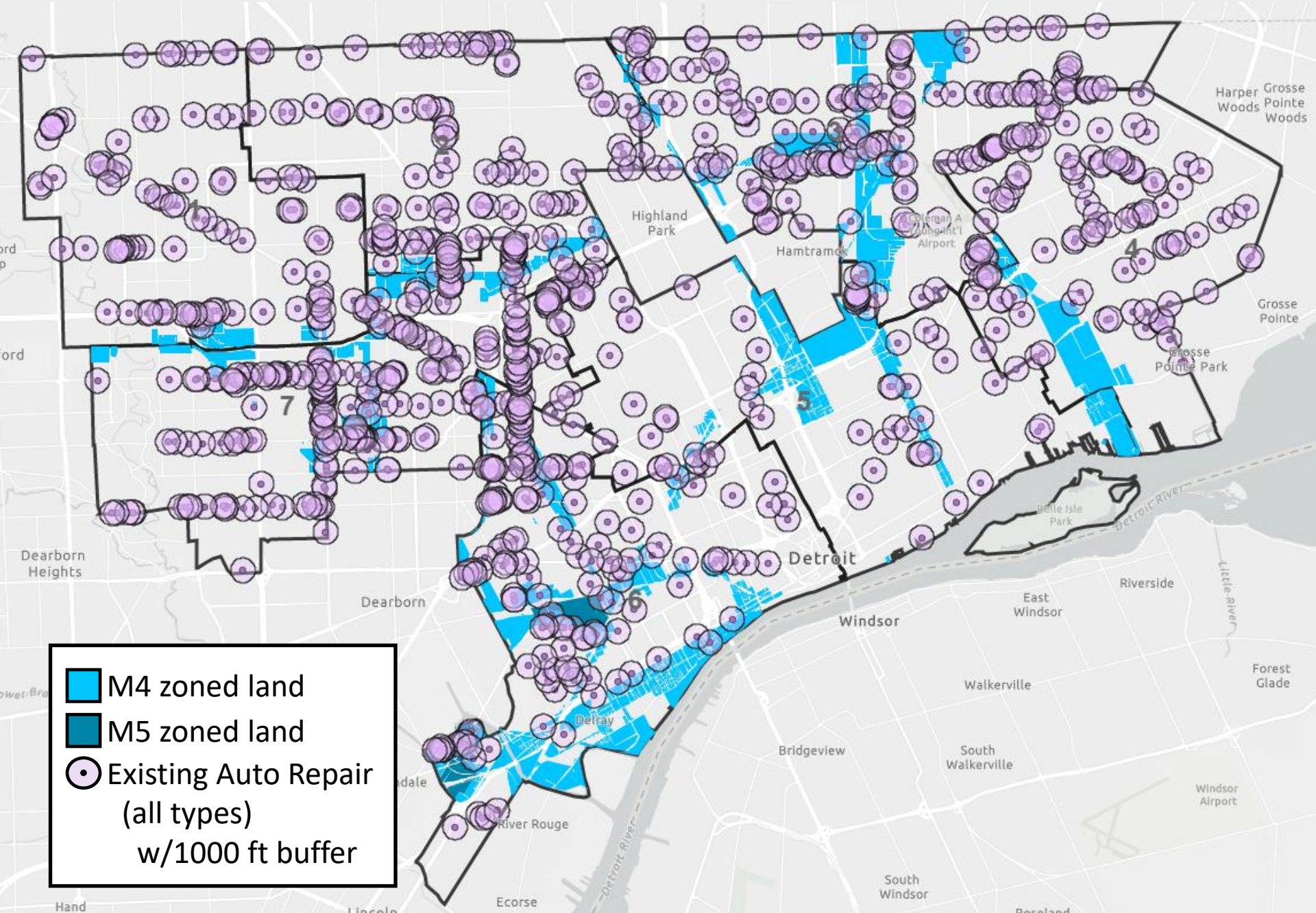
POTENTIAL AREAS FOR NEW MOTOR VEHICLE REPAIR FACILITIES



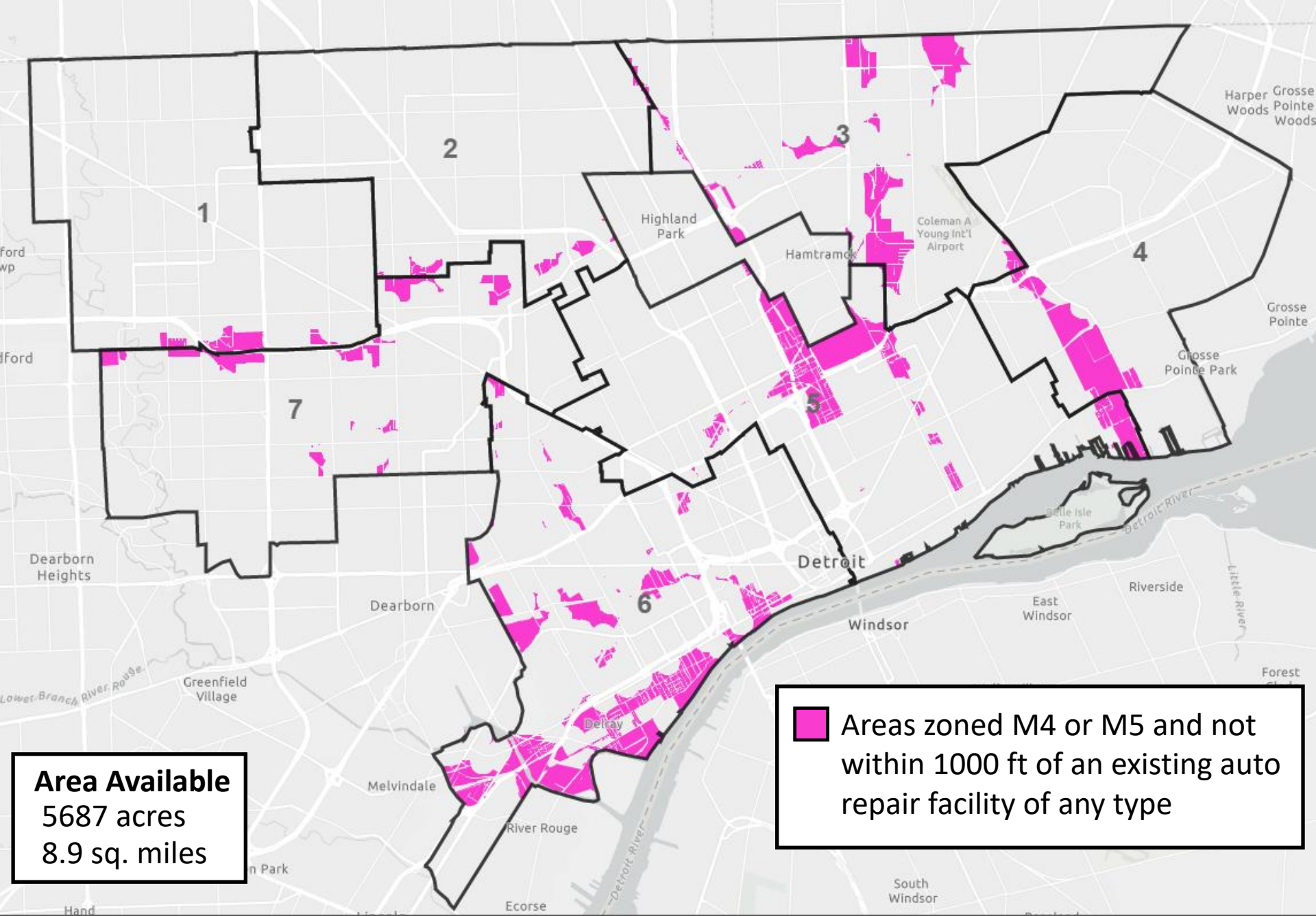
POTENTIAL AREAS FOR NEW COLLISION AND MAJOR AUTO REPAIR



POTENTIAL AREAS FOR NEW COLLISION AND MAJOR AUTO REPAIR



POTENTIAL AREAS FOR NEW AUTO REPAIR OVER 10,000 POUNDS



POTENTIAL AREAS FOR NEW AUTO REPAIR OVER 10,000 POUNDS

An aerial photograph showing a large lot filled with cars, a central industrial building with a grey roof, and a dirt area. The cars are arranged in neat rows, and the building is surrounded by more vehicles and equipment. The overall scene suggests a car dealership or a vehicle storage yard.

CONCLUSION

Auto-related uses often detract from the appearance and viability of a business/retail strip. In response, zoning guides new such businesses away from the business strips and closer to the rail corridors where heavier/more abrasive uses have a less deleterious impact on aesthetics and commerce.