

# *City of Brisbane*

## *Planning Commission Agenda Report*

**TO:** Planning Commission For the Meeting 8/13/15

**FROM:** Ken Johnson, Senior Planner, via John Swiecki, Community Development Director

**SUBJECT:** **Zoning Text Amendment RZ-2-15** to Amend City's M-1 Manufacturing District zoning text, Brisbane Municipal Code (BMC) Chapter 17.20 to expand the permitted uses and the uses which may be allowed subject to conditional use permit and amendment of the Definitions text, BMC Chapter 17.02 to include a definition for "Data Center"; Spear Street Associates, LP and FHS, applicant; owners, various; Locations: Northwest Bayshore, Northeast Bayshore and Southeast Bayshore Subareas.

**REQUEST:** This application is to amend the City's M-1 Manufacturing District zoning text to allow for additional permitted and conditional uses and to add a definition to the zoning text for "Data Center", one of the proposed permitted uses. The applicant is the owner of the former VWR site in Southeast Bayshore, which has remained largely vacant since the departure of VWR in 2012. Since the PG&E site, 7-Mile House site and the warehouse sites along Industrial Way in Northwest and Northeast Bayshore are also zoned M-1, this zoning text amendment would apply to those areas as well.

**RECOMMENDATION:** Recommend that the City Council adopt the ordinance amending the zoning text based on the applicant's proposal with modifications discussed below, via adoption of Resolution RZ-2-15.

**ENVIRONMENTAL DETERMINATION:** The project is consistent with the City's General Plan, per State CEQA Guidelines Section 15183(a)--this proposal falls within a class of projects which are consistent with existing zoning or general plan policies for which an EIR was certified and shall therefore not require further review. The exception to this section requiring environmental review as might be necessary to examine project specific significant effects does not apply.

**APPLICABLE CODE SECTIONS:** State law requires that city zoning ordinances be consistent with a city's general plan, per Government Code Section 65860. Brisbane Municipal Code Section 17.54.020 includes notice provisions for zoning text amendments, which were completed prior to this hearing. Amendment is proposed to the

M-1 district regulations and the definitions section, contained in BMC Chapters 17.02 and 17.20.

**DISCUSSION:** The proposal is to expand on the specified permitted uses and conditional uses allowed in the M-1 Manufacturing district zoning as discussed below.

Current BMC Sections: Currently the permitted and conditional uses in the M-1 district include the following, per BMC Sections 17.20.010 and 17.20.020:

Permitted uses:

- A. Research and development;
- B. Light manufacturing, assembling, processing;
- C. Offices;
- D. Warehousing, printing;
- E. Accessory retail uses as defined by Section 17.04.025.

Conditional uses:

- A. As specified in [Chapter 17.32](#);
- B. Restaurant and bars connected with restaurant use;
- C. Outside storage of trucks and equipment, when properly screened;
- D. Service stations;
- E. Destination retail uses as defined by Section 17.04.255.

Note that the above reference, “As specified in Chapter 17.32” refers to conditional uses which may be allowed in all zoning districts, which include the following:

1. Public buildings, schools, parks and other public recreational facilities, churches, and other semipublic uses. Public and private uses of school district property when the uses are, in the opinion of the planning commission, compatible with and not detrimental to the neighborhood in which the school district property is located;
2. Hospitals, convalescent hospitals;
3. Institutions of a philanthropic or charitable nature;
4. Temporary uses of not more than forty-five days duration.

Proposed Amendments: The proposal is to amend the permitted uses sections as follows (proposed revisions highlighted):

Permitted uses:

- A. Research and development;
- B. Light manufacturing, assembling, processing;
- C. Offices;

- D. Warehousing (including storage, wholesale and distribution of manufactured goods, foods and/or beverages)
- E. Freight forwarding
- F. Data centers
- G. Printing;
- H. Retail sales and rental ~~Accessory retail uses as defined by Section 17.04.025.~~
- I. Food production (includes production of beverages)
- J. Storage, wholesale and distribution of foods and beverages; and
- K. Commercial gyms and health facilities

Conditional uses.

