



# PLANNING BOARD REPORT TO CITY COUNCIL PORTLAND, MAINE

## Emergency Shelter Amendments

Zoning Text Amendments for Emergency Shelters as conditional uses in B-3, B-4, B5, IL, ILb, IM and IH zones and Conditional Use Standards in Division 28  
Health and Human Services Committee, City of Portland, Applicant

Submitted to: Portland City Council From: Planning Board	Prepared by: Barbara Barhydt, Development Review Services Manager Date: May 1, 2017
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### I. INTRODUCTION

The Health and Human Services Committee drafted and the Planning Board voted (6-1) to recommend to City Council the adoption of text amendments to add emergency shelters as a conditional use in the B-4, B-5, IL, ILb, IM and IH zones and update the conditional use standards. The Planning Board recommended a formatting amendment to consolidate the standards within the general conditional use standards, rather than listing them in each applicable zone. The draft before the City Council reflects this amendment. Currently, emergency shelters are a conditional use in the B-3 zone and this would be retained. The proposed text amendments also include updated conditional use standards specific to emergency shelters to guide the development of new facilities.

### II. REVIEW PROCESS AND PUBLIC COMMENT

The Planning Board held a workshop on the preliminary draft on April 6, 2017 and a public hearing on April 25, 2017. Notices for this item appeared in the legal ad, which was published in the Portland Press Herald on April 17 and 18. It was also posted to the web site and distributed through “notify me.” At the public hearing, there were five members of the public who spoke. Sarah Michniewicz supported the text amendments and offered suggestions for revisions to address management plans. Joe McNally, Milestone, Norman Maze, and Brian Townsend (written public comment, [Att 5](#)), supported the proposal CHOM also presented testimony in support of the proposed amendments. George Rheault spoke in opposition to the proposed amendments.

### III. BACKGROUND ON EMERGENCY SHELTERS

Portland’s emergency shelters are generally older facilities, under-sized for current demands, and unable to provide a broad range of services for homeless individuals. The Health and Human Services Committee is interested in developing a new state-of-the-art shelter to best serve the clientele as well as surrounding neighborhoods. At present, the needs of such a facility are being determined but there is no site identified. Best practices call for providing permanent housing for homeless individuals, such as Portland’s successful Housing First projects, and then allow homeless shelters to offer temporary shelter accompanied with needed counseling and services to

Committee began by evaluating current regulations and proposing updates to the zoning code. In particular, members identified the current limitation to the B-3 zone as both an obstacle to siting a modern shelter, and also based on outdated assumptions about the needs of shelter clients. The Committee has drafted new conditional use standards for emergency shelters and is proposing to add emergency shelters as a conditional use in two business zones and the industrial zones.

The City Council visited shelters in the Boston area and learned about best practices. Following that, the Health and Human Services Committee asked staff to develop proposed amendments, and held three meetings to develop the proposed amendments. The Committee sought guidance from shelter providers from the City and non-profits, as well as from the public. On April 13, 2017, following a public hearing on the matter, the Committee endorsed the amendments as drafted and forwarded them to the Planning Board for their consideration and recommendation to the City Council.

The Health and Human Services Committee reviewed the shelters and best practices that have been developed in other communities. The list of resources considered by the Committee is included as [Attachment A](#) and a copy of the Comparative Analysis of Homeless Facilities is included as [Attachment B](#). In addition, the Committee considered the Final Resolution from the Salt Lake County Collective Impact on Homelessness ([Attachment C](#)) and the Public Safety & Security Benchmarking Study (summary as [Attachment D](#)). A floor plan concept is included as [Attachment E](#). In this floor plan, there is a multi-purpose/dining room with adjoining kitchen facilities to accommodate 136 people. There are lockers, a laundry facility, bathrooms, offices and a central office area adjoining separated sleeping areas. The concept plan also shows an outdoor park/seating area. The larger facility is intended to offer services and counseling support within the shelter in order provide accessible and effective services.

In speaking with shelter operators, staff noted that the needs of emergency shelters have changed as the strategies for ending homelessness have changed. The priority used to be in rapidly rehousing recent arrivals to the shelter. That strategy was based on the idea that those clients are the easiest to find housing for, as they have often ended up in a shelter due to a short-term challenge. However, that left long-term shelter stayers in facilities for extended periods of time. As the shelter became a de-facto home for those stayers, and as they were not permitted to stay in most shelters due to space limitations, there was a need to provide a shelter near other services, such as downtown.

