

ADD NEW SUBSECTION TO THE END OF 7.1:

7.1.20 Commercial “C” Zoning District Exemptions.

1. The following exemptions promote adaptive re-use of existing **Buildings** and **Structures** and the replication of historic massing and density in the Commercial “C” zoning district:

<p>Buildings and Structures in the Commercial “C” District are exempt from:</p> <ul style="list-style-type: none">• 7.1.5 (Parking Space Quantity Requirements)• 7.1.8.1 (Parking Design Standards)• 7.1.10.2 (Off-Street Parking Layout)• 7.1.18 (Loading Bays) <p>as long as the following conditions are met:</p>	
Change of <i>Use</i>	Exempt
Construction with no <i>Substantial Building or Structure Change</i>	Exempt
<ul style="list-style-type: none">• A <u><i>Substantial Building or Structure Change</i></u> is any Construction that increases the Gross Floor Area by more than 25% or 1,000 square feet, whichever is smaller.	

- 2.. Any **Substantial Building or Structure Change**, including new construction on a vacant **Lot**, is not exempt from any requirements of this Section.