

**CITY OF WORTHINGTON**  
**PLANNING COMMISSION MEETING AGENDA**

**March 3, 2026; 7:00 p.m.**

**COUNCIL CHAMBERS, CITY HALL**

**1. CALL TO ORDER**

**2. AGENDA ADDITIONS/CHANGES AND CLOSURE**

1. Additions/changes
2. Closure

**3. APPROVAL OF MINUTES**

1. **December 2, 2025 Meeting**

**4. PLANNING COMMISSION BUSINESS**

**1. PLANNING COMMISSION DISCUSSION**

**Zoning Code Update – Presentation of Technical Memo 2**

**5. OTHER BUSINESS**

- **Outgoing Commission Members (Vis and Hoeft)**
- **Next Meeting: April 7<sup>th</sup>, 2026**

**ADJOURNMENT**

**CITY OF WORTHINGTON  
PLANNING COMMISSION MEETING  
Tuesday, December 2, 2025; 7:00 p.m.  
COUNCIL CHAMBERS, CITY HALL**

**Members Present:** Mark Vis, Michael Hoefft, Chris Kielblock, Erin Schutte Wadzinski, and Craig Stock

**Absent:** Brad Brake and Jason Gerdes

**Staff:** Matt Selof, Director of Community Development/Planning & Zoning; Hyunmyeong Goo, City Engineer; and Eddica Castañeda, Administrative Assistant

**Others Present:** Michael Lamb, Consultant for MSA; Chloe Farnsworth, The Daily Globe

**Virtual Attendees via Zoom:** Claire Stickler, MSA

**CALL TO ORDER**

Mark Vis called the meeting to order at 7:00 p.m.

**AGENDA ADDITIONS/CHANGES AND CLOSURE**

Chris Kielblock motioned to approve the agenda; seconded by Craig Stock. Motion was approved unanimously.

**APPROVAL OF MINUTES – November 4, 2025, Meeting**

Kielblock motioned to approve the Minutes; seconded by Erin Schutte Wadzinski. Motion was approved unanimously.

**1.) PLANNING COMMISSION BUSINESS:**

**PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION  
Conditional Use Permit – 1550 1<sup>st</sup> Avenue**

Selof indicated that Alexander Magaña, Magañaz Tintz has requested a conditional use permit to allow for the operation of a window tint and detailing business at 1550 1<sup>st</sup> Avenue. If approved, the applicant plans to move their existing business from another city to this location. Pursuant to City Code Chapter 155, Appendix E: Table 5, automotive repair and services are permitted

by conditional use only in the 'B-2' district, the zoning designation of the subject property.

#### A.) Conclusion and Recommendation

Staff recommends approval of the current request subject to the following conditions:

1. There shall be no parking on the boulevard or adjacent right-of-way.
2. There shall be no increase in the width of the driveway openings and no increase in paving of the boulevard.
3. The subject property must maintain compliance with all applicable local, state, and federal standards and requirements.

Planning Commission action is requested.

#### **Discussion –**

Kielblock – Disclosure to inform that he is a property owner directly across the street from the property in question.

Stock motioned to open the public hearing seconded by Hoeft.

#### **Discussion – None**

Kielblock motioned to close the Public Hearing; Stock seconded the motion.

Erin Schutte Wadzinski motioned to approve the request for the conditional use permit with the conditions set forth by the staff; seconded by Michael Hoeft. The Motion was approved unanimously.

Will go to City Council on December 8, 2025, for final approval.

## **2.) PLANNING COMMISSION REVIEW Capital Improvement Plan**

Each year, Planning Commission reviews the updated Capital Improvement Plan (CIP) for the City. The CIP guides projects and large capital improvement expenditures across the City. The Plan covers 5 years.

Review of this plan not only follows the powers and duties of the Commission specified in City Code Chapter 151 but provides an opportunity to assess the CIP in relation to the goals of the Comprehensive Plan.

City Engineer, Hyunmyeong Goo presented the CIP for 2026 that includes street, water, sanitary, and storm sewer projects. He also discussed a large project coming up in 2027 on Oxford Street and a larger project slated for 2028 for North Humiston Avenue. Still looking for additional funding opportunities for some of these projects. Added \$50k to CIP yearly to add accessible ramps for street crossing.

### **3.) PLANNING COMMISSION DISCUSSION**

#### **Zoning Code – Presentation of Policy Summary and Diagnostic Scan**

Claire Stickler, Project Manager with MSA and Michael Lamb, Consultant for MSA were in attendance to present a policy review and diagnostic memo regarding the City's current zoning code of ordinances, opportunities, and high-level ways to align a new code with the Comprehensive Plan. Still on track for project completion in August of 2026.

#### **OTHER BUSINESS:**

Next meeting is set for January 6, 2026

#### **ADJOURNMENT**

Stock moved to adjourn the meeting; seconded by Schutte Wadzinski. Motion approved unanimously.

The meeting was adjourned at 8:20 p.m.



# MSA Technical Memo 2

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**To:** City of Worthington Planning Commission  
**CC:** Matt Selof, Community Development Director  
**From:** MSA Zoning Code Team and Michael Lamb Consulting  
**Subject:** Diagnostic and Strategic Recommendations  
**Date:** March 3<sup>rd</sup> 2026

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## **1)Regulatory Audit**

The Worthington Code is found in Title XV of the Municipal Code and is defined by Chapter 155 and contains the following:

- A total of 74 pages
- 80 sections (numbered to 225 but there are 145 reserved sections)
- 10 Appendices with tables
- 16 base districts 7 Special Districts
- Uses are broken out in a table in Appendix E
- Residence Districts and Commercial and Industrial Districts are broken out into different sections which is confusing for users and would be better suited as one “districts” section.
- There are many subparts with a lot of “see also” and jumping around to find the rule in the text with a parameter or buried in a table.
- Critical rules like density, bulk, and parking sit outside the main text.
- A single site plan may trigger checks in five different tables (bulk/density, parking counts, buffering, fences, special district uses) there is no consolidated matrix showing which tables apply by district/overlay.
- Sections retain legacy numbering and phrasing (e.g., “(‘69 Code, § 7-...)”
- Title XV Land Usage includes Chapter 151 Planning, this could be absorbed into Chapter 155 Zoning

## **2)Topic Based Policy Review**

### **Residential Lot and Density Standards**

The current code includes 8 residential districts of which R-7 and R-8 have not been mapped. The R-4 and R-5 districts allow multi-family development by certain types and densities and R-6 regulates the mobile home use. The comprehensive plan defines different residential land use categories in Table 4-3 (at the end of this paragraph). And it may be as simple as organizing the residential districts to have a more direct response to the comprehensive plan guidance rather than have 8 different residential districts. Currently R-1 and R-8 share identical urban and dimensional standards; R-2 and R-3 also share very similar (almost identical) standards; and R-6 and R-7 also share similar standards, in particular lot area, though R-6 is focused on mobile home development. So thinking about a base set of R districts

from a “small, medium and large” point of view seems to align with the overlap in dimensional standards and certainly with the policies of the comprehensive plan.

