

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; 1/13/2020			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>Residential Uses</b>					<b>Residential Uses</b>				
Bed and Breakfast (Group 1)	P	P	P	P	Bed and Breakfast (Group 1)				
Bed and Breakfast (Group 2)	P	P	P	P	Bed and Breakfast (Group 2)	—	—	—	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.
Condominium Residential	—	P	P	P	Condominium Residential	—	—	—	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.
Conservation Single Family Residential	—	—	—	—	Conservation Single Family Residential	PC	PC	PC	Not on ground floor fronting E 11th and 12th Streets Save and except all existing uses
Duplex Residential	—	P	P	P	Duplex Residential	—	—	—	
Group Residential	—	P	P	C	Group Residential	—	—	—	
Mobile Home Residential	—	—	—	—	Mobile Home Residential	C	C	C	<b>Question:</b> Would CO-OPs fall under this category? <b>Response:</b> Yes
						—	—	—	

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Multi-Family Residential	—	P	P	P	Multi-Family Residential				<p><b>Question:</b> What are the different densities for the MF Districts?  <b>Response:</b></p> <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>
Retirement Housing (Small Site)	—	P	P	P	Retirement Housing (Small Site)				Staff/Consultant to provide 3D Modeling to better explain the different density mixes, i.e. 18-27 DUA, Marshall Apartments and VMU
Retirement Housing (Large Site)	—	C	C	C	Retirement Housing (Large Site)	P	P	P	<p><b>Question:</b> What is the definition/background and why is there a special use required?  <b>Response:</b> It has been a use for as long as any of the long-time zoning staff can remember. It is allowed by-right in SF-3 and all the MF districts.</p>
Single-Family Attached	—	P	P	P	Single-Family Attached Residential	—	—	—	
Single-Family Residential	—	P	P	P	Single-Family Residential	—	PC	PC	Not fronting E 11th and 12th Streets Save and except all existing uses
Small Lot Single-Family Residential	—	—	—	—	Small Lot Single-Family Residential	—	—	—	Save and except all existing uses

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Townhouse Residential	—	P	P	P	Townhouse Residential	—	—	—	Save and except all existing uses
Two-Family Residential	—	P	P	P	Two-Family Residential	—	PC	PC	Not fronting E 11th and 12th Streets Save and except all existing uses
Short-Term Rental (STR's)	P	P	P	P	Short-Term Rental (STR's)				<b>Question:</b> Can STR's be prohibited? <b>Response:</b> This use can be prohibited.
<p><b>Note 1:</b> Zoning Use Summary Table (Land Development Code) dated October 15, 2015 was used in preparation of this document.</p> <p><b>Note 2:</b> 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</p>									
*18-27 DUs/acre									
		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									