The newer model focusses on providing housing for those long-term stayers. While those housing units are more difficult to locate, because the challenges of housing this population is greater, the benefits are also much higher. Freeing up one bed from a long-term stayer allows many more transient users to use that same bed. As a shelter becomes a shorter-term solution for emergencies, there is a lessened need to provide nearby services, and instead the focus should be on providing a modern, clean, safe facility. Finally, modern shelters allow occupants to remain during the day and the shelters provide on-site space for medical care, substance abuse treatment, counseling, job readiness, housing assistance, and other services.

For all these reasons, the previous rationale for locating shelters downtown is no longer valid. The goal now is to provide zoning that allows a modern facility to be developed, for shorter-term stayers, near transit for those who need transportation. The Planning Board recommends and HHS Committee supports the proposed zoning amendments in order meet these goals and allow flexibility for shelter siting, while putting in place new conditional use standards to ensure that a shelter meets current best practices.

#### **IV. CURRENT LAND USE CODE REGULATIONS FOR EMERGENCY SHELTERS**

##### Definition:

Portland's zoning code defines emergency shelter as follows:

*Emergency shelter: A facility providing temporary overnight shelter to homeless individuals in a dormitory-style or per-bed arrangement.*

##### Conditional Use Standards specific to Emergency Shelters

Emergency Shelters are listed as a conditional use only in the Downtown Business B-3 zone and the Planning Board is substituted for the Zoning Board of Appeals for the review. The specific conditional use standards in the B-3 district are as follows:

4. Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474:
  - a. The facility shall be in compliance with the city's current Comprehensive Housing Assistance Plan, a copy of which is on file in the department of planning and urban development, or, if there is no current edition of the Comprehensive Housing Assistance Plan, with a determination of need by the director of the department of health and human services.
  - b. The facility shall be registered with the City of Portland Department of Health and Human Services.

##### Conditional Use Standards for all Conditional Uses

The general standards in Section 14-474, which are applied to all conditional uses, which would also apply and these standards address typical site plan concerns such as traffic, hours of operation, parking needs, landscaping, noise, signs, and other factors.

##### Parking Requirements

Division 20, Off-Street Parking, sets a parking requirement of 1 space per every 2 employees.

##### Site Plan Ordinance

As noted above, the Planning Board is substituted for the ZBA to conduct the conditional use reviews of Emergency Shelters. The site plan ordinance lists emergency shelters as subject to at a minimum a Level II site plan review, unless the size of the facility triggers a Level III review with the Planning Board.

#### **V. PROPOSED TEXT AMENDMENTS**

##### **A. Text Amendments to list Emergency Shelters in Specific Zones**

In preparing the draft amendments, staff considered whether it made sense to simply permit emergency shelters as conditional uses City-wide. However, in looking at the urban design and fabric of the other zones in the City, and the likely design of any new emergency shelter, it did not seem appropriate to site emergency shelters in other residential zones. However, group homes and other smaller-scale facilities similar in character to shelters continue to be permitted in those zones.

The proposed text amendments add Emergency Shelters as a conditional use to six zoning districts:

- Commercial Corridor B-4;

- Urban Commercial B5, excluding B-5b;
- Low Impact Industrial IL;
- Low Impact Industrial ILb;
- Moderate Impact Industrial IM; and
- High Impact Industrial IH.

The proposal retains emergency shelters as a conditional use in the Downtown Business Zone and cross-references the updated conditional use standards that are proposed within Section 14-474. The use is proposed for the B-5 zone, which has locations both on and off-peninsula, but the B-5b zone is excluded as it is a small area along the Waterfront. Please note that while emergency shelters are proposed in the various commercial and industrial zones, the entire zones are not open to this use based upon meeting the criteria of the conditional use standards, which requires the use to be within ¼ mile of a METRO Line or within ½ mile of METRO line if adequate indoor space for day time shelter use as well as strategies to help residents utilize transit. Attachment 1 is the zoning map showing the zones where shelters are proposed to be permitted as a conditional use. Following that map are two maps that show the ¼ mile buffer along METRO transit routes (Attachment 2) and the same map with the ½ mile buffers (Attachment 3).