**Table 4-3. Future Land Use Categories**

Category	Description	Typical Uses/Building Form	Density
Low Density Residential (LDR)	Areas for residential development primarily consist of one to two dwelling units to maintain residential growth while accommodating future growth at the lower density within the community.	One-dwelling residential, Duplex, Triplex, ADU	0 to 6 units per acre
Medium Density Residential (MDR)	Areas reserved for residential development containing a mix of dwelling units at a mid-density range to support a variety of housing types to meet the changing needs of community members.	Townhomes, Row Housing, Fourplex, Small Apartments (up to 8 units), Mobile homes	6 to 12 units per acre
High Density Residential (HDR)	Areas of the highest density residential development consisting of multiple dwelling units.	Apartments, Condos	12 or more units per acre

**Mixed Use Development**

The City’s comprehensive plan supports mixed use development in several areas. “Mixed use development within the downtown also creates opportunities for the creation of diverse housing options” The Future Land Use has a “Downtown Mixed Use” land use category which emphasizes vertical mix of commercial and residential.

It also states that neighborhood mixed use could be allowed within the Neighborhood Commercial land use category to allow both residential and commercial, along key transportation areas along key transportation areas and corridors out of downtown.

The plan also states that other areas may be suited for mixed use in the City with changes to the zoning ordinance and implementation guidance including commercial and industrial mixed use that could be explored to serve as a transition from low intensity neighborhoods into the industrial areas of the City.

The current code limits the ability to allow and permit a mixed use type development.

**Parking Regulations**

Topic	Section 155.042	Chapter 99
Purpose	Regulates <b>required off-street parking</b> for new development	Regulates how vehicles are actually parked/stored day-to-day
Application	Developers, builders, businesses, projects needing a permit	Homeowners, tenants, vehicle owners, property managers
Control	Number of stalls, loading spaces, parking lot design	Surfacing, driveway rules, outdoor storage, display for sale
Scope	Land-use compliance	Nuisance, safety, aesthetics

Examples	"Retail store requires 1 space per 400 square feet"	"You cannot park vehicles on grass" or "Trailer cannot be stored in front yard"
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Analysis of Chapter 99 Outside Parking of Vehicles: Display of Vehicles for Sale and Section 155.042 Parking and Loading

It is not uncommon to have some of the regulations in Chapter 99 in the zoning code, for example the zoning code also regulates the surfacing requirements and installation of required parking. There are several definitions in 155.042 that should be moved to the definitions section so everything is housed in one area rather than within the sections of the code. There are also definitions in Chapter 99 that should be consistent.

### Signs

The intent section places strong emphasis on minimizing visual impact, avoiding "excess size," "undesirable location," "visual competition," and protecting aesthetics. However:

- District sign provisions (§153.20) allow a wide range of signs without tying them directly back to the intent criteria.
- No requirement that the applicant demonstrate compatibility with the visual, aesthetic, or spacing goals stated in §153.01.

## **3)Built Form Study**

### **Historical Street and Block Pattern**

Worthington includes a grid block and street pattern with the downtown rotated on a NW/SE orientation and blocks due north of downtown arranged in an "end-grain" pattern. Unique in downtown was a two-alley plat layout that has been mostly vacated at this point but nevertheless this oversquare block arrangement and dual alleys certainly 'regulated' development and the built form of the community. Evidence still exists of where and how buildings were realized in downtown as separated by the alleys and this could have some clue to how parts of downtown maybe coded in the future. *Refer to Plate 1 Two Alley Block Pattern.*

The "end-grain" block composition contiguous and due north of downtown typically set up anticipated land use that was different than the remaining increments of the block (think commercial vs. residential). This does not appear to have been the case as most, if not all, of these blocks are residential uses. Another unique condition is that the lots tend to be much deeper than other lots in the downtown area, with the base dimension being about 275-276 feet. And the end grain lots, at 175 feet, are also a bit deeper than most lots. In some cases these deeper lots have been subdivided into small lots with an almost random layout of alleys that serve these lots and blocks. *Refer to Plate 2 End Grain Block Pattern.*

### **Residential**

What we are calling the "in-town" lots tend to be approximately 50 feet by 150 feet, or some close similar dimension, providing a fairly consistent increment of lot widths and sizes. Obviously, there are exceptions, but this residential consistency is something that can be explored relative to how to better calibrate a district (or districts). That being said the R-3 District which covers much of this area and R-4 District, contiguous to the commercial downtown blocks, share a number of qualities that may suggest a more workable combination of the two. *Refer to Plates 3 and 3A Residential Built Form.*

Residential development further west, south and around the lake is predominately single family detached, low density pattern. The area around Minnesota West campus does include some duplex, four unit and multi-family development. The western most area of the city is guided for low density residential development. An emerging multi-family development on the eastside of the city, between Flower Ln and Hwy's 59/60, is under construction using the R-5 and B-3 zoning districts. *Refer to Plate 4 Residential Built Form.*

A unique subarea of the city is the northeast quadrant north of Oxford and east of Humiston Ave. This area includes several residential districts as well as commercial B-3 and just east of Hwy 60 light and general manufacturing districts. There is a wide variety of built form here that is further separated by the single use districts. It may present an opportunity to explore a more mixed use approach here and calibrate regulations that could provide more defined, connected pattern. Refer to Plate 5 Residential Built Form.

