

PROPOSED CENTRAL HEALTH OVERLAY

OVERVIEW AND BACKGROUND

Travis County Healthcare District (“Central Health”) is proposing an amendment to Article 3., Division 5 *Combining Districts and Overlays* of the City Code to establish the Central Health Overlay (the “Overlay”) district for the 14.34-acre former Brackenridge Hospital campus (the “Property”) (See ***Exhibit A***: City Staff Ordinance Review Sheet; See ***Exhibit B***: Site Layout; ***Exhibit C***: Site Area Map and ***Exhibit D***: Site Area Aerial Map).¹ The site would retain its base Public (P) zoning designation (See ***Exhibit E***: Zoning Map).²

The proposed District is within the boundaries of the Waller Creek Subdistrict of the Downtown Austin Plan (See ***Exhibit F***: Downtown Austin Plan Districts Map) and is located within the Waller Creek watershed.

The purpose of the proposed overlay is to establish consistent land use and site development regulations for this site to enable Central Health and the public to rely on adopted development regulations for the tract’s redevelopment. The goal is to provide high-quality, walkable, dense development on the site to benefit the taxpayers of Central Health and the City and to help provide funds for Central Health’s mission to provide healthcare to the public.

The Property is in close proximity to The University of Texas at Austin and The Dell Seton Medical Center at The University of Texas, and the three institutions (Central Health, UT, and Dell Medical) are intended to anchor the Capital City Innovation District. The hope for the Innovation District is that it will ultimately be a draw for innovation, cross-industry collaboration, particularly in Healthcare, Life Sciences, and Technology and to integrate with Waterloo Park, the Red River Cultural District, and the State Capitol- all of which are in very close proximity to the Property.³

Creation of the Overlay would accomplish the goals set forth by City Council in Resolution No. 20141211-106, which directed the City Manager to explore the creation of the Innovation District generally located in the northeast quadrant of downtown (See ***Exhibit G***: Council

¹ The Overlay will apply only to publicly owned properties and is limited to the 14.34-acre former Brackenridge Hospital Campus owned by Central Health. In the event in the future Central Health acquires properties directly contiguous to the Property, the intent is that the Overlay would be expanded to include those contiguous properties. However, any such expansion will necessitate a code amendment following the City’s normal processes.

² Per LDC § 25-2-145, Public (P) district is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located. A P district designation may not be applied to government-owned property that is leased to a nongovernmental agency for a use other than a governmental service or for a use that supports a primary civic or public institutional use.

³ Capital City Innovation is the nonprofit organization that is providing vision, strategic direction, advocacy, and synergy among the organizations and individuals creating, growing, and sustaining Austin’s Innovation District. Although work toward creation of the Innovation District began much earlier, CCI was officially founded in 2017.

Resolution).⁴ In the resolution, Council directed the City Manager to: (1) initiate a Code amendment to establish land use regulations for the innovation district that considers higher density via higher maximum FAR requirements and no maximum building height limitation; (2) negotiate interlocal agreements as necessary to implement the code amendments and support dense development on the Property; and (3) work with Central Health to establish a set of land uses for the Property.

PROPOSED SITE DEVELOPMENT REGULATIONS

	CBD Zoning	CHO District
Minimum Lot Size	N/A	N/A
Minimum Lot Width	N/A	N/A
Maximum Height	N/A	N/A
Minimum Front Yard Setback	N/A	N/A
Minimum Street Side Yard Setback	N/A	N/A
Minimum Interior Side Yard Setback	N/A	N/A
Minimum Rear Yard Setback	N/A	N/A
Maximum Building Coverage	100%	100%
Maximum Impervious Cover	100%	100%
Maximum Floor Area Ratio	8:1	<i>25:1</i>

PUBLIC (P) DISTRICT REGULATIONS

Within the Overlay, the requirements of § 25-2-625 (*Public District Regulations*) will not apply (See *Exhibit H*: § 25-2-625).

SETBACKS; COMPATIBILITY

There will be no minimum setback requirement. Article 10 (*Compatibility Standards*) will not apply within the Overlay. There shall be maximum setbacks within the district, as follows:

Front Yard: maximum of 10'

Street Side Yard: maximum of 10'

F.A.R.

Maximum F.A.R. will be 25:1 unless Central Health participates in the Downtown Density Bonus Program.

⁴ As set forth in the resolution, the purpose of the Innovation District is to create a place and framework for innovation that sets the stage for the incubation and development of businesses that help translate scientific discoveries into new products that keep people healthy – in Austin and around the world – while spinning off jobs and startup companies that will supercharge the City's economy.

DDBD

Section 25-2-586 (B)(3) *Downtown Density Bonus Program Maps and Table* and Section 25-2-586 (C)(1)(b) (*Gatekeeper Requirements/Great Streets*) will not apply within the Overlay.

PERMITTED AND CONDITIONAL USES

Most permitted and conditional uses in the P and CBD zoning districts will be permitted uses within the Overlay. However, certain uses that are permitted or conditional uses in CBD will be prohibited within the Overlay, including: Adult-Oriented Businesses; Bail Bonds Services; Carriage Stable; Pawn Shop Services; and Limited Warehousing and Distribution. The permitted and conditional uses in the Overlay are as follows (Yellow highlighting denotes a use that is prohibited in CBD but that will be permitted within the Overlay. Blue highlighting denotes a use that is conditional in CBD but will be permitted within the Overlay.)