**B. Text Amendments for the Conditional Use Standards**

At the Public Hearing, the Planning Board amended the draft to change the formatting for the proposed conditional use standards. Rather than inserting the same use specific standards in each applicable zone, the Board supported consolidating the standards under Section 14-474. The reformatted amendments before the Council are proposed to be included as use specific conditional uses as Section 14-474 3. The proposed conditional use standards allow emergency shelters to be reviewed by the Zoning Board of Appeals (ZBA) unless the proposal triggers a Level III site plan review and then the Planning Board would be substituted for the ZBA. Attachment 4 contains the proposed text amendments for each zone and the conditional use standards under Sec. 14-474. The standards are proposed to provide a safe sleeping environment for homeless individuals and to offer a broader range of services and facilities to serve the daily needs of clients. The standards address the following:

(c) Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474. Notwithstanding section 14-474(a) or any other provision of this Code, the Planning Board shall be substituted for the Board of Appeals as the reviewing authority for any shelter also subject to Level III site plan review:

1. The facility shall provide adequate space for conducting security searches and other assessments;
2. The facility shall be designed with a centralized shelter operations office on each level providing sight lines to sleeping areas;
3. A Management Plan adequately outlining the following areas shall be provided: Management responsibilities; Process for resolving neighborhood concerns; Staffing; Access restrictions; On-site surveillance; Safety measures; Controls for resident behavior and noise levels; and Monitoring Reports.
  - i. Adequate access to and from METRO service shall be provided. The facility shall be within a ¼ mile of a METRO line, or shall be within ½ mile of a METRO line and provide adequate indoor

space to permit all shelter guests day shelter, as well as implement strategies to help residents utilize transit;

- ii. The facility shall provide on-site services to support residents, such as case management, life skills training, counseling, employment and educational services, or other programs.

4. Suitable laundry, kitchen, pantry, bicycle storage, and secure storage facilities for shelter stayers shall be provided on-site;
5. An outdoor area for guest use shall be provided on-site with adequate screening to protect privacy of guests;

## **VI. POLICY DISCUSSION**

### **A. Pending Comprehensive Plan**

The pending Comprehensive Plan before the City Council has a vision statement that calls for the City to be equitable, sustainable, dynamic, secure, authentic and connected. The vision statements under equitable call for the following:

- We will remain an open and inclusive City, celebrating diversity and providing a welcoming and safe place for residents and visitors alike.
- We will be a state and national leader in achieving a more equitable city.
- The benefits and costs of our City will be born fairly across the entire City.
- Our government will continue to be transparent and its policies fair and uniformly enforced.
- We will incorporate the needs of all of our residents in planning for our future.

The secure vision also states:

- We will use compassion in our decision making and in our approach to public safety.
- We will be committed to accessible housing and healthy food for all our residents.

Relevant local goals found under the Housing Policy Guide call the City to “Increase, preserve, and modify the overall supply of housing City-wide to meet the needs, preferences and financial capability of all households.”

The Facilities and Services policy guide call for the City to “Provide public safety, emergency response, and emergency management facilities and services that can effectively meet the needs of all residents.” Pertinent strategies within that section include:

- Explore efficient ways of delivering services to the homeless by investigating a wide variety of services models, evaluating the local potential of these models, and developing plans for implementation.
- Align the City’s land use code with City Council policy direction on shelter placement, shelter models, and facility requirements.
- Continue to embrace innovation and best practices towards eliminating homelessness.

In the existing comprehensive plan, the Housing Goal is to ensure an adequate and diverse supply of housing for all with the following related Policy Objectives:

- Create enough beds to ensure that no one is forced to sleep outside due to a lack of beds in emergency shelters.

- Transition to Permanent Housing: Encourage proposals to transition homeless families and individuals out of emergency shelters and transitional facilities into permanent housing, including single room occupancy units.

**B. Discussion**

The Planning Board recommends as amended for formatting, and the Health and Human Services Committee supports, allowing the use in those zones based on a changing model and need for emergency shelters. First, modern, state-of-the-art shelters have land area requirements that can be hard to meet in a densely-developed city. Practically speaking, it is important to keep the industrial zones open as options because they tend to have larger lots that can be used for modern facilities, provided a shelter allows for transit accessibility. Second, the model for provision of shelter has changed away from providing a long-term place to stay to providing a truly emergency shelter for a relatively short period of time. This model change has been enabled by better success in locating permanent housing with support services for the longest-term residents of shelters and freeing up beds for short-term stayers. Under the new model, the focus is on providing a safe space with facilities on-site for residents while they get back on their feet rather than a more permanent residence. Third, while the industrial zones are permitted locations, the conditional use language also requires that shelters be located near METRO service. In effect, that limits the permitted areas to major corridors and not to the industrial zones in general (see attached maps for reference.) Fourth, the conditional use standards are proposed to guide the establishment of shelters that are well managed and offer the counseling and services needed to eliminate homelessness in Portland.

**VII. PLANNING BOARD RECOMMENDATION**

The Planning Board voted 6-1 (Morrissette opposed) to find the proposed zoning text amendments, as amended for formatting, are consistent with Portland’s Comprehensive Plan and recommend to the City Council adoption of the proposed zoning text amendments. Carol Morrissette voted against the motion; however, she supports the updated provisions for emergency shelters and looks forward to a fresh approach to housing the homeless, but she opposes siting emergency shelters in industrial zones.

