

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 |  |  |
| Civic Uses                       |                   |               |               |                    |  |  |               |                    |  |  |
| Administrative Services          |                   |               |               |                    |  | —  | —             | —                  |  |  |
| Aviation Facilities              |                   |               |               |                    |  | —  | —             | —                  |  |  |
| Camp                             |                   |               |               |                    |  | —  | —             | —                  |  |  |
| Cemetery                         |                   |               |               |                    |  | —  | —             | —                  |  |  |
| Club or Lodge                    | P                 | P             | P             | P                  |  | —  | —             | —                  |  | Conditions: Save and accept - lodges on 11th and 12th  |
| College & University facilities  | C                 | C             | C             |                    |  | C  | C             | C                  |  | Only allow on the second floor. (Are there other conditions the Board wants to impose on this use?)  |
| Communication Service Facilities | C                 | C             | C             |                    |  | —  | —             | —                  |  | <b>Question:</b> Can this use be prohibited?<br><b>Response:</b> Yes, Communication Service Facilities can be prohibited, but a Telecommunications Tower cannot be prohibited. |
| Community Events                 |                   |               |               |                    |  | —  | —             | —                  |  |  |
| Community Parking Facilities     | P                 | P             | P             | P                  |  | N/A                                      | N/A           | N/A                |  | <ul style="list-style-type: none"><li>• Current use found in Commercial Off-site Accessory Parking</li><li>• Not a use in the Land Development Code</li></ul>                  |
| Community Recreation             | C                 | C             | C             |                    |  | N/A                                      | N/A           | N/A                |  | Not a use in the Land Development Code   |
| Community Recreation (Private)   |                   |               |               |                    |  | C  | C             | C                  |  | Discussion regarding heavily conditioning Community Recreation (Private)   |
| Community Recreation (Public)    |                   |               |               |                    |  | C  | C             | C                  |  |  |

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|                       | SUBDISTRICT 1     | SUBDISTRICT 2 | SUBDISTRICT 4 | Urban Renewal Plan |  | SUBDISTRICT 1                            | SUBDISTRICT 2 | Urban Renewal Plan |  |  |
| Congregate Living     |                   |               |               | —                  |  | C  | C             | C                  |  | <b>Question:</b> Is this a facility?<br><b>Response:</b> Congregate Living is for an assisted living facility with 15 or more persons, under 15 residents would be an appropriate group home use.<br><b>Question:</b> Can we have it as a permitted use, with exceptions?<br><b>Response:</b> Yes  |
|                       |                   |               |               |                    |  |  |               |                    |  | <b>Question:</b> Which Zoning Districts allow for "Congregate Living" use for under 6 people?<br><b>Response:</b> The "under 6 residents" would fall under Group Homes, see below:<br><u>Group Home, Class I (General)</u> <ul style="list-style-type: none"><li>• 6 to 15 persons with no more than 3 supervisory personnel</li><li>• Conditional in LA through SF-6</li><li>• Permitted in MF-1 through all other districts except CR and W/LO</li></ul> <u>Group Home, Class I (Limited)</u> <ul style="list-style-type: none"><li>• No more than 6 persons and 2 supervisory personnel</li><li>• Permitted in all district except CR and W/LO</li></ul> <u>Group Home, Class II</u> <ul style="list-style-type: none"><li>• 6 to 15 persons with no more than 3 supervisory personnel for juvenile delinquents, halfway houses providing residence instead of institutional sentencing, and halfway houses providing residence to those needing correctional and mental institutionalization.</li><li>• Prohibited in LA through MF-1</li><li>• Conditional in MF-2 through LO</li><li>• Permitted in all other districts except CR and W/LO</li></ul> |
| Convalescent Services |                   |               |               |                    |  | —  | —             | —                  |  |  |
| Convention Center     |                   |               |               |                    |  | —  | —             | —                  |  |  |

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|  | SUBDISTRICT 1     | SUBDISTRICT 2 | SUBDISTRICT 4 | Urban Renewal Plan |  | SUBDISTRICT 1                            | SUBDISTRICT 2 | Urban Renewal Plan |  |   |
| Counseling Services                    |                   |               |               |                    |  | PC                                       | PC            | PC                 |  | Permitted, however not allowed on ground floor.   |
| Cultural Services                      | P                 | P             | P             | P                  |  | P  | P             | P                  |  |   |
| Day Care Services (General)            | C                 | P             | P             |                    |  | C  | C             | C                  |  | How property accessed? How drop off is staged?  |
| Day Care Services (Limited)            | C                 | P             | P             |                    |  | P  | P             | P                  |  |   |
| Day Care Services (Commercial)         | C                 | P             | P             |                    |  | —  | —             | —                  |  | Note that Day Care Services (Commercial) is currently allowed in the 12th Street NCCD. How will amending the URP impact this? See General Notes-Comments regarding nonconforming uses.  |
| Detention Facilities                   |                   |               |               |                    |  | —  | —             | —                  |  |   |
| Employee Parking                       | —                 | C             | P             |                    |  | N/A                                      | N/A           | N/A                |  | Not a use in the Land Development Code  |
| Employee Recreation                    |                   |               |               |                    |  | —  | —             | —                  |  |   |
| Family Home                            |                   |               |               |                    |  | P  | P             | P                  |  | <b>Question:</b> Can the “Home” uses be prohibited or made conditional?<br><b>Response:</b> No. Family Home and all three of the Group Home Uses cannot be made prohibited or conditional in a zoning district that allows residential uses due to Fair Housing and a Supreme Court of the United States (SCOTUS) decision. |
| Group Home Class I (General)           |                   |               |               |                    |  | P  | P             | P                  |  |   |
| Group Home Class I (Limited)           |                   |               |               |                    |  | P  | P             | P                  |  |   |
| Group Home Class II                    |                   |               |               |                    |  | P  | P             | P                  |  |   |
| Guidance Services                      | P                 | P             | P             |                    |  | PC                                       | PC            | PC                 |  | Permitted, however not allowed on ground floor.   |
| Hospital Services (General)            |                   | C             | C             |                    |  | N/A                                      | N/A           | N/A                |  | No longer a use identified in the Land Development Code   |
| Hospital Services Limited              | P                 |               |               |                    |  | N/A                                      | N/A           | N/A                |  | No longer a use identified in the Land Development Code   |
| Hospital Services                      |                   |               |               |                    |  | N/A                                      | N/A           | N/A                |  | No longer a use identified in the Land Development Code   |
| Local Utility Services                 | P                 | —             | —             |                    |  | C  | C             | C                  |  |   |
| Maintenance and Service Facilities     |                   |               |               |                    |  | —  | —             | —                  |  |   |
| Major Public Facilities                |                   |               |               |                    |  | —  | —             | —                  |  |   |
| Major Utility Facilities               |                   |               |               |                    |  | —  | —             | —                  |  |   |
| Military Installations                 |                   |               |               |                    |  | —  | —             | —                  |  |   |
| Park and Recreation Services (General) |                   |               |               |                    |  | —  | —             | —                  |  |   |