Proposed Permitted Uses:

Residential

Bed & Breakfast (Group 1)
Bed & Breakfast (Group 2)
Condominium Residential
Duplex Residential
Group Residential
Multifamily Residential
Retirement Housing (Small Site)
Retirement Housing (Large Site)
Single-Family Residential
Single-Family Attached
Small Lot Single Family
Townhouse Residential
Short-Term Rental

Commercial

Administrative and Business Offices
Art Gallery
Art Workshop
Automotive Rentals (Permitted in GR, CS, CS-1, CH, IP, MI, and LI)
Automotive Sales (indoor only) (Permitted in GR, CS, CS-1, CH, IP, MI, and LI)
Business or Trade School
Business Support Services
Cocktail Lounge
Commercial Blood Plasma Center (Permitted in CS, CS-1, and CH)
Commercial Off-Street Parking (Permitted in: GR, CS; CS-1, CH, MI, and LI)
Communications Services
Consumer Convenience Services
Consumer Repair Services
Electronic Prototype Assembly (Permitted in W/LO, CS, CS-1, CH, IP, MI, and LI)

Electronic Testing (Permitted in W/LO, CS, CH, IP, MI, and LI)
Exterminating Services
Financial Services
Food Preparation
Food Sales
Funeral Services
General Retail Sales (Convenience)
General Retail Sales (General)
Hotel-Motel
Indoor Entertainment
Indoor Sports and Recreation
Laundry Services
Liquor Sales
Medical Offices - exceeding 5000 sq. ft. gross floor area
Medical Offices - not exceeding 5000 sq. ft. gross floor area
Off-Site Accessory Parking
Outdoor Sports and Recreation
Pedicab Storage and Dispatch (Permitted in LR, GR, W/LO, CH, IP, MI, and LI)
Personal Improvement Services
Personal Services
Pet Services
Printing and Publishing
Professional Office
Research Assembly Services (Permitted in LI)
Research Services
Research Testing Services (Permitted in LI)
Research Warehousing Services (Permitted in LI)
Restaurant (General)
Restaurant (Limited)
Software Development
Theater
Telecommunications Tower
Vehicle Storage (Permitted in CS, CS-1, CH, MI, and LI)
Veterinary Services (Permitted in CS, CS-1, CH, and LI)

Industrial

Custom Manufacturing

Agricultural

Community Garden
Urban Farm

Civic

Administrative Services (Permitted in R&D and AV)
Club or Lodge (Permitted in R&D)
College and University Facilities

Communication Service Facilities
 Community Recreation (Private)
 Community Recreation (Public)
 Community Events
 Congregate Living
 Convalescent Services (Permitted in LO, GO, and W/LO)
 Convention Center
 Counseling Services
 Cultural Services
 Day Care Services (Commercial)
 Day Care Services (General)
 Day Care Services (Limited)
 Family Home
 Group Home, Class I (General)
 Group Home, Class I (Limited)
 Group Home, Class II
 Guidance Services
 Hospital Services (General) (Conditional Everywhere)
 Hospital Services (Limited)
 Local Utility Services
 Private Primary Educational Facilities
 Private Secondary Educational Facilities
 Public Primary Educational Facilities
 Public Secondary Educational Facilities
 Religious Assembly
 Residential Treatment
 Safety Services
 Transitional Housing (Conditional Everywhere)
 All uses permitted in the Public (P) zoning district as set forth in 25-2-624 (A)⁵

Proposed Conditional Uses (All of the following uses are also Conditional Uses in CBD):

Automotive Repair Services
 Automotive Sales Outdoor
 Automotive Washing (of any type)
 Service Station
 Maintenance and Service Facilities
 Outdoor Entertainment
 Transportation Terminal

⁵ Uses permitted in P include: governmental, civic, public service, and public institutional uses; residential uses associated with educational, military, medical, or similar public uses; commercial or industrial uses that are accessory to or in support of a principal public use on the same site; agricultural uses; and temporary uses.

Uses Permitted or Conditional in CBD but Prohibited in Overlay:

Adult-Oriented Businesses
Bail Bond Services
Carriage Stable
Pawn Shop
Limited Warehousing and Distribution

EXHIBITS

Exhibit A: City Staff Ordinance Review Sheet
Exhibit B: Site Layout
Exhibit C: Site Area Map
Exhibit D: Aerial
Exhibit E: Zoning Map
Exhibit F: Downtown Austin Plan Districts
Exhibit G: Council Resolution
Exhibit H: Public District Regulations
Exhibit I: Use Definitions
Exhibit J: City of Austin Permitted Uses Chart

**Exhibit A:
Case Review Sheet**

Amendment:

C20-2014-030 Central Health

Description:

Consider an ordinance amending Title 25 of the City Code related to allowable uses and site development regulations for the area located within the Central Health downtown campus.

Staff Recommendation:

Staff is recommending approval of this amendment.

Board and Commission Actions

Initiated by City Council on December 11, 2014.

Recommended by the Codes and Ordinances Joint Committee on November 20, 2019.

Recommended by Planning Commission on December 10, 2019. Planning Commission Recommendation added Central Health's agreement that we will make at least 100 units affordable if multi-family residential is built on the property.

