

EAST 12TH STREET NCCD USES ARE ONLY BEING PROVIDED FOR COMPARISON									
East 12th Street NCCD Uses	Current Use Chart - 12th Street NCCD				East 11th Street NCCD and E 11th and 12th Street Urban Renewal Plan Uses	Proposed Use Chart - 11th Street NCCD and 11th and 12th St Urban Renewal Plan - 12/16/2019; 1/13/2020			Rationale/Notes
	SUBDISTRICT 1 (Uses are limited to what base zoning allows)	SUBDISTRICT 2 (Uses are limited to what base zoning allows)	SUBDISTRICT 2A (Uses are limited to what base zoning allows)	SUBDISTRICT 3 (Uses are limited to what base zoning allows)		SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
Commercial Uses					Commercial Uses				
Administrative and Business Offices	P	P	P	P	Administrative and Business Offices	PC	PC	PC	Not allowed on ground floor fronting E 11th and E 12th Street
Adult-Oriented Businesses	—	—	—	—	Adult-Oriented Businesses	—	—	—	
Agricultural Sales and Services	P	P	P	P	Agricultural Sales and Services	—	—	—	
Alternative Financial Services	P	P	P	P	Alternative Financial Services	—	—	—	
Art Gallery	P	P	P	P	Art Gallery	P	P	P	
Art Workshop	P	P	P	P	Art Workshop	P	P	P	
Automotive Rental	—	—	—	—	Automotive Rental	—	—	—	
Automotive Repair Services	—	—	—	—	Automotive Repair Services	—	—	—	
Automotive Sales	—	—	—	—	Automotive Sales	—	—	—	
Automotive Washing	—	—	—	—	Automotive Washing	—	—	—	
Bail Bond Services	—	—	—	—	Bail Bond Services	—	—	—	
Building Maintenance Services	P	P	P	P	Building Maintenance Services	—	—	—	
Business or Trade School	P	P	P	P	Business or Trade School	—	—	—	
Business Support Services	P	P	P	P	Business Support Services	—	—	—	
Campground	—	—	—	—	Campground	—	—	—	
Carriage Stable	—	—	—	—	Carriage Stable	—	—	—	
Cocktail Lounge *	—	—	—	—	Cocktail Lounge	C	—	C	Save and Except 1808-1812 East 12th Street (Dozen Street, Full Circle Bar, and The 13th Floor) and 1133 E 11th (Nickel City) and 1104 E 11th Street (Historic Victory Grill) Does the Board want current Cocktail Lounges to remain permitted? 12-16-19 Staff to follow up on "Save and Except" language.
Commercial (Blood) Plasma Center	—	—	—	—	Commercial (Blood) Plasma Center	—	—	—	
Commercial Off-Street Parking	P	P	P	P	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	P	P	P	Communications Services	—	—	—	
Construction Sales and Services	P	P	P	P	Construction Sales and Services	—	—	—	
Consumer Convenience Services	P	P	P	P	Consumer Convenience Services	—	—	—	Automated Banking Machines (ATM's) are included under this use.

East 12th Street NCCD Uses	Current Use Chart - 12th Street NCCD				East 11th Street NCCD and E 11th and 12th Street Urban Renewal Plan Uses	Proposed Use Chart - 11th Street NCCD and 11th and 12th St Urban Renewal Plan - 12/16/2019; 1/13/2020			Rationale/Notes
	SUBDISTRICT 1 (Uses are limited to what base zoning allows)	SUBDISTRICT 2 (Uses are limited to what base zoning allows)	SUBDISTRICT 2A (Uses are limited to what base zoning allows)	SUBDISTRICT 3 (Uses are limited to what base zoning allows)		SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
Consumer Repair Services	P	P	P	P	Consumer Repair Services	—	—	—	
Convenience Storage	—	—	—	—	Convenience Storage	—	—	—	
Drop-Off Recycling Collection Facility	—	—	—	—	Drop-Off Recycling Collection Facility	—	—	—	
Electronic Prototype Assembly	P	P	P	P	Electronic Prototype Assembly	—	—	—	
Electronic Testing	P	P	P	P	Electronic Testing	—	—	—	
Equipment Repair Services	—	—	—	—	Equipment Repair Services	—	—	—	
Equipment Sales	—	—	—	—	Equipment Sales	—	—	—	
Exterminating Services	—	—	—	—	Exterminating Services	—	—	—	
Financial Services (no drive-through)	P	P	P	P	Financial Services (no drive-through)	—	—	—	
Food Sales	P	P	P	P	Food Sales	PC	—	PC	Only allowed on ground floor fronting E 11th and E 12th Street
Funeral Services	P	P	P	P	Funeral Services	—	—	—	Save and except 1300 E 12th Street (King-Tears Mortuary) and 1410 E 12th Street (Phillips Upshaw & Richard Funeral Home). 12-16-19 Staff to follow up on "save and except" language.
General Retail Sales (Convenience)	P	P	P	P	General Retail Sales (Convenience)	PC	—	PC	Only allowed on ground floor fronting E 11th and E 12th Street
General Retail Sales (General)	P	P	P	P	General Retail Sales (General)	—	—	—	
Hotel-Motel	P	P	P	P	Hotel-Motel	PC	—	PC	Not permitted on bottom floor, bottom floor must contain an auxiliary use.
Indoor Entertainment	P	P	P	P	Indoor Entertainment	P	—	P	Staff to confirm what spectator use means.
Indoor Sports and Recreation	P	P	P	P	Indoor Sports and Recreation	—	—	—	
Kennels	—	—	—	—	Kennels	—	—	—	
Laundry Services	—	—	—	—	Laundry Services	—	—	—	
Liquor Sales	—	—	—	—	Liquor Sales	C	—	C	Limited to 3,000 sq feet.
Medical Offices—not exceeding 5,000 sq/ft of gross floor space	P	P	P	P	Medical Offices—not exceeding 5,000 sq/ft of gross floor space	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	P	P	P	P	Medical Offices—exceeding 5,000 sq/ft of gross floor space	—	—	—	
Off-Site Accessory Parking (URPlan Community Parking)	P	P	P	P	Off-Site Accessory Parking (URPlan Community Parking)	—	—	—	
Outdoor Entertainment	—	—	—	—	Outdoor Entertainment	—	—	—	
Outdoor Sports and Recreation	—	—	—	—	Outdoor Sports and Recreation	—	—	—	