### **Downtown**

The B-2 district regulates downtown that allows retail, restaurants, motels, offices and medical to name a few permitted uses. The area is compact and organized by an oversquare set of blocks that originally featured two alleys per block, a very unusual characteristic. A very walkable "main street" environment includes 10<sup>th</sup> St from 2<sup>nd</sup> Ave to 5<sup>th</sup> Ave; 3<sup>rd</sup> Ave from 9<sup>th</sup> St to 11<sup>th</sup> St; 4<sup>th</sup> St from 9<sup>th</sup> St to 10<sup>th</sup> St; and 9<sup>th</sup> St from 4<sup>th</sup> Ave to 3<sup>rd</sup> Ave. *Refer to Plate 6 Downtown Main Street.*

### **Commercial**

The B-3 district is far and away the most applied commercial district and, beyond the B-2 that is dedicated to downtown, there are only 3 other parcels in the city that are zoned B-1 or B-4. The built environment issue, at least on the surface, is the B-3 is sort of a 'catch-all' district that regulates, at a macro scale, most all types of commercial buildings – small, medium and large. Nonetheless there are more character-based areas that could be regulated in a more sensitive and context responsive manner. In particular the commercial parcels fronting the southside of Oxford St that have a very direct physical relationship to the scale residential scale neighborhoods to the south. Luckily parcel width and depth have helped to regulate the scale of development for the most part but more attention to these conditions may produce a more successful outcome in the future. *Refer to Plate 7 Commercial Pattern.*

### **Industrial**

Light and general manufacturing districts are located on the west and east edges of the city. It is anticipated that these areas and the related regulations may need little or no updates from current language.

## **4) Zoning Framework Recommendations**

A number of options can and should be considered relative to how a 'framework' for updating the zoning code should be defined. It is somewhat obvious that re-organization and streamlining the ordinance is a baseline element for the framework; other elements include:

- Cleaning up outdated language, revising the overall outline, updating definitions and updating/removing standards and requirement that are antiquated or do not apply,
- Moving the most applicable information about districts, development uses and standards toward the front of the document,

- Adding graphics and illustrations to better communicate district requirements,
- Incorporating Chapter 151 into the update,
- Cleaning up redundancies with Chapter 99 Parking,
- Incorporating Chapter 153 Signs into a consolidated update,
- Responding to policy guidance from the comprehensive plan,
- Relocating standards and requirements from the Appendix to reside with applicable districts etc. including the Use Table, some Performance Standards, and possibly incorporating Shoreland uses to a consolidate Use Table,
- A revised map with updated district boundaries and color coordination.

**Proposed/Working & Annotated Outline**

(See separate document for annotated outline)

<b>155.001 Title</b>
<b>Districts</b>
<i>Residential</i>
<i>Commercial</i>
<i>Manufacturing</i>
<i>Institutional</i>
<i>Natural</i>
<i>Transition</i>
<i>Special districts</i>
<b>Uses</b>
<b>Performance Standards &amp; General Regulations</b>
<b>Shoreland Overlay District</b>
<b>Development Permits</b>
<b>Nonconforming Lots, Uses and Structures</b>
<b>Administration</b>
<b>Appendix</b>
Appendix A: Table 1. Schedule of Density, Area and Bulk Regulations
Appendix B: Table 2. Schedule of Required Off-Street Parking and Loading Spaces
Appendix C: Table 3. Required Fences
Appendix D: Table 4. Required Distance Buffering
Appendix E: Table 5. Schedule of Use Regulations
Appendix F: Schedule of Use Regulations – Shoreland Overlay District
Appendix G: Table 6. Parking – Six Block Core Area
Appendix H: Table 7. Parking Lot Standards – Design Criteria
Appendix I: Hydrology
Appendix J: Specific Development Standards

155.001 Title	<i>rename</i>
<a href="#">155.002</a> Statement of purpose	
<a href="#">155.003</a> City land use policy	
<a href="#">155.004</a> Legal authority	
<a href="#">155.005</a> Provisions severable	
<a href="#">155.006</a> Nature of contents	
<a href="#">155.007</a> Ordinances repealed	
<a href="#">155.008</a> Jurisdiction	
<a href="#">155.009</a> Interpretation	
<a href="#">155.010</a> Definitions; rules of construction and interpretation	<i>Move to back of chapter</i>
<b>Zoning Map, Districts and Boundaries</b>	
<a href="#">155.025</a> Zoning map	<i>Move under title</i>
<a href="#">155.026</a> Boundary interpretation	
<b>General Regulations</b>	
<a href="#">155.040</a> Lots and yards	<i>locate with each district</i>
<a href="#">155.041</a> Height and bulk	<i>Locate with each district</i>
<a href="#">155.042</a> Parking and loading	
<a href="#">155.043</a> Appearance and buffering	
<a href="#">155.044</a> Performance standards	<i>Move to end of districts</i>
<b>Uses</b>	
<a href="#">155.055</a> Permitted uses	<i>Relocate table of uses here</i>
<a href="#">155.056</a> Conditional uses	
<a href="#">155.057</a> Use groups	
<a href="#">155.058</a> Transitional uses	
<a href="#">155.059</a> Accessory uses	
<a href="#">155.060</a> Conversion of dwellings	
<b>Residence Districts</b>	
<a href="#">155.070</a> General purposes	<i>Move to under districts</i>
<a href="#">155.071</a> Residential districts designated	
<a href="#">155.072</a> General provisions	
<a href="#">155.073</a> Multi-family special review	
<a href="#">155.074</a> R-7 special review	
<a href="#">155.075</a> Accessory buildings in R districts	
<b>Commercial and Industrial Districts</b>	
<a href="#">155.085</a> General provisions	<i>Move to under districts</i>
<a href="#">155.086</a> Commercial districts	
<a href="#">155.087</a> Industrial districts	
<b>Special Districts</b>	
<a href="#">155.100</a> General provisions	<i>Move to under districts</i>
<a href="#">155.101</a> Major Institution District (I)	
<a href="#">155.102</a> Flood Hazard District (F)	
<a href="#">155.103</a> Transition Zone District (TZ)	
<a href="#">155.104</a> Shoreland Overlay District	
<a href="#">155.105</a> Heritage Preservation	
<a href="#">155.106</a> Lakeshore District (L)	