City Council Action

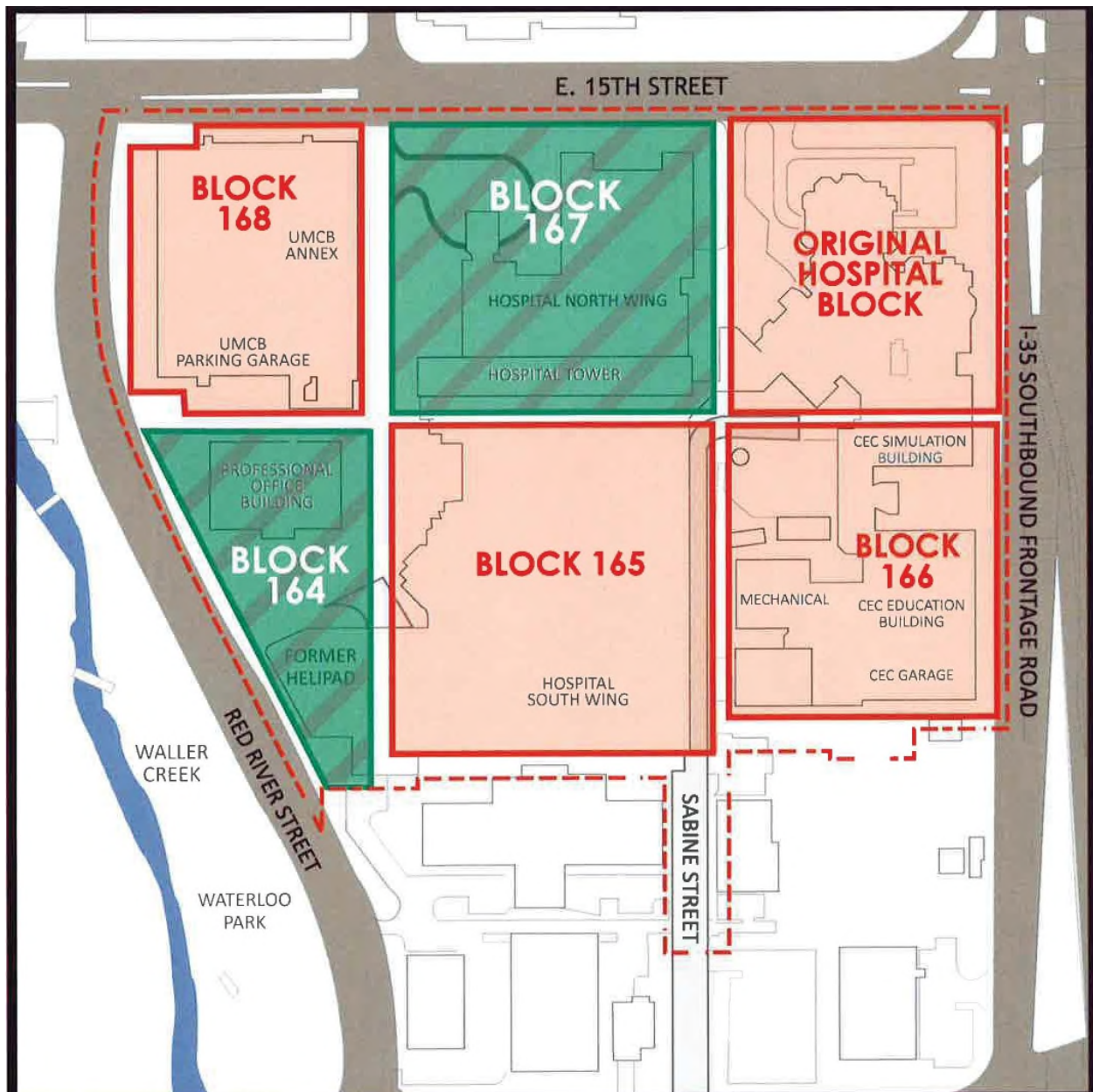
The case was on the January 23rd City Council agenda, but was postponed by Council to February 20th per City Staff request to allow time to draft the ordinance.