Attachments to the Report:

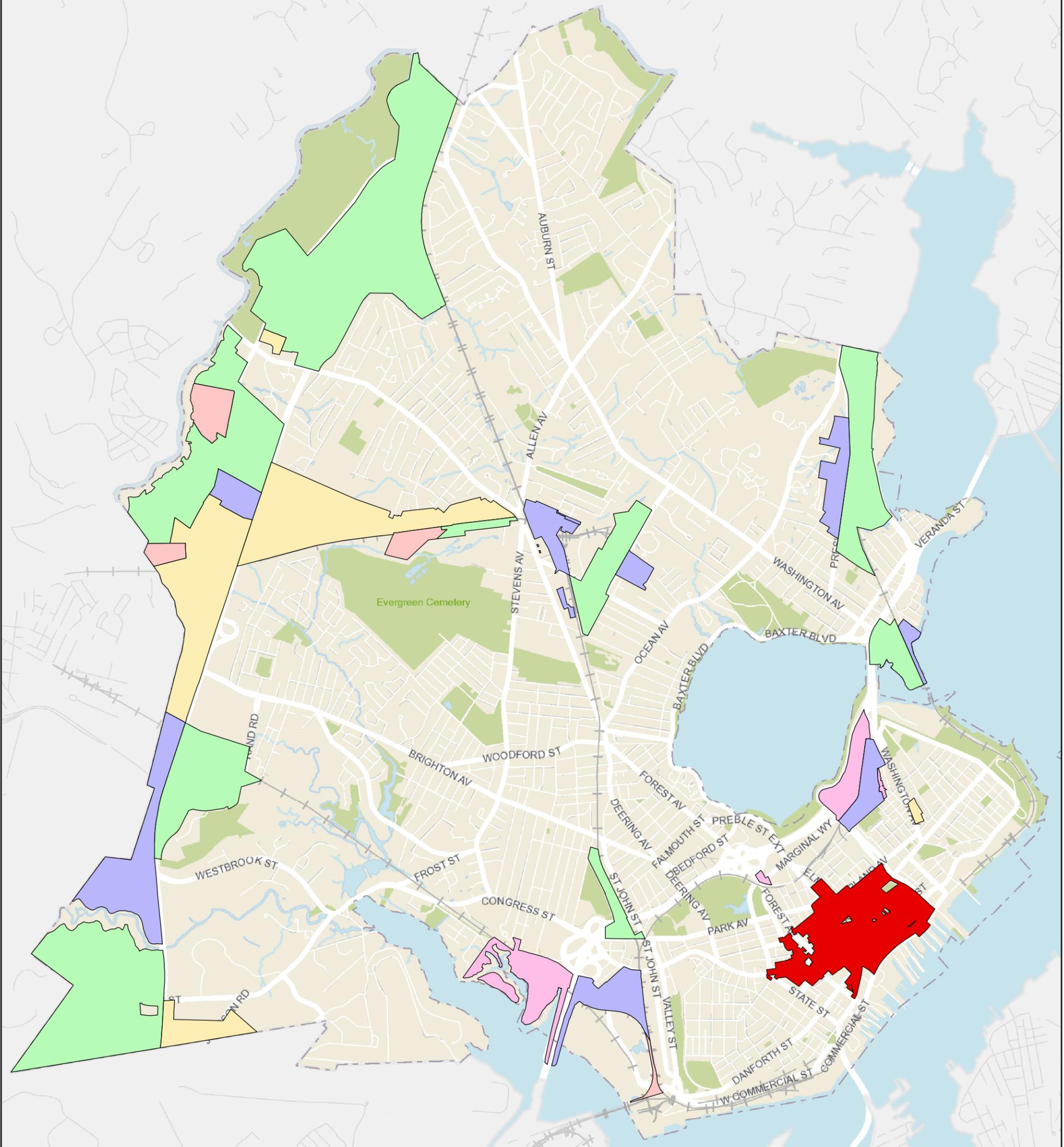
1. Map of Proposed Zones to Permit Shelters
2. Transit Line Buffer Map- Quarter Mile Buffer
3. Transit Line Buffer Map- Half Mile Buffer
4. Proposed Text Amendments for the Land Use Code
5. Public Comment, Brian Townsend, Amistad