- A. As specified in [Chapter 17.32](#);
- B. Restaurant and bars connected with restaurant use;
- C. Outside storage of trucks and equipment, when properly screened;
- D. Heavy equipment repair and automotive repair shop (both automobile light repair and automobile heavy repair, including for vehicle fleets), including EPA-compliant fueling facilities accessory to such operations;
- E. Gasoline service stations;
- F. Commercial recreation; and
- G. Temporary uses
- H. ~~Destination retail uses as defined by Section 17.04.255.~~

Finally, the proposal is to include a definition of “Data Center” as BMC Section 17.02.251 as, “Data Center’ means the storage of computer systems and associated components.”

**ANALYSIS:**

While staff is generally supportive of the intent of the request and most of the proposed language, specific issues of concern are discussed below.

Warehousing Definition: BMC Section 17.02.790 already provides the following definition of warehousing, *“Warehousing’ means an establishment engaged in the storage, wholesale and distribution of manufactured products, supplies or equipment.”* The proposed amendment includes a slightly modified definition of warehousing which does not substantively change or expand on the current definition. Staff believes that including multiple definitions of the same term throughout the zoning code creates internal inconsistency and the potential for confusion. Therefore staff does not support the proposed definitional change to warehousing.

Storage, Wholesale and Distribution of Foods and Beverages: While staff understands the applicant’s concern that food may not fall within the zoning code warehousing definition as a “manufactured product” the city has historically interpreted food as a “manufactured product” for purposes of zoning code implementation. As such, staff does not believe the proposed revision is necessary and does not support it. Staff does support

the addition of “food production” as a permitted use. The ancillary aspects of food storage, wholesale, and distribution could be added to this permitted use for purposes of clarity.

Data Centers: The basic form and structure of the current M-1 zone dates back to 1984. Inasmuch as data centers did not exist as a distinct land use at that time, the Zoning Code does not recognize them in any manner. Staff believes that it is appropriate to recognize this land use category, and that the nature and character of this use category is compatible with the M-1 zone.

Freight Forwarding: Freight forwarding is defined in BMC Section 17.02.330 as a specific use separate from warehousing, although generally freight forwarding and warehousing function similarly. The City distinguishes the two by ownership of goods and distribution, with the definition; “*‘Freight forwarder’ means an establishment engaged in the receipt and distribution of goods, products, mail, packages, cargo, or materials, or any combination thereof, belonging to others, including transshipment by boat, rail, air or motor vehicle. The distribution function may include the breakdown of large orders from a single source into smaller orders for distribution to several recipients and consolidation of several orders into one large one for distribution to a single recipient. The term does not include any establishment engaged in the receipt and/or distribution of its own products, inventory or merchandise.*”

In Brisbane, regulating freight forwarding as a separate and distinct land use from warehousing dates back to 1999, when concerns regarding freight forwarding in Crocker Park led the City to establish new regulations. The stated concerns related to the potential overproliferation of freight forwarders in Crocker Park, concerns over night operations, and proximity of freight forwarders to residences. The new regulations established a cap on freight forwarding in Crocker Park and a conditional use permit requirement for freight forwarders in Crocker Park. However, while the new regulations defined freight forwarding as separate and distinct from warehousing, they did not specifically address freight forwarding in the M-1 zone. As such, freight forwarding is not identified as either a permitted or conditionally permitted use in the M-1 zone. Staff has no objection to the applicant’s proposal to clearly identify freight forwarding as a permitted use in the M-1 zone. As noted previously, the operational characteristics of freight forwarding are similar to other permitted warehouse uses. The conditions warranting CUP review in Crocker Park (possible overproliferation, proximity to residential uses) do not occur in the M-1 zoned areas, which are located east of Bayshore Boulevard and isolated from residential areas. Freight forwarding within the M-1 district as a permitted use is consistent with the distribution facilities land use designation allowed in the General Plan for these subareas.

