**ORDINANCE 574**

**AN ORDINANCE AMENDING THE CITY OF BENSON ZONING REGULATIONS, ORDINANCE NO. 243, AS AMENDED, TO: ADD THE USE BROADCAST STUDIO TO THE LIST OF PERMTITED USES OF THE B-1 NEIGHBORHOOD BUSINESS DISTRICT, TO DEFINE SAID USE AND TO ESTABLISH SITE DEVELOPMENT STANDARDS RELATING TO OFF-STREET PARKING REQUIREMENTS**

WHEREAS, the Council has determined that a new use within the B-1 Neighborhood Business District is desirable;

WHEREAS, the Council has determined that site development standards for the newly proposed use are also desirable;

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BENSON, ARIZONA, as follows:

Amendment to SECTION EIGHT- B-1 NEIGHBORHOOD BUSINESS DISTRICT

To the listing of permitted uses within the B-1 Business District the term "broadcast studio" is added to the uses enumerated in letter (c).

(c) Professional offices, utility offices, government office, real estate offices, *broadcast studios* and the like.

Amendment to SECTION ONE- DEFINITIONS

To the alphabetically listing of terms, the term "broadcast studio" is added and defined as

*An establishment containing one or more broadcasting studio for over-the-air, cable or satellite delivery of radio or television programs, or studios for the audio or video recording or filming of musical performances, radio or television programs or motion pictures. This term does NOT include a transmission tower.*

Amendment to SECTION FOURTEEN- OFF-STREET PARKING AND LOADING REQUIREMENT

To the Schedule of Required Parking the term "studio" be added with the associated parking requirement of:

| | | |
|---|---|---|
| .25 | Studio | 1 parking space per 200 square feet of useable floor area |

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF BENSON, ARIZONA, this 26th day of January, 2015.

TONEY D. KING, SR., Mayor

ATTEST:

VICKI L. VIVIAN, CMC, City Clerk

APPROVED AS TO FORM:

MESCH, CLARK & ROTHSCHILD
by GARY J. COHEN
City's Attorney