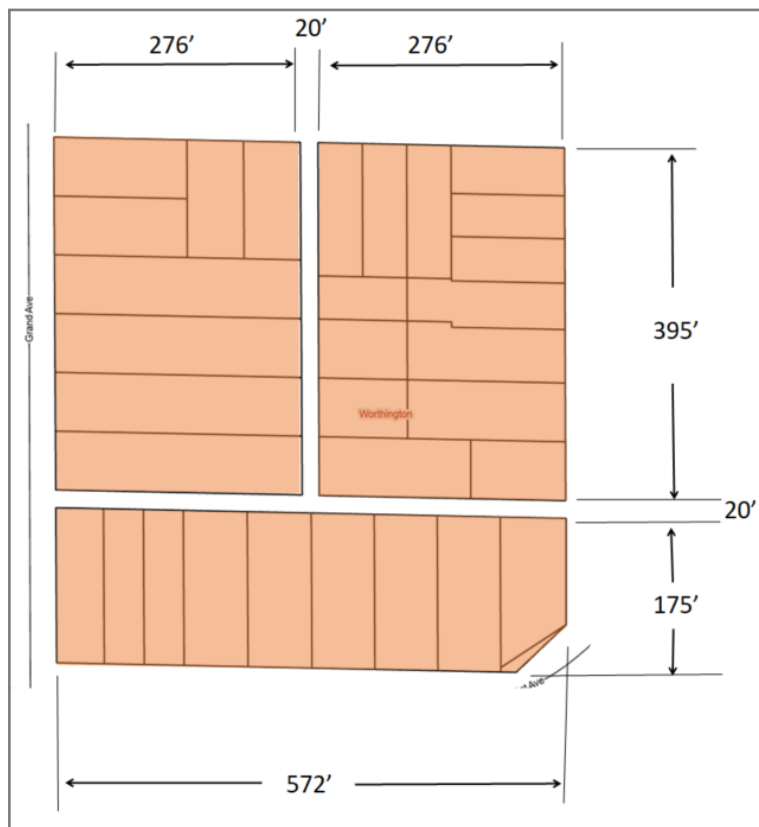
<a href="#">155.107</a> Natural Features District (S)	
<b><i>Mobile Home Park District</i></b>	<i>Move to under districts</i>
<a href="#">155.120</a> License provisions	
<a href="#">155.121</a> Inspections	
<a href="#">155.122</a> Minimum park requirements	
<a href="#">155.123</a> Minimum mobile home lot requirements	
<a href="#">155.124</a> Site improvements	
<a href="#">155.125</a> Fire protection	
<a href="#">155.126</a> Miscellaneous requirements	
<b><i>Shoreland Overlay District</i></b>	
<a href="#">155.140</a> Statutory authorization and policy	
<a href="#">155.141</a> General provisions	
<a href="#">155.142</a> Definitions	
<a href="#">155.143</a> Administration	
<a href="#">155.144</a> Shoreland classification system and land use districts	
<a href="#">155.145</a> Zoning and water supply/sanitary provisions	
<a href="#">155.146</a> Nonconformities	
<a href="#">155.147</a> Subdivision/platting provisions	
<a href="#">155.148</a> Planned unit developments (PUD's)	
<b><i>Development Permits</i></b>	
<a href="#">155.160</a> Compliance of all development	
<a href="#">155.161</a> Four types of development	
<a href="#">155.162</a> Filing; applications	
<a href="#">155.163</a> Issuance of development permits	
<a href="#">155.164</a> Hearings when required	
<a href="#">155.165</a> Effect of permit	
<a href="#">155.166</a> Expiration of a permit	
<a href="#">155.167</a> Permits subject to conditions	
<a href="#">155.168</a> Inspections	
<a href="#">155.169</a> Certificates of occupancy	
<a href="#">155.170</a> Powers and duties of Building Inspector	
<a href="#">155.171</a> Non-permit general development	
<b><i>Special Development</i></b>	<i>Redefine with CUP</i>
<a href="#">155.185</a> Intent of special development for a conditional use	
<a href="#">155.186</a> Conditional uses	
<a href="#">155.187</a> Flood hazard use permits	
<a href="#">155.188</a> Planned unit development	
<a href="#">155.189</a> Shopping center, industrial park or major institutional development	
<a href="#">155.190</a> Interim use permit	
<b><i>Nonconforming Lots, Uses and Structures</i></b>	
<a href="#">155.200</a> Intent	
<a href="#">155.201</a> Nonconforming uses of land	
<a href="#">155.202</a> Nonconforming uses of structures	

<a href="#">155.203</a> Nonconforming structure	
<a href="#">155.204</a> Nonconforming lots	
<a href="#">155.205</a> Nonconforming characteristics of use	
<a href="#">155.206</a> Nonconforming junk yards	
<b>Administration</b>	
<a href="#">155.215</a> Development Administrator	
<a href="#">155.216</a> Board of Zoning Appeals and Adjustment	
<a href="#">155.217</a> Powers of Board of Zoning Appeals and Adjustments	
<a href="#">155.218</a> Appeals	
<a href="#">155.219</a> Variances	
<a href="#">155.220</a> Limitations on powers	
<a href="#">155.221</a> Fees for variances and appeals	
<a href="#">155.222</a> Variance and appeal provisions for special districts	
<a href="#">155.223</a> District boundary changes and text amendments	
<a href="#">155.224</a> Zoning fee schedule	
<a href="#">155.225</a> Remedies	
<a href="#">155.999</a> Penalty	
Appendix A: Table 1. Schedule of Density, Area and Bulk Regulations	<i>Relocate data and standards in all tables to their corresponding topic in the code....</i>
Appendix B: Table 2. Schedule of Required Off-Street Parking and Loading Spaces	“ “
Appendix C: Table 3. Required Fences	“ “
Appendix D: Table 4. Required Distance Buffering	“ “
Appendix E: Table 5. Schedule of Use Regulations	“ “
Appendix F: Schedule of Use Regulations - Shoreland Overlay District	“ “
Appendix G: Table 6. Parking - Six Block Core Area	“ “
Appendix H: Table 7. Parking Lot Standards - Design Criteria	“ “
Appendix I: Hydrology	“ “
Appendix J: Specific Development Standards	“ “



**Plate 1—Two Alley Block Pattern**

It appears that most of the downtown that was organized by the rotated NW/SE block orientation included a very unique “two alley” system. It seems most have been vacated at this point.