Retail sales: The current code provision needs to be revised, as the Zoning Code does not include a definition for “accessory retail sales” as currently specified. Allowing retail uses by right as proposed would be consistent with the underlying General Plan designations which permit retail, as well as the Crocker Park (TC-1) regulations. On the

other hand, none of the M-1 zoned areas are particularly well-suited for stand-alone retail, given relatively poor public access and parking and current building configuration. Staff would anticipate the most viable form of retail in these M-1 zoned areas would be incidental retail sales of products processed or assembled on site.

Conditional Use - Heavy Equipment Repair: The proposed use is consistent with the light manufacturing zoning and as a conditional use the project specific impacts would require study on a case-by-case basis, as appropriate. Staff supports the requested amendment.

Gasoline Service Stations/Commercial Recreation: Gasoline service stations and commercial recreation are consistent with the General Plan designation and both have a parallel with Crocker Park as conditional uses. Commercial recreation is distinguished from commercial gyms and health facilities by the following definitions, per BMC Section 17.02.145, "*Commercial recreation*" means a use designed and equipped for the conduct of sports and leisure-time activities operated as a business." And "*Commercial gym and health facilities*" means a commercial recreation use conducted entirely within an enclosed structure containing facilities such as exercise equipment, game courts, swimming pool or spa, and shower and/or changing room facilities."

Temporary Uses: As noted above, temporary uses (up to 45 days) are already allowed by use permit in all zoning districts. For consistency with other zoning districts, it is not recommended to list temporary uses in this section.

The General Plan designation for the M-1 Manufacturing district is Trade Commercial (TC) for Northwest and Southwest Bayshore and Planned Development-Subregional Commercial/Retail/Office (PD-SC/R/O) for Northwest Bayshore. These General Plan designations provide for a mix of uses that are consistent with the proposed uses.

In reviewing these proposed uses, Brisbane's one TC zoning district, the Crocker Park TC-1 Trade Commercial district, was also reviewed for comparison. Note that Crocker Park shares similarities to the M-1 district in Southeast Bayshore, not only in its General Plan designation, but to some degree in terms of physical characteristics. The sites are generally large and have existing large warehouse development, and they are generally separated from Bayshore Boulevard with either a street or driveway with a signalized intersection, and relatively flat topography. Note also that the current M-1 zoning already allows for similar uses to the TC-1 with warehouses and offices and light manufacturing in the M-1 versus light fabrication in the TC-1. So the M-1 allows for more intensive uses with light manufacturing versus light fabrication in the TC-1 district. The M-1 has greater separation from residential uses, since it is not within the valley between the residences of the Northeast Ridge and Central Brisbane.

In the unlikely event of relocation of the PG&E substation to allow for redevelopment to one of the proposed uses, a Planned Development (PD) permit and Environmental Review under CEQA would be required as part of any significant redevelopment plans,

given the PD-SC/R/O designation and the lack of existing development which could accommodate other uses.

The Northeast Bayshore sites along Industrial Way are the subject of the Baylands EIR process and following certification of the Final EIR, the City will be finalizing the Specific Plan, which includes this district. This proposed amendment would not alter the City's future plans for the Northeast Bayshore sites or the City's future plans for the Baylands as a whole.

Finally, enclosed for the Commission's use are both the "redlined" and non-redlined versions of the zoning text amendment as well as the applicant's proposal.

**ATTACHMENTS:**

- Redline Comparison
- Draft Resolution RZ-2-15 (including the Draft Ordinance)
- Applicant's submittal – requested amendment
- Land Use Map
- Zoning Map

## Redlined Comparison of Current BMC Text vs. Ordinance

17.02.187 – Data Center. “Data Center” means the storage of computer systems and associated components.

### 17.20.010 ~~–~~ Permitted uses.

The following uses are permitted in the M-1 district, all within a building, except for limited outside storage of vehicles and equipment related to the interior use, and all submitting evidence of safe, clean, quiet operation:

A. Research and development;

B. B. Light manufacturing, assembling, processing;

C. ~~C.~~ Food production and distribution;

D. Offices;

E. ~~D.~~ Warehousing, ~~printing~~;

~~E. Accessory retail uses as defined by Section 17.04.025.~~

F. Data centers;

G. Printing;

H. Retail sales and rental;

I. Commercial gyms and health facilities; and

J. Freight forwarding.

### 17.20.020 ~~–~~ Conditional uses. \_\_\_\_\_

Conditional uses allowed in the M-1 district, subject to obtaining a use permit, are as follows:

A. As specified in Chapter 17.32;

B. B. Restaurant and bars connected with restaurant use;

C. C. Outside storage of trucks and equipment, when properly screened;

D. ~~D. Service~~ Heavy equipment repair and automotive repair shop (both automobile light repair and automobile heavy repair, including for vehicle fleets), including EPA-compliant fueling facilities accessory to such operations;

E. Gasoline service stations; and

F. ~~Destination retail uses as defined by Section 17.04.255~~ Commercial recreation



draft  
RESOLUTION NO. RZ-2-15

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRISBANE  
RECOMMENDING ZONING TEXT AMENDMENT RZ-2-15  
TO THE CITY COUNCIL

SUCH TEXT AMENDMENTS PERTAINING TO CITY OF BRISBANE MUNICIPAL  
CODE TITLE 17, ZONING; CHAPTER 17.02, DEFINITIONS AND CHAPTER 17.20,  
M-1 MANUFACTURING DISTRICT

WHEREAS, On June 26, 2015, Spear Streets Associates, applied to the City of Brisbane to Amend City's M-1 Manufacturing District zoning text, Brisbane Municipal Code (BMC) Chapter 17.20 to expand the permitted uses and the uses which may be allowed subject to conditional use permit and amendment of the Definitions text, BMC Chapter 17.02 to include a definition for "Data Center"; and; and

WHEREAS, the Planning Commission has determined that amending Municipal Code Chapter 17.02 and 17.20 as detailed in the agenda report is consistent with the General Plan designations for these properties; and

WHEREAS, on August 13<sup>th</sup>, 2015, the Planning Commission held a public hearing on the draft ordinance; and

WHEREAS, the minutes of the Planning Commission meeting of August 13<sup>th</sup>, 2015 is attached and incorporated by reference as part of this resolution; and

WHEREAS, the project is consistent with the City's General Plan and per State CEQA Guidelines Section 15183(a)--this proposal falls within a class of projects which are consistent with existing zoning or general plan policies for which an EIR was certified and shall therefore not require further review

WHEREAS, the exception to CEQA Guidelines Section 15183(a) requiring environmental review as might be necessary to examine project specific significant effects does not apply.

NOW, THEREFORE, based upon the evidence presented, both written and oral, the Planning Commission of the City of Brisbane hereby RECOMMENDS that the City Council adopt the attached ordinance.

AYES:

NOES:

ABSENT:

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TuongVan Do  
Chairperson

ATTEST:

**draft**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF BRISBANE AMENDING THE  
CITY OF BRISBANE MUNICIPAL CODE TITLE 17, ZONING  
TEXT; CHAPTER 17.02 - DEFINITIONS AND CHAPTER 17.20 -  
M-1 MANUFACTURING DISTRICT; OF THE MUNICIPAL CODE**

**WHEREAS**, On June 26, 2015, Spear Streets Associates, applied to the City of Brisbane to Amend City's M-1 Manufacturing District zoning text, Brisbane Municipal Code (BMC) Chapter 17.20 to expand the permitted uses and the uses which may be allowed subject to conditional use permit and amendment of the Definitions text, BMC Chapter 17.02 to include a definition for "Data Center"; and

**WHEREAS**, The City determined that the zoning text application was consistent with the General Plan designated uses for which there is a certified EIR, with certain modifications to the applicant's proposed amendment for clarity: and

**WHEREAS**, Since the project is consistent with the City's General Plan, per State CEQA Guidelines Section 15183(a), this proposal falls within a class of projects which does not require further review and the exception to this section requiring environmental review as might be necessary to examine project specific significant effects does not apply; and

**WHEREAS**, The notice of public hearing was posted and mailed to property owners within 300 feet of the boundaries of the M-1 zoning districts, per BMC Section 17.54.020 prior to Planning Commission and City Council hearings; and

**WHEREAS**, on August 13, 2015, the Brisbane Planning Commission recommended that the City Council approve the proposed Zoning Text Amendment RZ-2-15; and

