

EAST 11TH ST NCCD AND URPLAN PERMITTED, CONDITIONAL AND PROHIBITED USE - COMPARISON / PROPOSED USE CHART

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 - 12/2/2019; 12/16/2019; 01/13/2020			Rationale/Notes/Responses
	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	
<b>Civic Uses</b>					<b>Civic Uses</b>				
Administrative Services	—	—	—	—	Administrative Services	—	—	—	
Aviation Facilities	—	—	—	—	Aviation Facilities	—	—	—	
Camp	—	—	—	—	Camp	—	—	—	
Cemetery	—	—	—	—	Cemetery	—	—	—	
Club or Lodge	C	C	C	C	Club or Lodge	—	—	—	Conditions: Save and except 1017 E 11th St (M W St Joseph Grand Lodge) and 1704 E 12th St (MW Mt Carmel Grand Lodge)
College & University facilities	P	P	P	P	College & University facilities	C	C	C	Only allow on the second floor. (Are there other conditions the Board wants to impose on this use?)
Communication Service Facilities	P	P	P	P	Communication Service Facilities	—	—	—	<b>Question:</b> Can this use be prohibited? <b>Response:</b> Yes, Communication Service Facilities can be prohibited, but a Telecommunications Tower cannot be prohibited.
Community Events	—	—	—	—	Community Events	—	—	—	
Community Recreation (Private)	P	P	P	P	Community Recreation (Private)	C	C	C	Discussion regarding heavily conditioning Community Recreation (Private)
Community Recreation (Public)	P	P	P	P	Community Recreation (Public)	C	C	C	
Congregate Living	P	P	P	P	Congregate Living	C	C	C	<b>Question:</b> Is this a facility? <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. <b>Question:</b> Can we have it as a permitted use, with exceptions? <b>Response:</b> Yes

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									<p><b>Question:</b> Which Zoning Districts allow for "Congregate Living" use for under 6 people?</p> <p><b>Response:</b> The "under 6 residents" would fall under Group Homes, see below:</p> <p><u>Group Home, Class I (General)</u></p> <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> <p><u>Group Home, Class I (Limited)</u></p> <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> <p><u>Group Home, Class II</u></p> <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	—	C	C	C	Convalescent Services	—	—	—	
Convention Center	—	—	—	—	Convention Center	—	—	—	
Counseling Services	P	P	P	P	Counseling Services	PC	PC	PC	Permitted, however not allowed on ground floor.
Cultural Services	P	P	P	P	Cultural Services	P	P	P	
Day Care Services (General)	P	P	P	P	Day Care Services (General)	C	C	C	How property accessed? How drop off is staged?
Day Care Services (Limited)	P	P	P	P	Day Care Services (Limited)	P	P	P	
Day Care Services (Commercial)	P	P	P	P	Day Care Services (Commercial)	—	—	—	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.

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Detention Facilities	—	—	—	—	Detention Facilities	—	—	—	
Employee Recreation	—	—	—	—	Employee Recreation	—	—	—	
Family Home	P	P	P	P	Family Home	P	P	P	<p><b>Question:</b> Can the “Home” uses be prohibited or made conditional?  <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.</p>
Group Home Class I (General)	P	P	P	P	Group Home Class I (General)	P	P	P	
Group Home Class I (Limited)	P	P	P	P	Group Home Class I (Limited)	P	P	P	
Group Home Class II	P	P	P	P	Group Home Class II	P	P	P	
Guidance Services	P	P	P	P	Guidance Services	PC	PC	PC	Permitted, however not allowed on ground floor.
Hospital Services (General)	C	C	C	—	Hospital Services (General)	—	—	—	
Hospital Services (Limited)	P	P	P	—	Hospital Services Limited	—	—	—	
Local Utility Services	P	P	P	P	Local Utility Services	C	C	C	
Maintenance and Service Facilities	P	P	—	P	Maintenance and Service Facilities	—	—	—	
Major Public Facilities	—	—	—	—	Major Public Facilities	—	—	—	
Major Utility Facilities	—	—	—	—	Major Utility Facilities	—	—	—	
Military Installations	—	—	—	—	Military Installations	—	—	—	
Park and Recreation Services (General)	—	—	—	—	Park and Recreation Services (General)	—	—	—	
Park and Recreation Services (Special)	—	—	—	—	Park and Recreation Services (Special)	—	—	—	
Postal Facilities	—	—	—	—	Postal Facilities	—	—	—	
Private Primary Educational Services	P	P	P	P	Private Primary Educational Services	C	C	C	
Private Secondary Educational Services	P	P	P	P	Private Secondary Educational Services	C	C	C	
Public Primary Educational Services	P	P	P	P	Public Primary Educational Services	C	C	C	
Public Secondary Educational Services	P	P	P	P	Public Secondary Educational Services	C	C	C	
Railroad Facilities	—	—	—	—	Railroad Facilities	—	—	—	
Religious Assembly	P	P	P	P	Religious Assembly	P	P	P	
Residential Treatment	P	P	P	P	Residential Treatment	—	—	—	
Safety Services	P	P	P	P	Safety Services	C	C	C	

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Telecommunication Tower *	—	—	—	—	Telecommunication Tower	PC	PC	PC	<b>Question:</b> Can this use be prohibited? <b>Response:</b> Telecommunication Towers cannot be prohibited; however, they can be permitted with conditions. See Land Development Code sections: 25-2-839 and 25-2-840
Transitional Housing	C	C	—	C	Transitional Housing	—	—	—	
Transportation Terminal	C	C	—	C	Transportation Terminal	—	—	—	
All other Civic Uses	—	—	—	—	All other Civic Uses	—	—	—	
* Telecommunication Tower is prohibited, if sited on ground.									
<b>Note 1: Zoning Use Summary Table (Land Development Code) dated October 15, 2015 was used in preparation of this document.</b>									
<b>Note 2: Unless otherwise specified, uses are permitted as allowed by the base zoning district or as modified by the mixed-use combining district in the E 12th Street NCCD</b>									
		12th Street NCCD, prohibited uses.							
		In Land Development Code (LDC), but not in 11th Street NCCD or URPlan							
		Requires further discussion							
P=Permitted Use									
PC=Permitted with Conditions									
C=Conditional Use									
Dash Line - Prohibited Use									