Applicant’s Submission

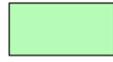
- Att A Shelter Best Practices
- Att B Homeless Shelters Comparison Report
- Att C Resolution – Collective Impact on Homelessness Shelters
- Att D Safety and Security Benchmarking Study
- Att E Shelter Diagram 1117

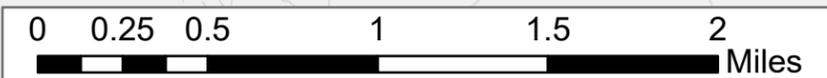
Shelter Zoning Discussion Map: Shelters Currently Only Permitted in the Red (B-3) Zone

**DRAFT**



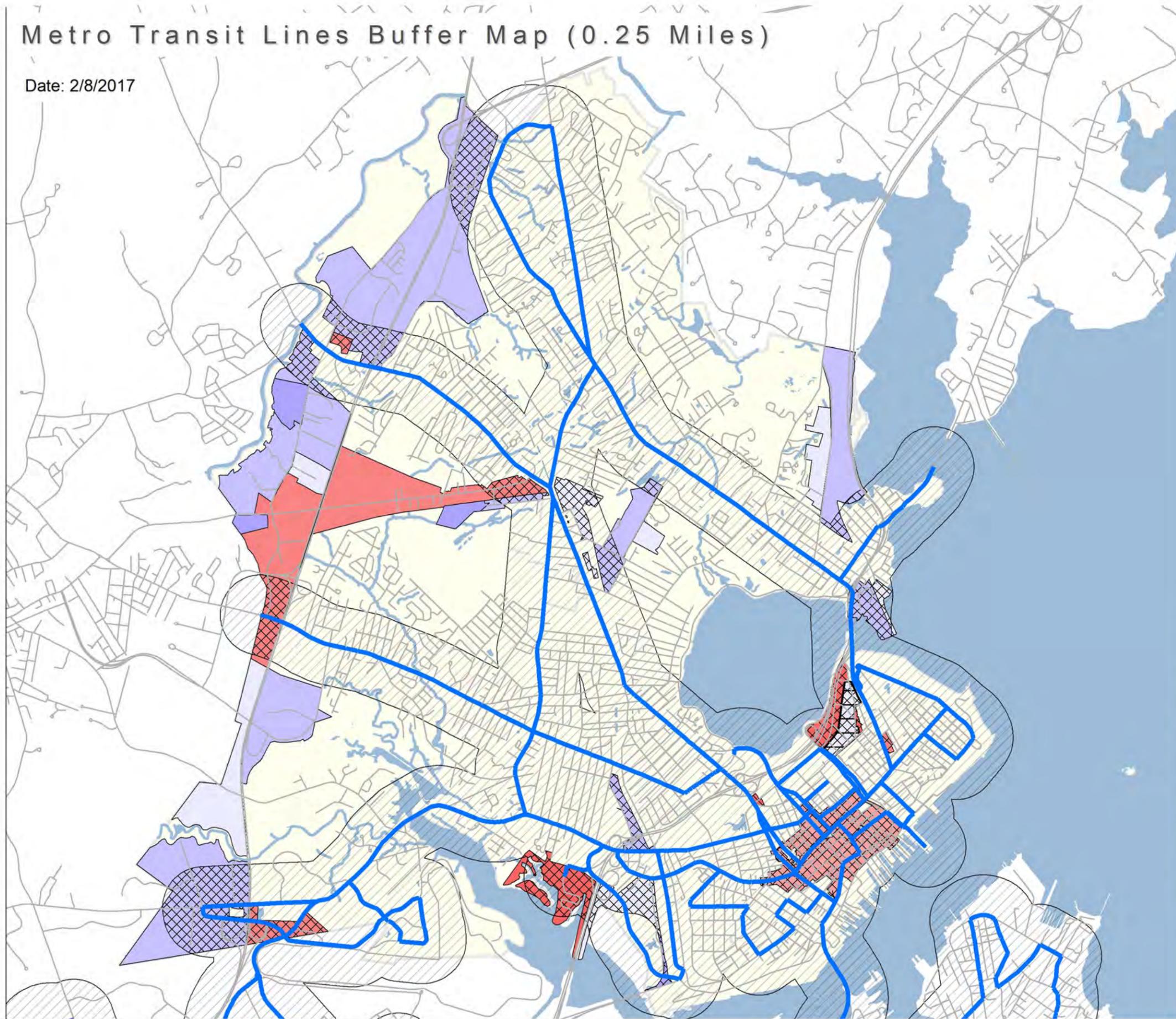
**Zones under Discussion for Shelters as Conditional Uses**