**WHEREAS**, on \_\_\_\_\_ the City Council conducted a hearing on the application, at which time any person interested in the matter was given opportunity to be heard; and

**THE CITY COUNCIL OF THE CITY OF BRISBANE HEREBY ORDAINS  
AS FOLLOWS:**

**SECTION 1:** Section 17.02.251 in Chapter 17.02 – Definitions of the Municipal Code is amended to read as follows:

**17.02.187 – Data Center.** “Data Center” means the storage of computer systems and associated components.

**SECTION 2:** Section 17.20.010 in Chapter 17.20 of the Municipal Code is amended to read as follows:

**17.20.010 – Permitted Uses.**

The following uses are permitted in the M-1 district, all within a building, except for limited outside storage of vehicles and equipment related to the interior use, and all submitting evidence of safe, clean, quiet operation:

- A. Research and development;
- B. Light manufacturing, assembling, processing;
- C. Food production and distribution;
- D. Offices;
- E. Warehousing;
- F. Data centers;
- G. Printing;
- H. Retail sales and rental;
- I. Commercial gyms and health facilities; and
- J. Freight forwarding.

**SECTION 3:** Section 17.20.020 in Chapter 17.20 of the Municipal Code is amended to read as follows:

**17.20.020 – Conditional Uses.** Conditional uses allowed in the M-1 district, subject to obtaining a use permit, are as follows:

- A. As specified in [Chapter 17.32](#);
- B. Restaurant and bars connected with restaurant use;
- C. Outside storage of trucks and equipment, when properly screened;
- D. Heavy equipment repair and automotive repair shop (both automobile light repair and automobile heavy repair, including for vehicle fleets), including EPA-compliant fueling facilities accessory to such operations;
- E. Gasoline service stations; and
- F. Commercial recreation

**SECTION 4:** Where a use permit, design permit or variance approval has been issued through final action by the City prior to the effective date of this Ordinance, or where such planning permit approval is not required and a complete building permit application

has been submitted prior to the effective date of this Ordinance, the holder of such use permit, design permit or variance approval or complete building permit application may proceed to construct the improvements or establish the use authorized by such permit or approval and the same shall be exempted from any conflicting regulations that may be contained in this Ordinance.

**SECTION 5:** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Brisbane hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases may be held invalid or unconstitutional.

**SECTION 6:** This Ordinance shall be in full force and effect thirty days after its passage and adoption.

\* \* \*

The above and foregoing Ordinance was regularly introduced and after the waiting time required by law, was thereafter passed and adopted at a regular meeting of the City Council of the City of Brisbane held on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**Chapter 17.02 – DEFINITIONS**

17.02.[251] – Data Center.

"Data Center" means the storage of computer systems and associated components.

**Chapter 17.20 - M-1 MANUFACTURING DISTRICT**

17.20.010 - Permitted uses.

The following uses are permitted in the M-1 district, all within a building, except for limited outside storage of vehicles and equipment related to the interior use, and all submitting evidence of safe, clean, quiet operation:

- A. Research and development;
- B. Light manufacturing, assembling, processing;
- C. Offices;
- D. Warehousing (including storage, wholesale and distribution of manufactured goods, foods and/or beverages);
- E. Freight Forwarding
- F. Data Centers
- G. Printing;
- H. Retail sales and rental; ~~uses as defined by Section 17.04.025;~~
- I. Food production (includes production of beverages);
- J. Storage, wholesale and distribution of foods and beverages; and
- K. Commercial gyms and health facilities.

(Ord. 353 § 4, 1989; Ord. 298 § 4.8(A), 1984).

17.20.020 - Conditional uses.

Conditional uses allowed in the M-1 district, subject to obtaining a use permit, are as follows:

- A. As specified in Chapter 17.32;
- B. Restaurant and bars connected with restaurant use;
- C. Outside storage of trucks and equipment, when properly screened;
- D. Heavy equipment repair and automotive repair shop (both automotive light repair and automotive heavy repair, including for vehicle fleets), including EPA-compliant fueling facilities accessory to such operations;
- E. Gasoline service stations;
- F. Commercial Recreation; and
- G. Temporary uses.
- E. ~~Destination retail uses as defined by Section 17.04.255.~~

(Ord. 353 § 5, 1989; Ord. 298 § 4.8(B), 1984).