City Staff: Jerry Rusthoven

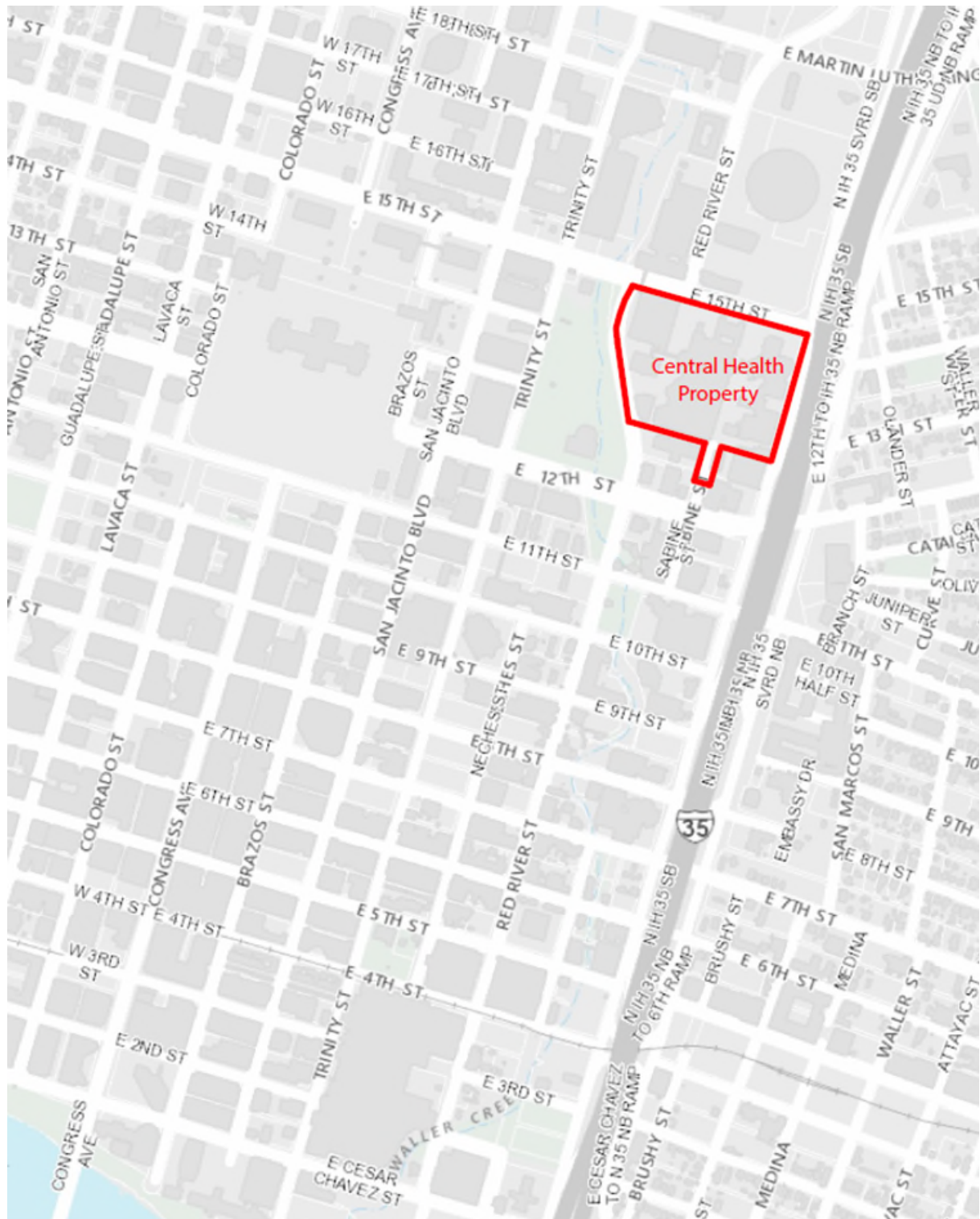
Phone: 512-974-3207

Email: jerry.rusthoven@austintexas.gov

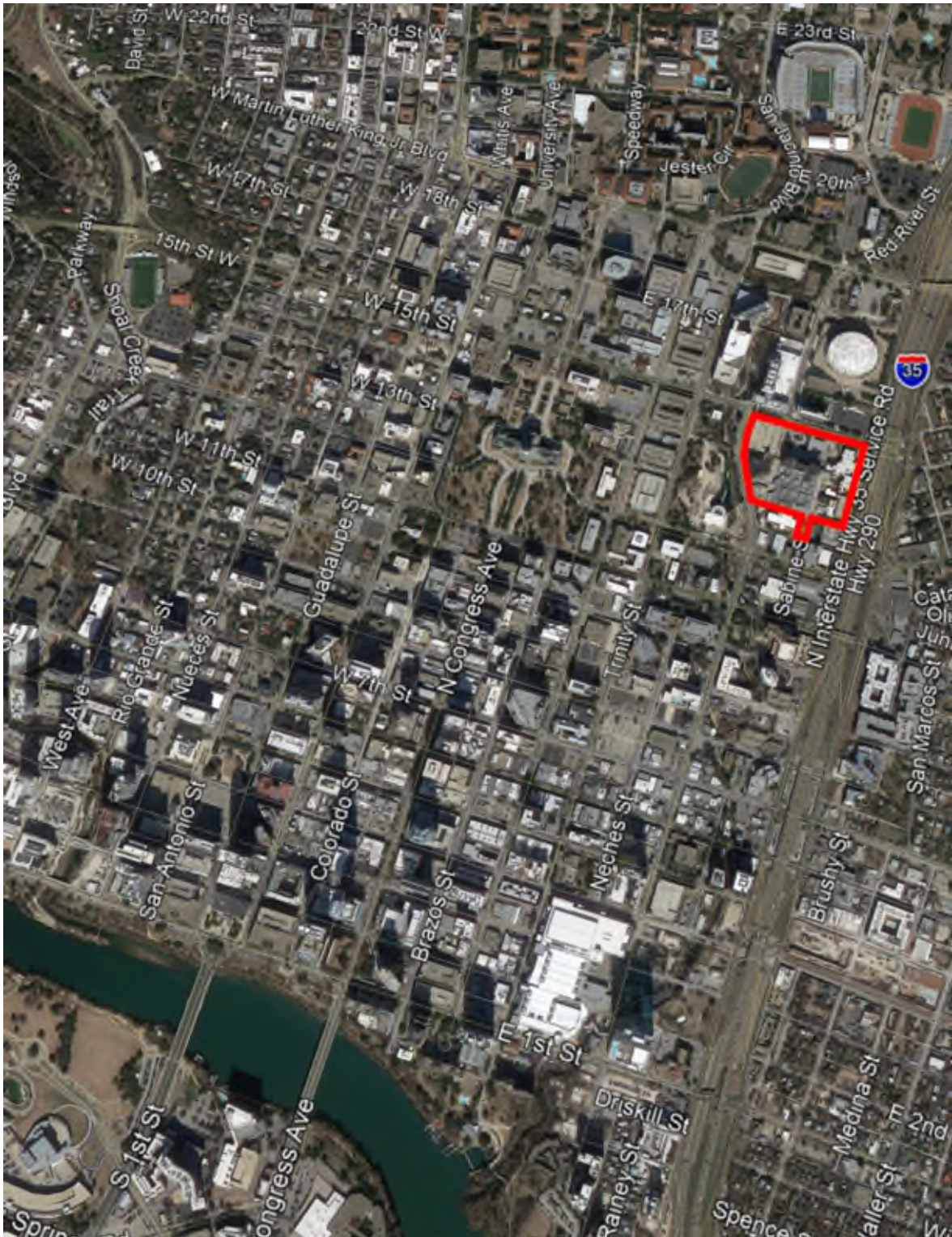
**Exhibit B:
Site Layout**



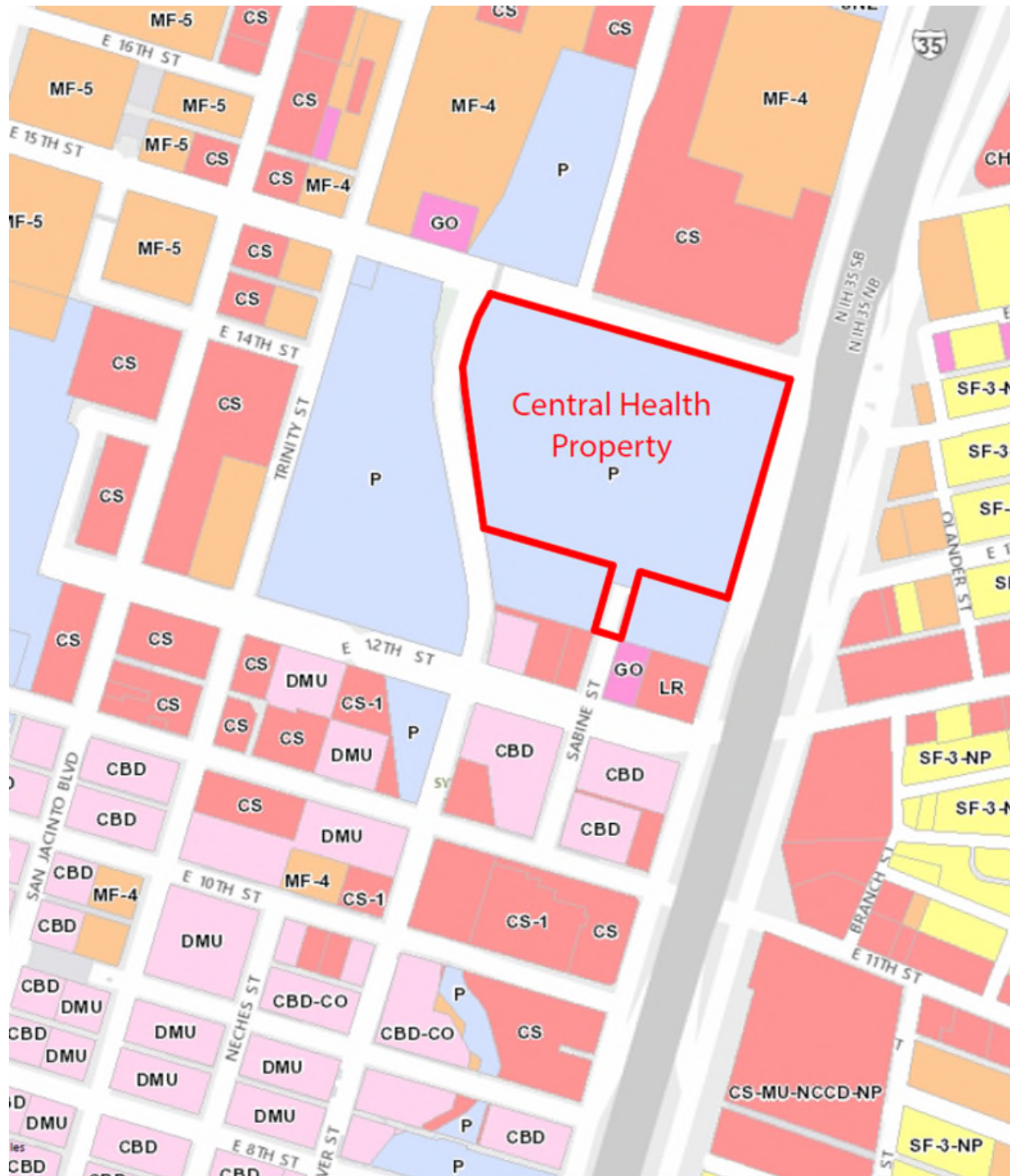
**Exhibit C:
Site Area Map**



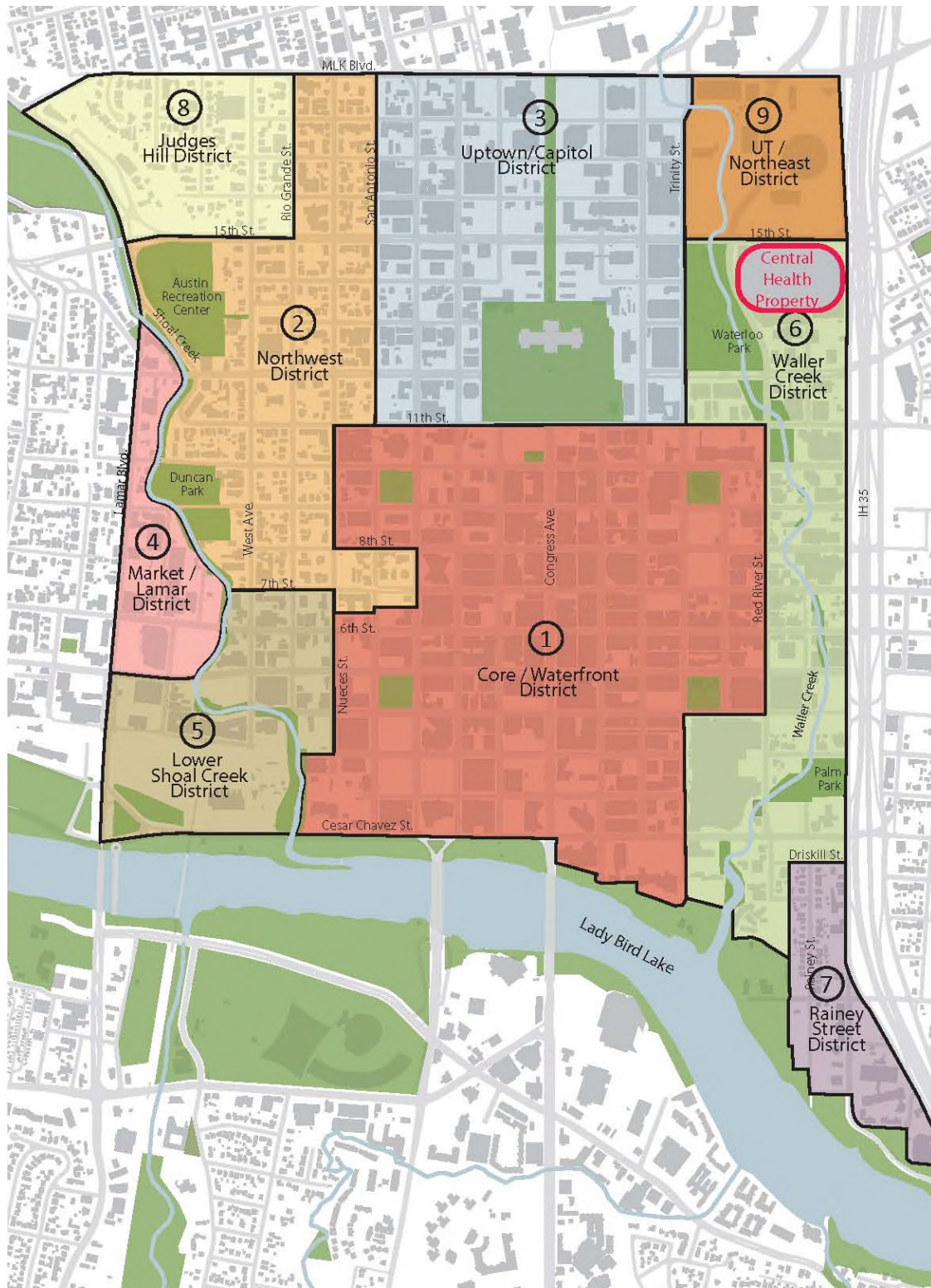
**Exhibit D:
Site Area Aerial Map**



**Exhibit E:
Area Zoning Map**



**Exhibit F:
Downtown Austin Plan Districts Map**



**Exhibit G:
Council Resolution**

RESOLUTION NO. 20141211-106

WHEREAS, the citizens of the City have taken action to transform and enhance the City's economy by harnessing the power of a new medical school and teaching hospital to create an innovation zone in the Central Business District; and

WHEREAS, the purpose of the innovation zone is to create a place and framework for innovation that sets the stage for the incubation and development of businesses that help translate scientific discoveries into new products that keep people healthy – in Austin and around the world – while spinning off jobs and startup companies that will supercharge the City's economy; and

WHEREAS, the Travis County Healthcare District d/b/a Central Health is a major landowner within the innovation zone; and

WHEREAS, the property owned by Central Health as its downtown campus, including the site of Brackenridge Hospital, will be redeveloped over the next decade to bring revenue into the innovation zone; and

WHEREAS, the City has a significant interest in ensuring that development of Central Health's downtown campus and streets are consistent with the goals of