-  IH Industrial - High Impact
-  Industrial - Low Impact
-  IM Industrial - Moderate Impact
-  B3\* Shelters are currently permitted in this zone
-  B4 Commercial Business
-  B5 Urban Commercial Business



# Metro Transit Lines Buffer Map (0.25 Miles)

Date: 2/8/2017

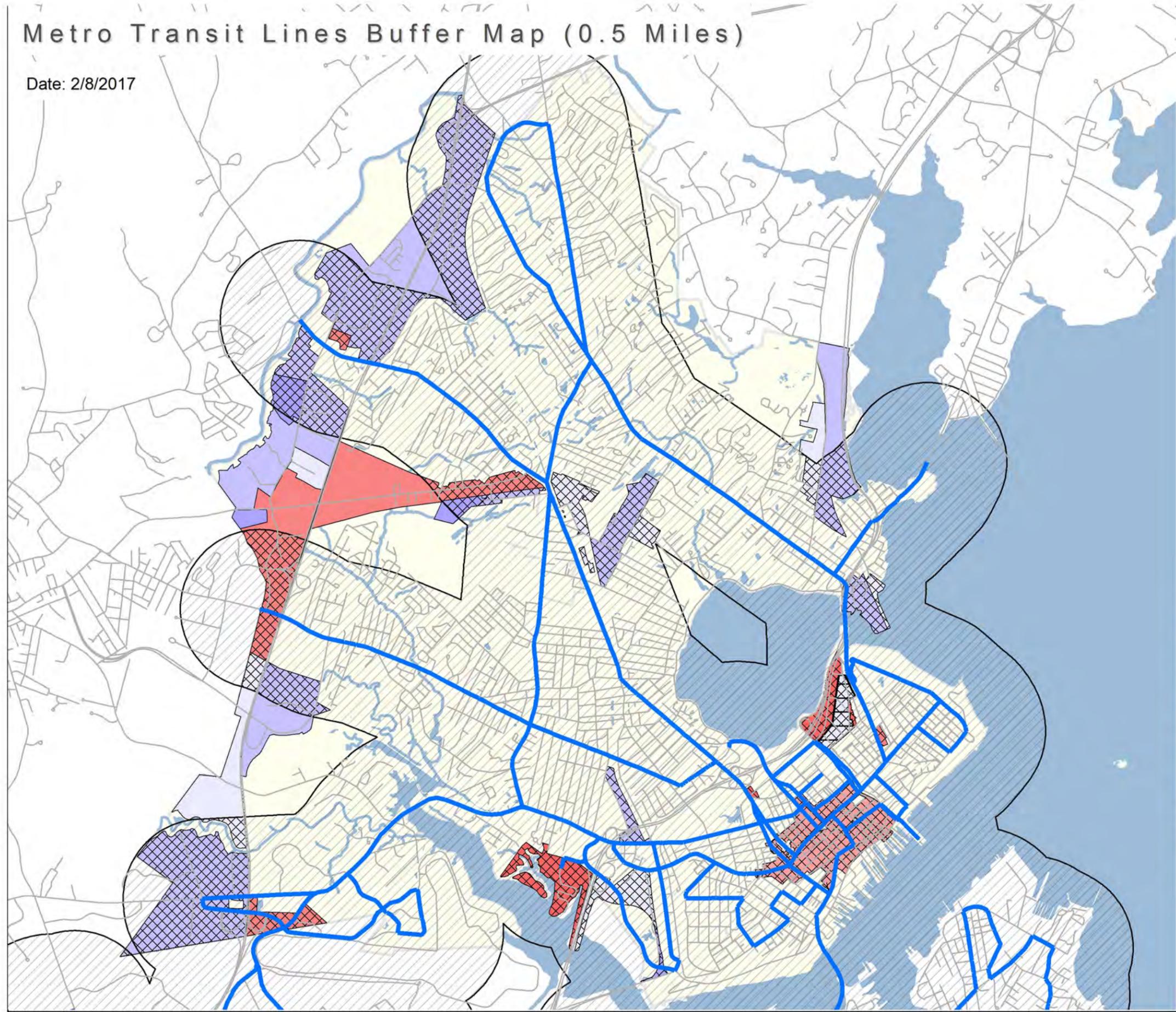


-  Metro Transit Lines
-  1/4 Mile Applicable Buffer
-  1/4 Mile Buffer
-  B3\* Downtown Business
-  B4 Commercial Business
-  B5 Urban Commercial Business
-  IL Industrial - Low Impact
-  ILb Industrial - Low Impact
-  IM Industrial - Moderate Impact
-  IH Industrial - High Impact