17.20.030 - Development regulations.

Development regulations in the M-1 district are as follows:

- A. Minimum building site required, ten thousand (10,000) square feet;
- B. Minimum lot dimensions; one hundred (100) feet width;
- C. Required minimum yards:
  - 1. Front yard, twenty-five (25) feet;
  - 2. Side yards, ten (10) feet;
  - 3. Rear yard, ten (10) feet;
- D. Maximum coverage by all structures, sixty percent (60%);
- E. Maximum allowable height for all structures, fifty (50) feet, provided gross floor area ratio to land may not exceed two (2) to one (1);
- F. Landscaping Requirements.
  - 1. Not less than fifteen percent (15%) of the gross lot area shall be improved with landscaping;
  - 2. Landscaping required under this section, including replacement landscaping, shall be according to detailed plans approved by the planning director. The landscape plans shall be consistent with the following objectives:
    - a. Use of plants that are not invasive;
    - b. Use of water conserving plants; and
    - c. Use of plants and other landscape features that are appropriate to the context.
  - 3. New and replacement, irrigated landscapes of one thousand (1,000) square feet, or more, shall be subject to the water conservation in landscaping ordinance. Refer to Chapter 15.70
- G. Recycling Area Requirements.
  - 1. Adequate, accessible and convenient areas for depositing, collecting and loading recyclable materials in receptacles shall be provided. The area shall be located and fully enclosed so as to adequately protect neighboring uses from adverse impacts such as noise, odor, vectors, wind-blown litter or glare. The area shall be designed to prevent storm water run-on to the area and runoff from the area, and roofs shall be designed to drain away from neighboring properties. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the area.
  - 2. This requirement shall apply to all new commercial, industrial, or institutional buildings, and city facilities (including buildings, structures, and outdoor recreation areas owned by the city) where solid waste is collected and loaded. This requirement shall also apply to any existing development for which building permit applications are submitted within a twelve-month period collectively adding thirty percent (30%) or more to the existing floor area of the development project. For existing developments occupied by multiple tenants, this requirement shall apply to applications for one or more building permits for a single or multiple alterations submitted by any tenant within a twelve-month period collectively adding thirty percent (30%) or more to the existing floor area of that portion of the development which said tenant leases. Such recycling areas shall, at a minimum, be sufficient in capacity, number, and distribution to serve that portion of the development project which said tenant leases.
- H. In the case of conditional uses, additional regulations may be required.  
(Ord. 298 § 4.8(C), 1984).

(Ord. No. 548, § 9, 11-1-10; Ord. No. 556, § 21, 2-22-11)

17.20.040 - Exceptions.

Exceptions are as specified in Chapter 17.32.

(Ord. 298 § 4.8(D), 1984).

17.20.050 - Parking.

Parking in the M-1 district as specified in Chapter 17.34.

(Ord. 298 § 4.8(E), 1984).

17.20.060 - Signs.

Signs allowed in the M-1 district are as specified in Chapter 17.36.