the City's Imagine Austin Comprehensive Plan and Downtown Austin Plan, and comply with the newly-adopted Complete Streets Policy; and

WHEREAS, the addition of workforce housing and affordable housing within the innovation zone would enhance the development of the innovation zone; and

WHEREAS, the innovation zone would benefit from land use regulations in the zone that would encourage a higher density development that could include minimum floor-to-area ratios of 5.0:1 and no maximum building height limitation; and

WHEREAS, the City desires to explore the creation of an innovation zone, to initiate a City Code amendment to establish land use regulations for the innovation zone, and to work with Central Health to confirm the land uses permitted in Central Health's downtown campus; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to explore the creation of an innovation zone, generally located in the northeast quadrant of downtown.

BE IT FURTHER RESOLVED:

The City Council initiates a City Code amendment to establish land use regulations for the innovation zone that considers the higher density options of a minimum floor-to-area ratio of 5.0:1 and no maximum building height limitation.

BE IT FURTHER RESOLVED:

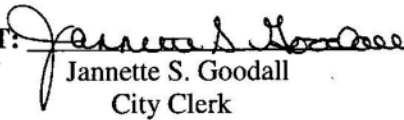
The City Manager is directed to negotiate interlocal agreements, as necessary.

BE IT FURTHER RESOLVED:

The City Manager is directed to work with Central Health to confirm land uses permitted on the Central Health downtown campus.

ADOPTED: December 11, 2014

ATTEST:


Jannette S. Goodall
City Clerk

**Exhibit H:
Public District Regulations**

§ 25-2-625 - PUBLIC (P) DISTRICT REGULATIONS.

- (A) This section applies in a public (P) district, except for a community events use.
- (B) Entities described in Section 25-2-145 (*Public (P) District Designation*) must comply with the requirements of this section.
- (C) For a residential use, the site development regulations of the most comparable residential zoning district apply.
- (D) Except as provided in Subsection (E), this subsection applies to a nonresidential use.
 - (1) For a site less than one acre, the site development regulations of an adjoining zoning district apply for a distance of 100 feet into the site. The minimum lot size requirement of an adjoining zoning district does not apply to a use by the City.
 - (2) For a site of one acre or more, the site development regulations are established by the approval of a conditional use site plan.
- (E) This subsection applies to a parks and recreation services (special) use.
 - (1) The minimum site area is 10 acres.
 - (2) Except for the requirement of Subsection (D)(1), the site development regulations are established by the approval of a conditional use site plan.
 - (3) Locations for the sale of beer or wine, if any, must be identified on the site plan.
 - (4) The Land Use Commission may not consider a site plan until it receives a recommendation from the Parks and Recreation Board.