1:40,000

# Metro Transit Lines Buffer Map (0.5 Miles)

Date: 2/8/2017



-  Metro Transit Lines
-  Applicable 1/2 Mile Buffer
-  1/2 Mile Buffer
-  B3\* Downtown Business
-  B4 Commercial Business
-  B5 Urban Commercial Business
-  IL Industrial - Low Impact
-  ILb Industrial - Low Impact
-  IM Industrial - Moderate Impact
-  IH Industrial - High Impact

1:40,000

**PROPOSED TEXT AMENDMENTS FOR EMERGENCY SHELTERS**

**DIVISION 12. B-3, B-3b AND B-3c DOWNTOWN BUSINESS ZONES\***

**Sec. 14-218. Conditional uses.**

(b) The following uses are permitted as provided in section 14-474 (conditional uses), provided that, notwithstanding section 14-474(a) or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:

4. Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474 and the use specific standards of Section 14-474 (c) 3.

~~a. The facility shall be in compliance with the city's current Comprehensive Housing Assistance Plan, a copy of which is on file in the department of planning and urban development, or, if there is no current edition of the Comprehensive Housing Assistance Plan, with a determination of need by the director of the department of health and human services.~~

~~a. The facility shall be registered with the City of Portland Department of Health and Human Services.~~

**DIVISION 12.5. B-4 COMMERCIAL CORRIDOR ZONE**

**Sec. 14-229.11.1. Conditional uses.**

The following use shall be permitted only upon the issuance of a conditional use permit, subject to the provisions of section 14-474 (conditional uses), and any special provisions, standards or requirements specified below:

- (b) 4. Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474 and the use specific standards of Section 14-474 (c) 3.

**DIVISION 12.6. B-5 URBAN COMMERCIAL MIXED USE ZONE**

**Sec. 14-230.2. Conditional uses.**

(a) The following uses shall be permitted as conditional uses in the B-5 and B-5b urban commercial mixed use zones,

provided that, notwithstanding section 14-471(c), section 14-474(a), or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority, and further provided that, in addition to the provisions of section 14-474(c)(2), they shall also meet the requirements set forth below:

5. Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474 and the use specific standards of Section 14-474 (c) 3.

**DIVISION 13. I-L AND I-Lb INDUSTRIAL ZONES\***

**Sec. 14-232.1. Conditional uses.**

The following use shall be permitted only upon the issuance of a conditional use permit, subject to the provisions of section 14-474 (conditional uses), and any special provisions, standards or requirements specified below:

(b) 4. Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474 and the use specific standards of Section 14-474 (c) 3.

**DIVISION 14. I-M, I-Ma AND I-Mb INDUSTRIAL ZONES\***

**Sec. 14-248.1. Conditional uses.**

The following use shall be permitted only upon the issuance of a conditional use permit, subject to the provisions of section 14-474 (conditional uses), and any special provisions, standards or requirements specified below:

(b) 4. Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474 and the use specific standards of Section 14-474 (c) 3.

**DIVISION 15. I-H AND I-Hb INDUSTRIAL ZONES\***

**Sec. 14-262.1. Conditional uses.**

The following use shall be permitted only upon the issuance of a conditional use permit, subject to the provisions of section 14-474 (conditional uses), and any special provisions, standards or requirements specified below:

(b) 4. Emergency shelters, subject to the following conditions, in addition to the provisions of section

14-474 and the use specific standards of Section 14-474  
(c) 3.

**Sec. 14-474. Conditional uses.**

(a) *Authority.* The board of appeals may, subject to the procedures, standards and limitations set out in this section, approve the issuance of a conditional use permit authorizing development of conditional uses listed in this article.

(b) *Procedure:*

1. *Application.* Applications for conditional use permits shall be submitted to the building authority. A nonrefundable application fee, as established from time to time by the city council to cover administrative costs and costs of a hearing, shall accompany each application. The application shall be in such form and shall contain such information and documentation as shall be prescribed from time to time by the building authority but shall in all instances contain at least the following information and documentation:
  - a. The applicant's name and address and his or her interest in the subject property;
  - b. The owner's name and address if different than the applicant;
  - c. The address, or chart, block and lot number as shown in the records of the office of the assessor of the subject property;
  - d. The zoning classification and present use of the subject property;
  - e. The particular provision of this article authorizing the proposed conditional use;
  - f. A general description of the proposed conditional use;
  - g. Where site plan approval is required by article V of this chapter, a preliminary or final site plan as defined by article V of this chapter.