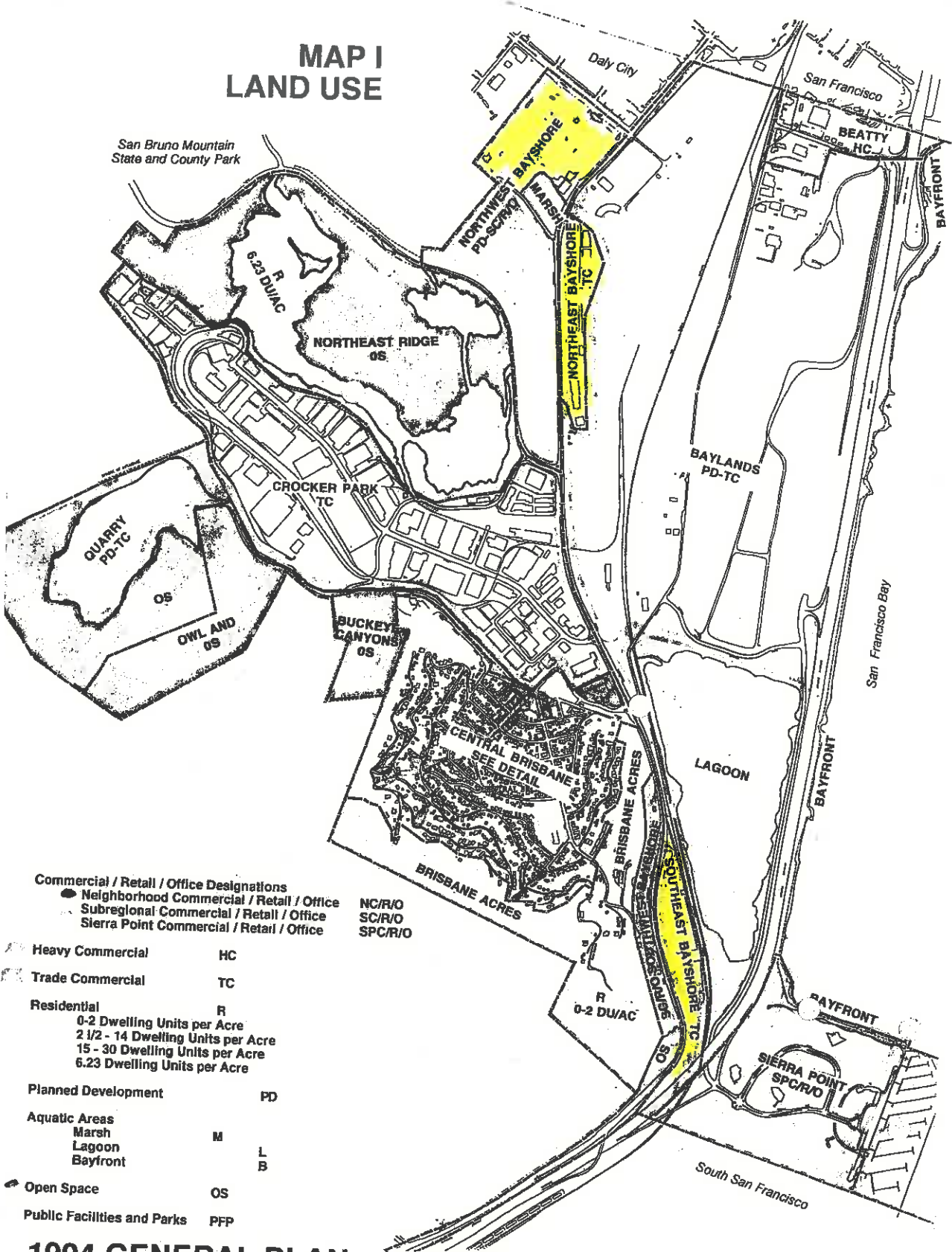
(Ord. 298 § 4.8(F), 1984).

17.20.070 - Design review.

Design review in the M-1 district are as specified in Chapter 17.42.

(Ord. 298 § 4.8 (G), 1984).

# MAP I LAND USE



Commercial / Retail / Office Designations  
 ● Neighborhood Commercial / Retail / Office  
 ○ Subregional Commercial / Retail / Office  
 □ Sierra Point Commercial / Retail / Office

