

URBAN RENEWAL BOARD REGULAR MEETING - DECEMBER 16, 2019  
EAST 11TH ST NCCD AND URPLAN PERMITTED, CONDITIONAL AND PROHIBITED USE - COMPARISON / PROPOSED USE CHART

	Current Use Chart					Proposed Use Chart 12/2/2019; 12/16/2019				Rationale/Notes/Responses	
	SUBDISTRICT 1	SUBDISTRICT 2	SUBDISTRICT 4	Urban Renewal Plan		SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan			
Residential Uses											
Bed and Breakfast	—	P	P			N/A	N/A	N/A		Not a use in the Land Development Code	
Bed and Breakfast (Group 1)						—	—	—		Group 1 - <b>5 rental units</b> if the building in which the bed and breakfast residential use is located in is more than 50 Years or <b>3 rental units</b> if the building in which the bed and breakfast residential use is located is 50 years old or less.	
Bed and Breakfast (Group 2)						—	—	—		Group 2 - <b>10 rental units</b> if the building in which the bed and breakfast residential use is located in is more than 50 Years or <b>5 rental units</b> if the building in which the bed and breakfast residential use is located is 50 years old or less.	
Condominium Residential	**p	P	P			PC	PC	PC		Not on ground floor fronting E 11th and 12th Streets Save and except all existing uses	
Conservation Single Family Residential						—	—	—			
Duplex Residential	—	P	P			—	—	—			
Garden Apartments				P		N/A	N/A	N/A		Not a use in the Land Development Code	
Group Residential						C	C	C		<b>Question:</b> Would CO-OPs fall under this category? <b>Response:</b> Yes	
Home Office				P		N/A	N/A	N/A		<b>Question:</b> Are these uses embedded in the LDC elsewhere? If so, where? <b>Response:</b> No, they are not.	
House Like Offices				P		N/A	N/A	N/A			
House Like Offices				P		N/A	N/A	N/A			
House Like Studios				P		N/A	N/A	N/A			
Mobile Home Residential						—	—	—			
Multi-Family Residential	*p	*p	P			Further Discussion	Further Discussion	Further Discussion		<b>Question:</b> What are the different densities for the MF Districts? <b>Response:</b> <ul style="list-style-type: none"><li>• MF-1: 17 DU/acre</li><li>• MF-2: 23 DU/acre</li><li>• MF-3: 36 DU/acre</li><li>• MF-4: 54 DU/acre (FAR .75:1)</li><li>• MF-5: 54 DU/acre (FAR 1:1)</li></ul>	