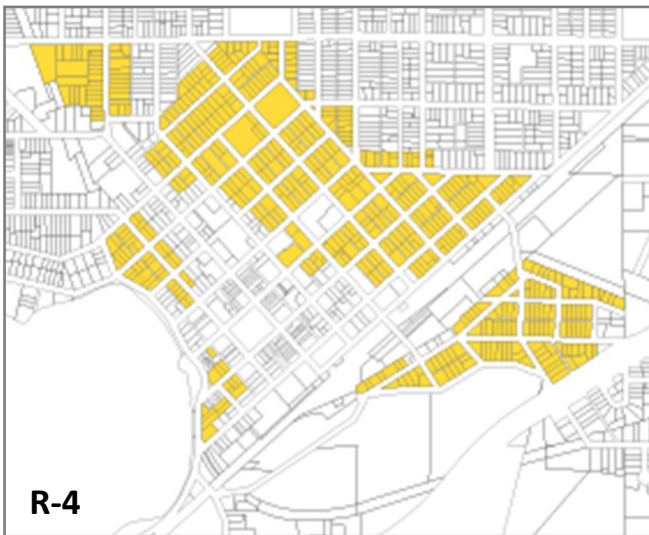
**Plate 2—End Grain Block Pattern**

The blocks north of downtown (east of Church Ave) exhibit an “end grain” condition with access provided, typically, by a “T” alley layout. This was a common block pattern when land use or building types were expected to change, typically the end grain supporting non-residential uses. In this case the end grain block increments are predominately, if not all, residential.



### Plate 3—Residential Built Form

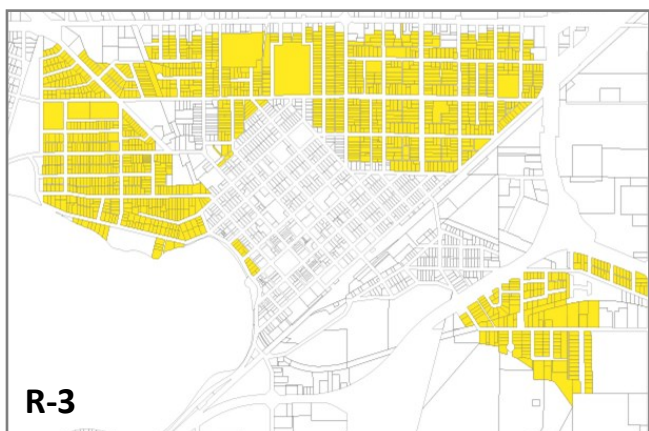
The “in-town” housing area contain similar lot widths and sizes, for the most part, though they are zoned two different districts. And though the building type is single family detached for most of the lots in this combined area, a major distinction is that many units in the R-3 are front loaded even though alleys do exist in several blocks.