Exhibit I: Use Definitions

Administrative Services use is the use of a site for provision of offices or administrative, clerical, or public contact services, together with incidental storage and maintenance of necessary vehicles. This use includes federal, state, county, and city offices. Those uses include: governmental, civic, public service, and public institutional uses; residential uses associated with educational, military, medical, or similar public uses; commercial or industrial uses that are accessory to or in support of a principal public use on the same site; agricultural uses; and temporary uses.

Auto Rentals use is the use of a site for the rental of automobiles, noncommercial trucks, trailers, or recreational vehicles, including incidental parking and servicing of vehicles. This use includes auto rental agencies, trailer rental agencies, and taxicab parking and dispatching.

Auto Sales use is the use of a site for sale or rental of automobiles, noncommercial trucks, motorcycles, motor-homes, recreational vehicles, or boats, including incidental storage, maintenance, and servicing. This use includes new and used car dealerships, motorcycle dealerships, and boat, trailer, and recreational vehicle dealerships.

Club or Lodge use is the use of a site for provision of meeting, recreational, or social facilities by a private or nonprofit association, primarily for use by members and guests. This use includes private social clubs and fraternal organizations.

Commercial Blood Plasma Center use is the use of a site as a facility for the donation or sale by individual donors of blood plasma and other blood products, with the exception of whole blood.

Commercial Off-Street Parking use is the use of a site for the parking of motor vehicles on a temporary basis within a privately owned off-street parking facility. This use includes commercial parking lots and garages and excludes parking as an accessory use.

Convalescent Services use is the use of a site for the provision of bed care and in-patient services for persons requiring regular medical attention. This use excludes the provision of surgical or emergency medical services and the provision of care for alcoholism, drug addiction, mental disease, or communicable disease.

Electronic Prototype Assembly use is the use of a site for the assembly of prototype electrical and electronic components for computers, computer peripherals, scientific or medical measuring or analyzing instruments, radio, telephone, and similar equipment. This use excludes the production of goods for sale to customers, and chip, wafer, or semiconductor prototype assembly.

Electronic Testing use is the use of a site for testing an electrical or electronic component for a computer, computer peripheral, radio, telephone, scientific or medical instrument, or similar equipment. The use excludes the manufacture or assembly of a product.

Hospital Services (General) use is the use of a site for the provision of medical, psychiatric, or surgical services on an in-patient basis, and includes ancillary facilities for out-patient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, and visitors.

Pedicab Storage and Dispatch use is the use of a site for the staging, storage, and dispatch of non-motorized vehicles, including incidental parking and servicing of these vehicles.

Research Assembly Services use is the use of a site for the assembly of products related to research services and used by the owners of the research establishment or affiliated entities in the delivery of services performed by the owner or affiliated entities. This use excludes the mass production of products for general sale to customers.

Research Testing Services use is research activity that may be permitted only with the approval of the Council within a planned development area district.

Research Warehousing Services use is the use of a site for enclosed or screened storage of materials or equipment related to research services, and excludes bulk warehousing or permanent storage of hazardous or toxic substances, except as authorized by a planned development area district ordinance.

Transitional Housing use is the use of a site for the supervision or detention of more than 15 residents who are making the transition from institutional to community living. This use includes pre-parole detention facilities and halfway houses for juvenile delinquents and adult offenders, and overnight shelters for the homeless.

Vehicle Storage use is the use of a site for long term storage for vehicles. This use includes storage of vehicles towed from private parking areas and impound yards, but excludes dismantling or salvage.

Veterinary Services use is the use of a site for provision of veterinary services and hospitals for animals. This use includes pet clinics, dog and cat hospitals, and veterinary hospitals for livestock and large animals.

