

	Current Use Chart					Proposed Use Chart - Staff Recommendation - December 16, 2019				Rationale/Notes
	SUBDISTRICT 1	SUBDISTRICT 2	SUBDISTRICT 4	Urban Renewal Plan		SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan		
Commercial Uses										
Administrative and Business Offices	P	P	P			PC	PC	PC		Not allowed on ground floor fronting E 11th and E 12th Street
Adult-Oriented Businesses				—		—	—	—		
Agricultural Sales and Services						—	—	—		
Alternative Financial Services						—	—	—		
Arts and Crafts Studio (Limited)-	P	P	P			N/A	N/A	N/A		No longer a use identified in the Land Development Code
Arts and Crafts Studio (General)-	P	—	—			N/A	N/A	N/A		No longer a use identified in the Land Development Code
Art Gallery	—	—	—	P		P	P	P		
Art Workshop	—	—	—	P-with exceptions (See House-like Studios Def)		P	P	P		
Automotive Rental	C	—	—	—		—	—	—		
Automotive Repair Services				—		—	—	—		
Automotive Sales	C	—	—			—	—	—		
Automotive Washing	C	—	—			—	—	—		
Bail Bond Services				—		—	—	—		
Building Maintenance Services	C	—	—			—	—	—		
Business or Trade School	C	—	—			—	—	—		
Business Support Services	P	P	P			—	—	—		
Campground				—		—	—	—		
Carriage Stable				—		—	—	—		
Cocktail Lounge	C	—	—	* —		C	—	—		Save and Except for current locations on E 11th and on E 12th Street? Does the Board want current Cocktail Lounges to remain permitted?
Commercial Parking Facilities	P	P	P			N/A	N/A	N/A		• Not a use in the Land Development Code • Covered under Commercial Off-Street Parking
Commercial (Blood) Plasma Center				—		—	—	—		
Commercial Off-Street Parking						—	—	—		Note: Accessory off-street Parking exists in the LDC. Existing community parking lots are permitted under this category.
Communications Services	P	—	—			—	—	—		

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	SUBDISTRICT 1	SUBDISTRICT 2	SUBDISTRICT 4	Urban Renewal Plan		SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan		
Construction Sales and Services						—	—	—		
Consumer Convenience Services	P	—	—			—	—	—		Automated Banking Machines (ATM's) are included under this use.
Consumer Repair Services	P	—	—			—	—	—		
Convenience Storage				—		—	—	—		
Drop-Off Recycling Collection Facility				—		—	—	—		
Electronic Prototype Assembly						—	—	—		
Electronic Testing						—	—	—		
Equipment Repair Services				—		—	—	—		
Equipment Sales				—		—	—	—		
Exterminating Services				—		—	—	—		
Financial Services (no drive-through)	P	—	—			C	—	C		
Food Sales	P	—	—			PC	—	PC		Only allowed on ground floor fronting E 11th and E 12th Street
Funeral Services	P	—	—			—	—	—		Save and except all existing uses
General Retail Sales (Convenience)	P	—	—			PC	—	PC		Only allowed on ground floor fronting E 11th and E 12th Street
General Retail Sales (General)	P	—	—			—	—	—		
Hotel-Motel	C			P-Figure 4-10		P	—	P		
Indoor Entertainment	P	—	—			P	—	P		
Indoor Sports and Recreation	P	—	—			—	—	—		
Kennels				—		—	—	—		
Laundry Services	P	—	—	—		—	—	—		
Liquor Sales	P	—	—	—		C	—	C		Liquor sales for off-premise consumption
Medical Offices-	P	P	P	P						
Medical Offices—not exceeding 5,000 sq/ft of gross floor space				P		PC	PC	PC		Not allowed on ground floor fronting E 11th and E 12th Street
Medical Offices—exceeding 5,000 sq/ft of gross floor space				—		—	—	—		
Off-Site Accessory Parking (URPlan Community Parking)				P		—	—	—		
Outdoor Entertainment				—		—	—	—		
Outdoor Sports and Recreation	P					—	—	—		
Pawn Shop Services				—		—	—	—		
Pedicab Storage and Dispatch						—	—	—		
Personal Improvement Services	P	P	P			PC	—	PC		Not allowed on ground floor fronting E 11th and E 12th Street

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 - Staff Recommendation - December 16, 2019				Rationale/Notes
	SUBDISTRICT 1	SUBDISTRICT 2	SUBDISTRICT 4	Urban Renewal Plan		SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan		
Personal Services	P	P	P			PC	—	PC		Not allowed on ground floor fronting E 11th and E 12th Street
Pet Services	P	P	P			—	—	—		
Plant Nursery						—	—	—		
Printing and Publishing						—	—	—		
Professional Offices	P	—	—			PC	—	PC		Not allowed on ground floor fronting E 11th and E 12th Street
Recreational Equipment Maint & Storage						—	—	—		
Recreational Equipment Sales						—	—	—		
Research Assembly Services						—	—	—		
Research Services	P	—	—			—	—	—		
Research Testing Services						—	—	—		
Research Warehouse Services						—	—	—		
Restaurant (Fast Food) (no drive thru)	P	—	—	P-No drive-thru		—	—	—		
Restaurant (Limited)	P	—	—			PC	—	PC		Not allowed on ground floor fronting E 11th and E 12th Street
Restaurant (General)	P	—	—			PC	—	PC		Not allowed on ground floor fronting E 11th and E 12th Street
Scrap and Salvage						—	—	—		
Service Station	P	—	—	**_		—	—	—		
Software Development						—	—	—		

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Special Use Historic						C	C	C		<p>§25-2-807 The Special Use Historic Use has a very specific set of regulations and restrictions that include</p> <ul style="list-style-type: none"><li>• Historic designation</li><li>• The property is owned and operated by a non-profit entity;</li><li>• The property is directly accessible from a street with at least 40 feet of paving;</li><li>• The site has at least one acre of contiguous land area;</li><li>• At least 80 percent of the required parking is on site;</li><li>• A single commercial use does not occupy more than 25% of the gross floor area;</li><li>• Civic uses occupy at least 50 percent of the gross floor area; and</li><li>• The property owner does not discriminate on the basis of race, color, religion, sex, national origin, sexual orientation, age, or physical disability in leasing the property.</li></ul> <p>The LDC definition makes several uses conditional, if they are allowed in the base district.</p>
Stables						—	—	—		
Theater						P				Further discussion. E 11th identified as an entertainment district.
Transportation Terminal	C	—	—			—	—	—		
Vehicle Storage				—		—	—	—		
Veterinary Services - Livestock				—		—	—	—		
*Except for the property located at 1805 -1812 East 12th Street										
*Except for the property located at 1425 East 12th Street										
Note 1: Add Kenny Dorhams Temp Use Permit language.										