R-4



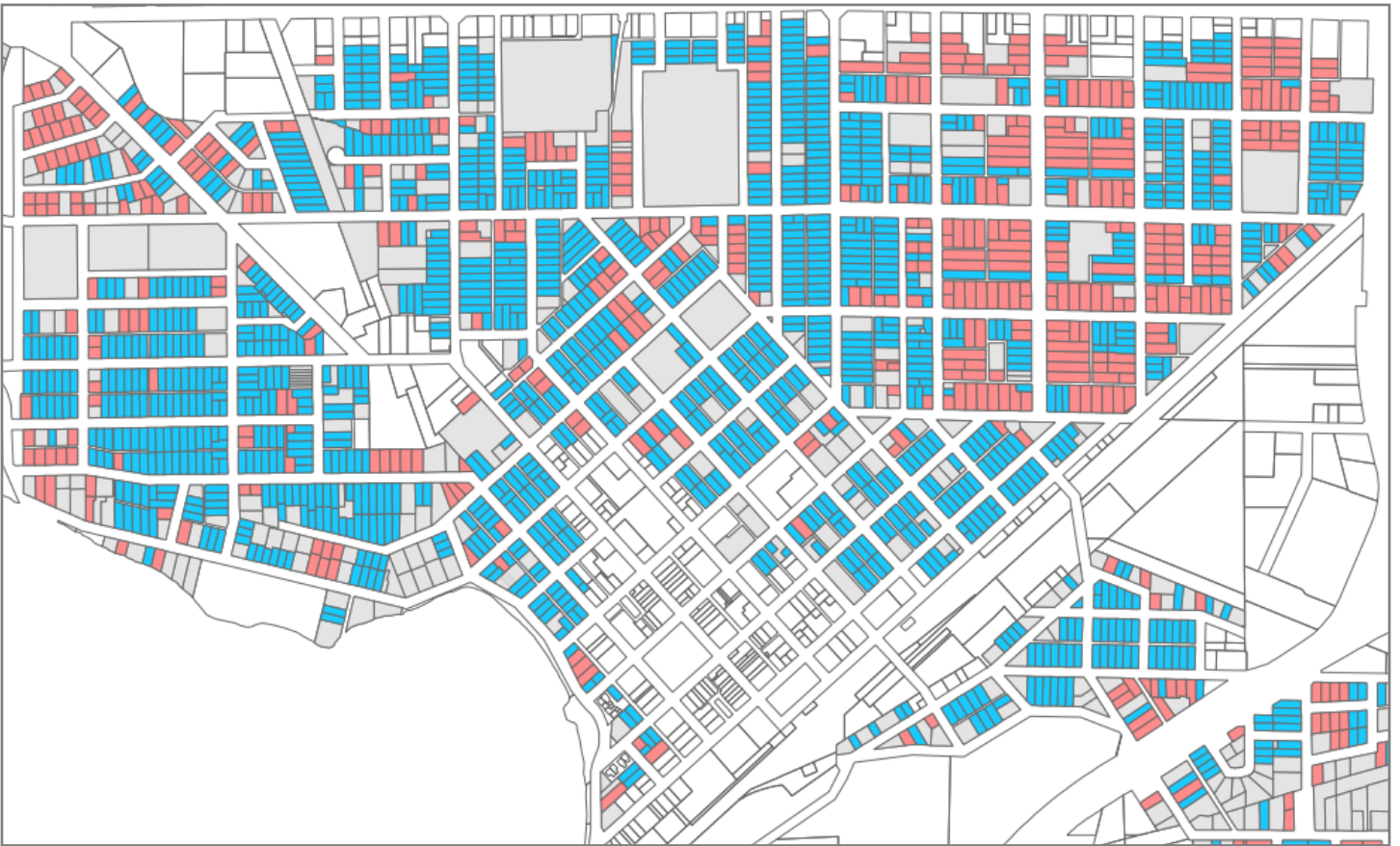
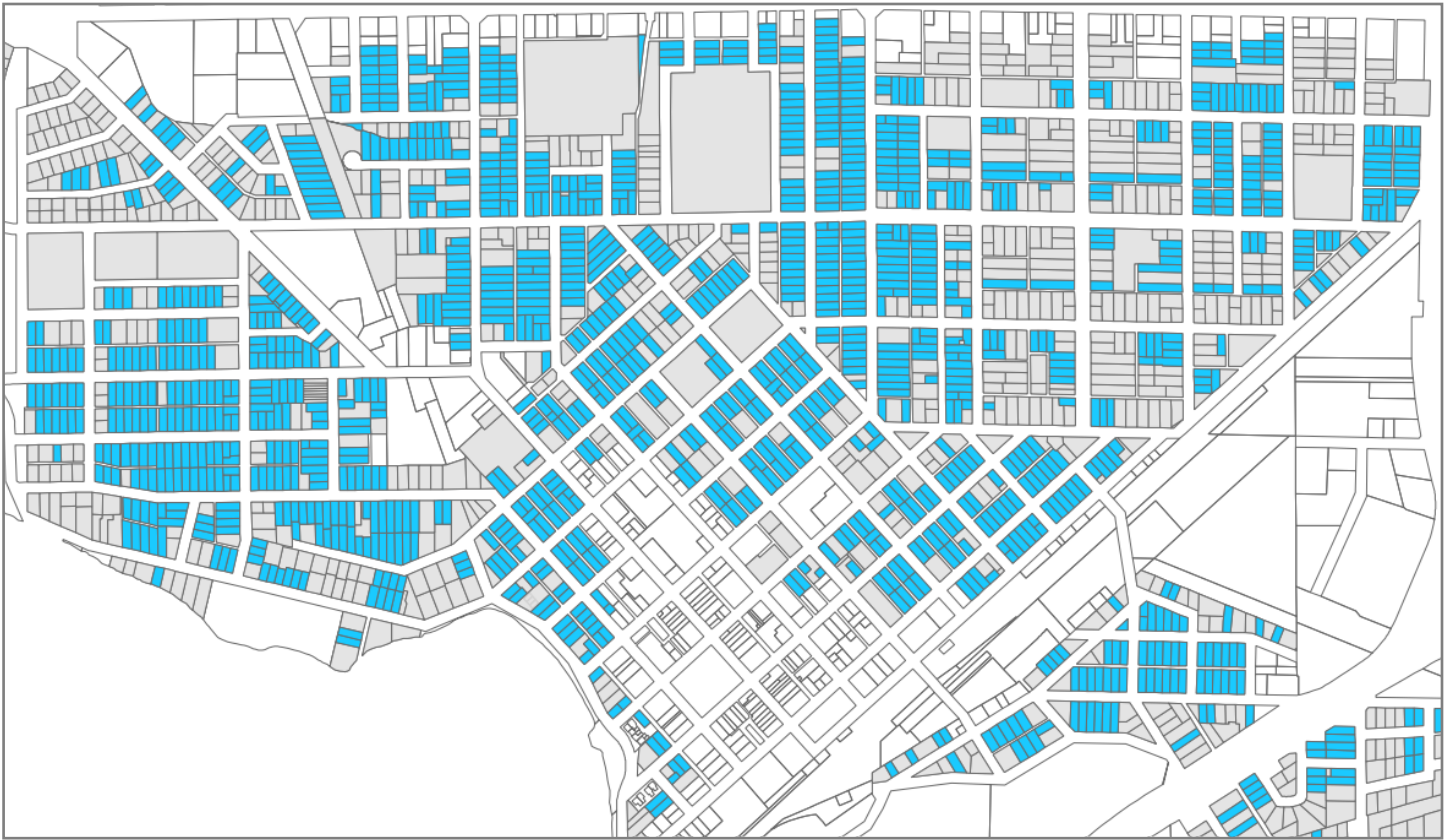
Single family units in the R-4 district