East 12th Street NCCD Uses	Current Use Chart - 12th Street NCCD				East 11th Street NCCD and E 11th and 12th Street Urban Renewal Plan Uses	Proposed Use Chart - 11th Street NCCD and 11th and 12th St Urban Renewal Plan - 12/16/2019; 1/13/2020			Rationale/Notes
	SUBDISTRICT 1 (Uses are limited to what base zoning allows)	SUBDISTRICT 2 (Uses are limited to what base zoning allows)	SUBDISTRICT 2A (Uses are limited to what base zoning allows)	SUBDISTRICT 3 (Uses are limited to what base zoning allows)		SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
Pawn Shop Services	—	—	—	—	Pawn Shop Services	—	—	—	
Pedicab Storage and Dispatch	P	P	P	P	Pedicab Storage and Dispatch	—	—	—	
Personal Improvement Services	P	P	P	P	Personal Improvement Services	P	—	P	How have noise compliants been handled by Austin Code.
Personal Services	P	P	P	P	Personal Services	P	—	P	
Pet Services	P	P	P	P	Pet Services	—	—	—	
Plant Nursery	P	P	P	P	Plant Nursery	—	—	—	
Printing and Publishing	P	P	P	P	Printing and Publishing	—	—	—	
Professional Offices	P	P	P	P	Professional Offices	PC	—	PC	Not allowed on ground floor fronting E 11th and E 12th Street 12-16-19 Needs further discussion.
Recreational Equipment Maint & Storage	—	—	—	—	Recreational Equipment Maint & Storage	—	—	—	
Recreational Equipment Sales	—	—	—	—	Recreational Equipment Sales	—	—	—	
Research Assembly Services	—	—	—	—	Research Assembly Services	—	—	—	
Research Services	P	P	P	P	Research Services	—	—	—	
Research Testing Services	—	—	—	—	Research Testing Services	—	—	—	
Research Warehouse Services	—	—	—	—	Research Warehouse Services	—	—	—	
Restaurant (Limited)	PC	PC	PC	PC	Restaurant (Limited)	PC	—	PC	Only allowed on ground floor fronting E 11th and E 12th Street
Restaurant (General)	PC	PC	PC	PC	Restaurant (General)	PC	—	PC	Only allowed on ground floor fronting E 11th and E 12th Street
Scrap and Salvage	—	—	—	—	Scrap and Salvage	—	—	—	
Service Station *	—	—	—	—	Service Station	—	—	—	
Software Development	P	P	P	P	Software Development	—	—	—	

East 12th Street NCCD Uses	Current Use Chart - 12th Street NCCD				East 11th Street NCCD and E 11th and 12th Street Urban Renewal Plan Uses	Proposed Use Chart - 11th Street NCCD and 11th and 12th St Urban Renewal Plan - 12/16/2019; 1/13/2020			Rationale/Notes
	SUBDISTRICT 1 (Uses are limited to what base zoning allows)	SUBDISTRICT 2 (Uses are limited to what base zoning allows)	SUBDISTRICT 2A (Uses are limited to what base zoning allows)	SUBDISTRICT 3 (Uses are limited to what base zoning allows)		SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
Special Use Historic	C	C	C	C	Special Use Historic	C	C	C	§25-2-807 The Special Use Historic Use has a very specific set of regulations and restrictions that include <ul style="list-style-type: none"> • Historic designation • The property is owned and operated by a non-profit entity; • The property is directly accessible from a street with at least 40 feet of paving; • The site has at least one acre of contiguous land area; • At least 80 percent of the required parking is on site; • A single commercial use does not occupy more than 25% of the gross floor area; • Civic uses occupy at least 50 percent of the gross floor area; and • 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. The LDC definition makes several uses conditional, if they are allowed in the base district.
Stables	—	—	—	—	Stables	—	—	—	
Theater	P	P	P	P	Theater	—	—	—	12-16-19 Prohibited but needs further discussion. E 11th identified as an entertainment district.
Vehicle Storage	—	—	—	—	Vehicle Storage	—	—	—	
Veterinary Services - Livestock	—	—	—	—	Veterinary Services - Livestock	—	—	—	
*Except for the property located at 1805 -1812 East 12th Street									
*Except for the property located at 1425 East 12th Street - This is allowed under the Urban Renewal Plan, but the E 12th Street NCCD is silent on this.									

