



Department of Planning and Zoning
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City of Jeffersonville
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www.cityofjeff.net

DRAFT - Has not been sent.

March 25, 2019

RE: Zoning Changes for Small Businesses

Dear Business and/or Property Owner,

The Planning and Zoning Department is reaching out to small businesses and property owners along Tenth Street (between Meigs and Main) and Spring Street (between 12th and Eastern) to inform you of an opportunity to "Right-Size" the zoning of your building/business free of charge.

Whether or not you are aware, your small business property is currently zoned for large-scale commercial enterprises (e.g. a, Walmart, CVS Pharmacy or Kroger-type business). This "big-box zoning" unfortunately, makes it more difficult for you to make changes to your building (e.g. putting a small addition on the back, enclosing a porch, putting up a shed, etc.). It also places unusual limitations on the types of businesses that can set-up shop in your building – setting a preference for large-scale commercial over small, local business).

The Planning Department feels that since your small business is not a Walmart, that it shouldn't be zoned like one. Fortunately, the City has a zoning classification that is perfectly suited for small-scale commercial businesses/properties like yours – the Neighborhood Commercial (NC) zoning district.

The Department recently amended this zone district to be even more suited to small business properties such as yours. These changes include:

- Allowing a greater number of uses (especially those typically found in small-scale commercial properties such as yours).
- Creating greater flexibility for live-work arrangements that often occur when small businesses occupy old homes.
- Reducing setbacks and increasing lot coverage standards.

The revised standards can be found here: <https://cityofjeff.net/current-planning/> (under "Department News").

For the remainder of the year, the Planning and Zoning department is extending an opportunity for you to rezone your property to the newly revised NC zoning district **free of charge** (normally a \$500 fee). We feel that doing so will help streamline the processes for any changes you would like to make in the future while not impacting your business today.

To take advantage of this offer, you will need to fill out an application form that you can get online at the following link: https://s3.amazonaws.com/cityofjeffnet/Rezoning-Application_2018.pdf.

Once filled out and signed, send us the form or drop it by our office and we will work it through the rezoning process for you.

If you have any further questions about this change, do not hesitate to contact us.

Thanks,

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