R-3

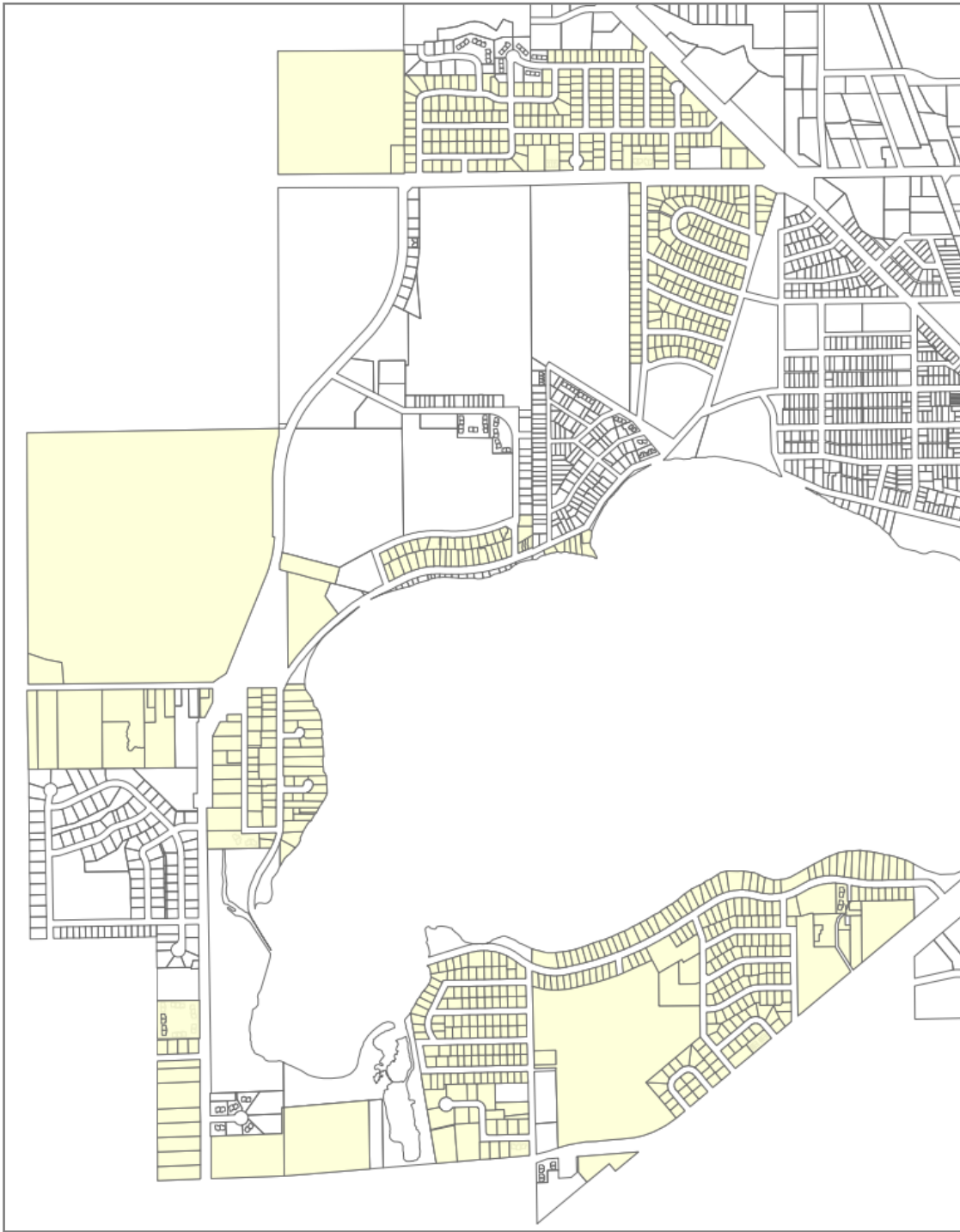


Single family units in the R-3 district



**Plate 3A—Residential Built Form**

- Lots 40 to 60 feet wide (above/blue)
- Lots 60-75 feet wide (below/red)



**Plate 4—Residential Built Form**

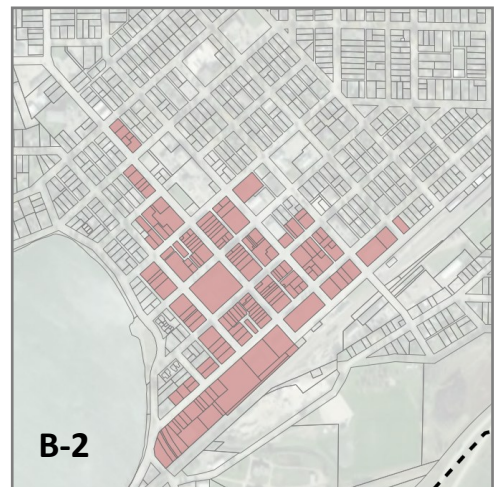
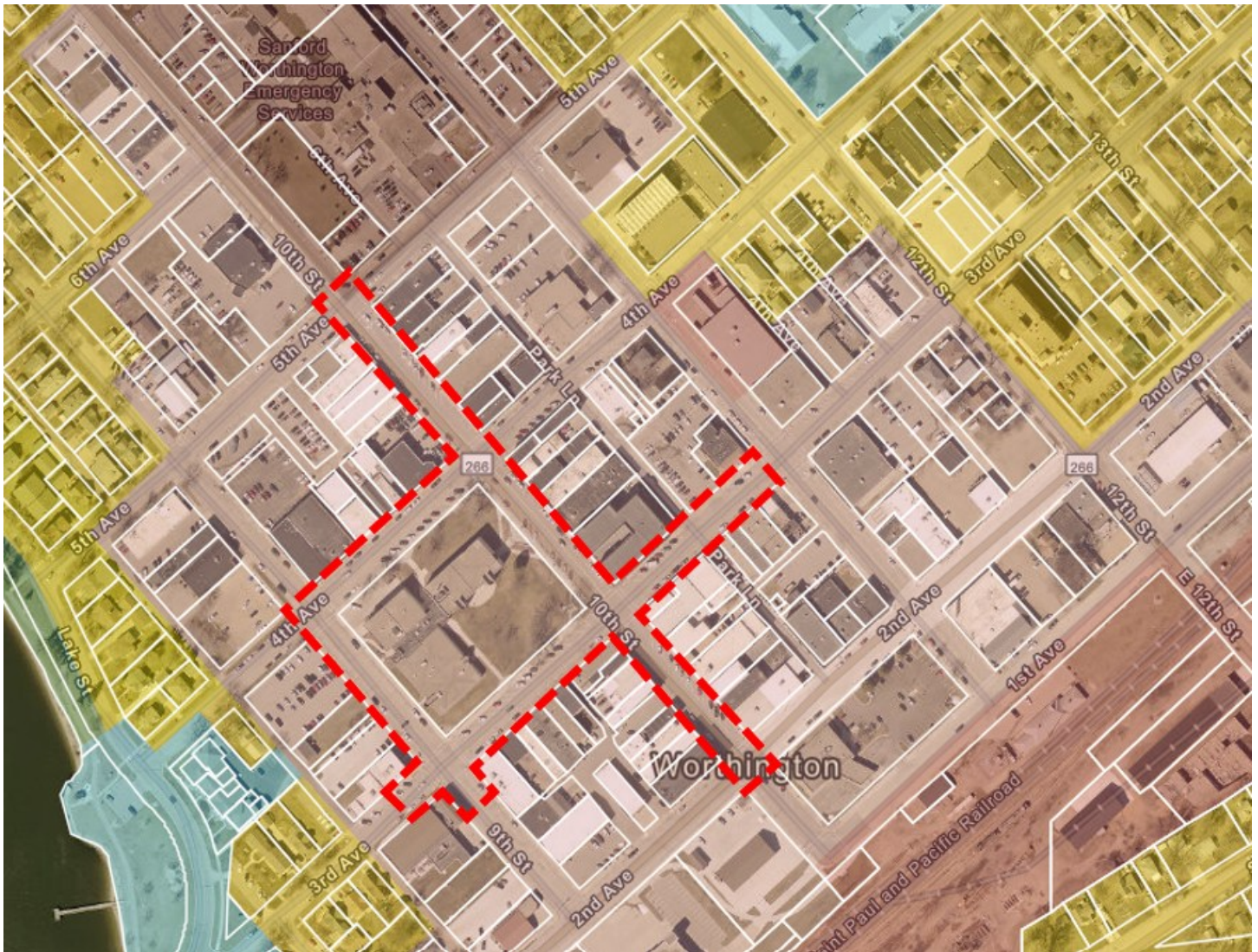
The R1 district regulates the common single family detached development that has the largest setbacks, lot widths and lot sizes. The minimum front setback is 30 feet but many lots have much larger setbacks. And though the minimum lot size is 7500 sq. ft. many are much larger than that creating more of a garden-like setting.