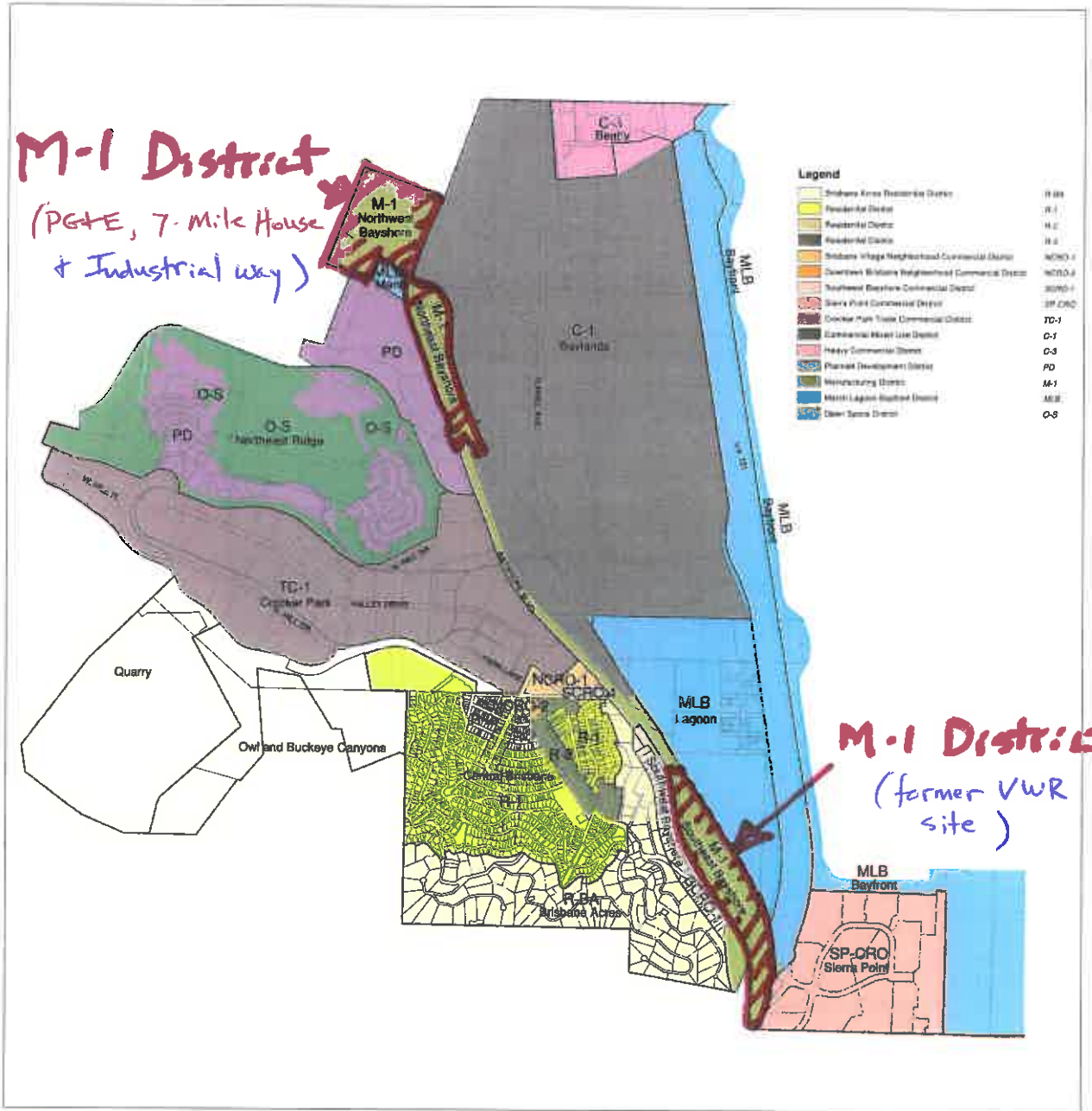
NC/R/O  
 SC/R/O  
 SPC/R/O

- Heavy Commercial HC
- Trade Commercial TC
- Residential R
  - 0-2 Dwelling Units per Acre
  - 2 1/2 - 14 Dwelling Units per Acre
  - 15 - 30 Dwelling Units per Acre
  - 6.23 Dwelling Units per Acre
- Planned Development PD
- Aquatic Areas
  - Marsh M
  - Lagoon L
  - Bayfront B
- Open Space OS
- Public Facilities and Parks PFP

## 1994 GENERAL PLAN City of Brisbane



# Zoning Map City of Brisbane



LSA



Revised: May 15, 1989  
Revised: May 25, 1992  
Revised: April 1996  
Revised: February 2000  
Revised: February 2002  
Revised: July 2003



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