2. *Public hearing.* A public hearing shall be set, advertised and conducted by the board of appeals in accordance with article VI of this chapter.
3. *Action by the board of appeals.* Within thirty (30) days following the close of the public hearing, the board of appeals shall render its decision, in a manner and form specified by article VI of this chapter, granting the application for a conditional use permit, granting it subject to conditions as specified in subsection (d), or denying it. The failure of the board to act within thirty (30) days shall be deemed an approval of the conditional use permit, unless such time period is mutually extended in writing by the applicant and the board. Within five (5) days of such decision or the expiration of such period, the secretary shall mail notice of such decision or failure to act to the applicant and, if a permit is authorized, shall issue such permit, listing therein any and all conditions imposed by the board of appeals.

(c) *Conditions for conditional uses:*

1. *Authorized uses.* A conditional use permit may be issued for any use denominated as a conditional use in the regulations applicable to the zone in which it is proposed to be located.
2. *Standards.* The Board shall, after review of required materials, authorize issuance of a conditional use permit, upon a showing that the proposed use, at the size and intensity contemplated at the proposed location, will not have substantially greater negative impacts than would normally occur from surrounding uses or other allowable uses in the same zoning district. The Board shall find that this standard is satisfied if it finds that:
  - a. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone; and
  - b. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust,

sewage disposal, emissions to the air, odor, lighting, or litter; and

- c. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading, deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.

3. Use Specific Standards. The following additional standards of review apply to the specific uses.

- a. Emergency shelters are subject to the following conditions, in addition to the provisions of section 14-474 (c) 2. Notwithstanding section 14-474(a) or any other provision of this Code, the Planning Board shall be substituted for the Board of Appeals as the reviewing authority for any shelter also subject to Level III site plan review:

- 1. The facility shall provide adequate space for conducting security searches and other assessments;
- 2. The facility shall be designed with a centralized shelter operations office on each level providing sight lines to sleeping areas;
- 3. A Management Plan adequately outlining the following areas shall be provided: Management responsibilities; Process for resolving neighborhood concerns; Staffing; Access restrictions; On-site surveillance; Safety measures; Controls for resident behavior and noise levels; and Monitoring Reports.

- i. Adequate access to and from METRO service shall be provided. The facility shall be within a ¼ mile of a METRO line, or shall be within ½ mile of a METRO line and provide adequate indoor space to permit all shelter guests day shelter, as well as implement strategies to help residents utilize transit;

ii. The facility shall provide on-site services to support residents, such as case management, life skills training, counseling, employment and educational services, housing assistance, or other programs;

4. Suitable laundry, kitchen, pantry, bicycle storage, and secure storage facilities for shelter stayers shall be provided on-site; and

5. An outdoor area for guest use shall be provided on-site with adequate screening to protect privacy of guests.

(d) *Conditions on conditional use permits.* The board of appeals may impose such reasonable conditions upon the premises benefited by a conditional use as may be necessary to prevent or minimize adverse effects therefrom upon other property in the neighborhood. Such conditions shall be expressly set forth in the resolution authorizing the conditional use permit and in the permit. Violation of such conditions shall be a violation of this article.

(e) *Effect of issuance of a conditional use permit.* The issuance of a conditional use permit shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for any permits or approvals which may be required by the codes and ordinances of the city, including but not limited to a building permit, a certificate of occupancy, subdivision approval and site plan approval.

(f) *Limitations on conditional use permits.* No conditional use permit shall be valid for a period longer than six (6) months from the date of issue, or such other time as may be fixed at the time granted not to exceed two (2) years, unless the conditional use has been commenced or is issued and construction is actually begun within that period and is thereafter diligently pursued to completion; provided, however, that one (1) or more extensions of said time may be granted if the facts constituting the basis of the decision have not materially changed, and the two-year period is not exceeded thereby. A conditional use permit shall be deemed to authorize only the particular use for which it was issued and such permit shall automatically expire and cease to be of any

force or effect if such use shall for any reason be discontinued for a period of twelve (12) consecutive months or more.

(g) *Appeals from board decisions.* Appeals from any decision of the board of appeals or, where applicable, the Planning Board respecting a conditional use permit shall be to superior court.

(Code 1968, § 602.24.D; Ord. No. 437-74, 7-1-74; Ord. No. 407-83, 2-2-83; Ord. No. 467-83, § 2, 4-20-83; Ord. No. 237-83, 10-17-83; Ord. No. 222-13/14, 5-5-2014)

**Sec. 14-475. Reserved.**

**\*Editor's note**—Section 7 of Ord. No. 354-85, adopted Jan. 7, 1985, repealed § 14-475, relative to nonconforming uses, which derived from Code 1968, § 602.24.E, and Ord. No. 437-74, adopted July 1, 1974.