### Plate 5—Residential Built Form

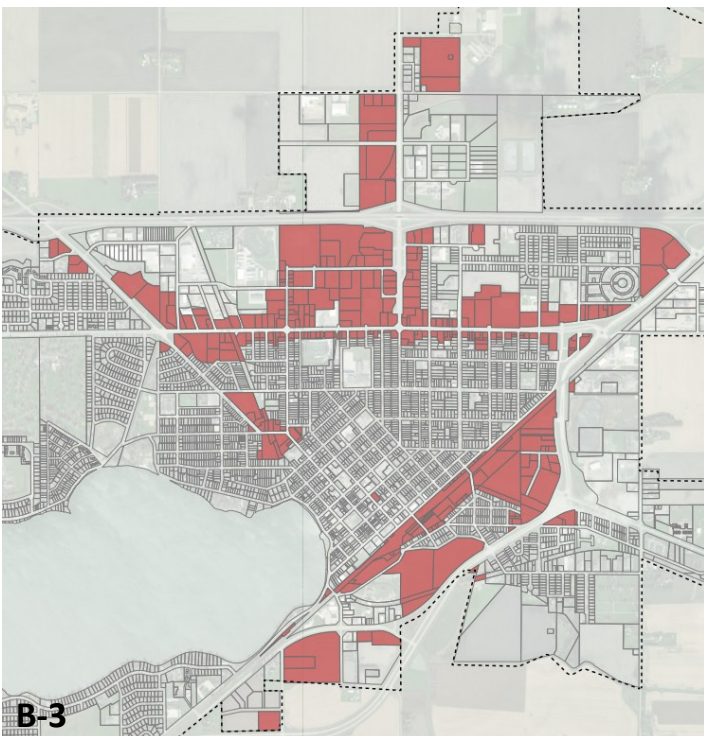
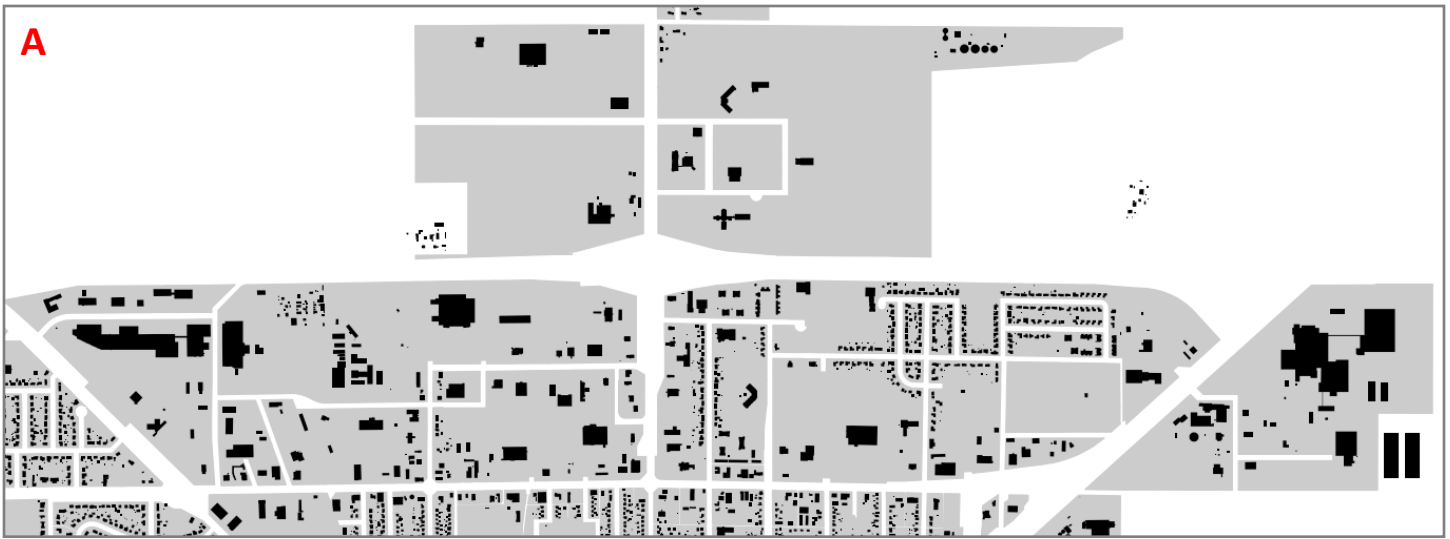
This area is probably the most diverse in terms of building type and can easily be thought of as a ‘horizontal’ mixed use area with single family, two-unit, town-house, mobile homes, and small/large multi-family buildings. It includes R-1, R-2, R-4, R-5 and R-6 districts bordered by commercial development along Humiston Ave and Oxford St. In the middle of this area sits the municipal movie theater located on Darling Dr.





### **Plate 6—Downtown Main Street**

The downtown area includes major buildings like the county offices, retail businesses and the medical center all located in a compact area. The contiguous blocks are mostly low density residential. The area shown in the red dashed outline illustrates the most well defined walkable commercial streets (with pedestrian-friendly stores and shopfronts).



### Plate 7—Commercial Pattern

The majority of commercial development, mainly along and off of Oxford St, is regulated by the B-3 district and addresses all manner and size of buildings from small, medium and large floorplates and parcels (A). North of Oxford St this district will probably continue to work well for most applications. Along the southern edge of Oxford (B) this commercial pattern comes in contact with a distinct residential scale and building increment, and most of the commercial buildings seem to respond to this scale (probably as a function of lot and block dimensions). Another area that presents some scale and compatibility issues is along 1st Ave in particular between 12th St and Oakabena St (C). A more character-based and context sensitive set of regulations may be considered here that can provide a more nuanced response than the current B-3 district.