City of Austin Permitted Uses Chart

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

RESIDENTIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	SR	L	CBD	DMU	WLO	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P	
Bed & Breakfast (Group 1)	--	--	P	--	P	P	--	P	P	P	P	P	P	P	P	P	--	P	--	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--
Bed & Breakfast (Group 2)	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	P	--	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--
Condominium Residential	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	P	--	P	--	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--
Conservation Single Family Residential	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	--	--	--	--	--	--	--	--	--	--
Duplex Residential	--	--	--	--	--	P	--	--	P	--	P	P	P	P	P	P	--	P	--	--	--	--	L	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--
Group Residential	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	--	P	--	--	--	--	C	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--
Mobile Home Residential	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	--	--	--	--	--	--	--	--	--	--
Multifamily Residential	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	P	--	--	--	--	C	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--
Retirement Housing (Small Site)	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	P	--	P	--	--	--	--	C	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--
Retirement Housing (Large Site)	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	--	P	--	--	--	--	C	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--
Single-Family Attached Residential	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	P	--	P	--	--	--	--	L	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--
Single-Family Residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	--	--	--	--	L	P	P	P	P	P	--	--	--	1	--	P	--	C	3	4
Small Lot Single-Family Residential	--	--	--	--	--	P	--	--	P	P	P	P	P	P	P	P	--	P	--	--	--	--	C	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--
Townhouse Residential	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	P	--	--	--	--	C	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--
Two-Family Residential	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	P	--	--	--	--	C	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--
Short-Term Rental ¹³	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	--	--	--	--	C	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--
COMMERCIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	SR	L	CBD	DMU	WLO	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P	
Administrative and Business Offices	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P	1	--	2	--	3	4
Agricultural Sales and Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	P	P	1	--	--	--	3	4	
Alternative Financial Services ¹²	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	P	P	1	--	--	--	--	3	4	
Art Gallery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1	--	--	--	3	4		
Art Workshop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1	--	--	--	3	4		
Automotive Rentals	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	C	P	P	P	P	P	1	--	2	--	3	4		
Automotive Repair Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	C	P	P	P	P	P	1	--	2	--	3	4		
Automotive Sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	C	P	P	P	P	P	1	--	--	--	3	4		
Automotive Washing (of any type)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	C	P	P	P	P	P	1	--	2	--	3	4		
Bail Bond Services ¹⁰	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	PC	P	PC	PC	PC	PC	PC	PC	PC	PC	1	--	--	--	--	
Building Maintenance Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	1	--	--	--	3	4		
Business or Trade School	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	C	P	P	P	P	P	P	1	--	--	--	3	4		
Business Support Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	C	P	P	P	P	P	P	1	--	--	--	3	4		
Campground	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	P	P	P	P	P	P	1	--	--	--	3	4		
Carriage Stable	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	--	--	--	C	--	P	--	--	
Cocktail Lounge	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	--	--	--	--	--	--	--	--	
Commercial Blood Plasma Center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	1	--	--	--	--	--	--	
Commercial Off-Street Parking	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	C	C	C	--	--	--	--	2	--	3	4	
Communications Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	P	1	--	2	--	3	4		
Construction Sales and Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	P	1	--	--	--	3	4		
Consumer Convenience Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	P	P	P	P	1	--	2	--	3	4		
Consumer Repair Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	C	P	P	P	P	P	--	--	--	--	--	--	--	--	
Convenience Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	P	1	--	--	--	3	4		
Drop-Off Recycling Collection Facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	C	P	P	P	P	P	P	1	--	--	--	--	P4		
Electronic Prototype Assembly ¹⁵	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	P	--	--	--	--	--	--	--	
Electronic Testing ¹⁶	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	P	--	--	--	--	--	--	--	
Equipment Repair Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	P	1	--	--	--	3	4		
Equipment Sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	P	1	--	--	--	3	4		
Exterminating Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	P	1	--	--	--	3	4		
Financial Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	P	1	--	2	--	3	4		
Food Preparation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	P	1	--	2	--	3	4		
Food Sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	P	1	--	2	--	3	4		
Funeral Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	P	1	--	--	--	3	4		
General Retail Sales (Convenience)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	P	1	--	2	--	3	4		
General Retail Sales (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	11	P	C	P	P	P	P	P	1	--	2	--	3	4			
Hotel-Motel	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	C	P	P	P	P	1	--	2	--	3	4			
Indoor Entertainment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	C	P	P	P	P	1	--	2	--	3	4			
Indoor Sports and Recreation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	C	P	P	P	P	1	--	2	--	3	4			

1-Refers to 25-2-602 (13-2-225), 2-Refers to 25-2-622 (13-2-226), 3-Refers to Subchapter B, Art. 2, Div 5, 4 Refers to 25-2-624 (13-2-227), 5-Refers to 25-2-603 (13-2-233), 6-Subject to 25-2-805 (13-2-224), 7-Subject to 25-2-839 (13-2-235 & 13-2-273), 8-Refers to 25-2-842, 9-Refers to 25-2-663, 10-Subject to 25-2-177 & 25-2-650, 11-Subject to 25-2-597 (J), 12-Subject to 25-2-816, 13-Permitted in MU and V combining districts, subject to 25-2, Subchapter E, Art. 4, Subsec. 4.2 i v, 14-Refers to 25-6-501, 15-Refers to 25-2-817, 16-Refers to 25-2-811

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ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)																																						
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COMMERCIAL USES continued																																						
Kennels	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	WLO	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P	
Laundry Services																																						
Liquor Sales																																						
Marina																																						
Medical Offices – exceeding 5000 sq. ft. gross floor area																																						
Medical Offices – not exceeding 5000 sq. ft. gross floor area																																						
Monument Retail Sales																																						
Off-Site Accessory Parking ¹⁴																																						
Outdoor Entertainment																																						
Outdoor Sports and Recreation																																						
Pawn Shop Services																																						
Pedicab Storage and Dispatch																																						
Personal Improvement Services																																						
Personal Services																																						
Pet Services																																						
Plant Nursery																																						
Printing and Publishing																																						
Professional Office																																						
Recreational Equipment Maint. & Stor.																																						
Recreational Equipment Sales																																						
Research Assembly Services																																						
Research Services																																						
Research Testing Services																																						
Research Warehousing Services																																						
Restaurant (General)																																						
Restaurant (Limited)																																						
Scrap and Salvage																																						
Service Station																																						
Software Development																																						
Special Use Historic																																						
Stables																																						
Theater																																						
Vehicle Storage																																						
Veterinary Services																																						
INDUSTRIAL USES																																						
Basic Industry	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	WLO	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P	
Custom Manufacturing																																						
General Warehousing and Distribution																																						
Light Manufacturing																																						
Limited Warehousing and Distribution																																						
Recycling Center																																						
Resource Extraction																																						
AGRICULTURAL USES																																						
Animal Production	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	WLO	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P	
Community Garden																																						

1-Refers to 25-2-602 (13-2-225); 2-Refers to 25-2-622 (13-2-226); 3-Refers to Subchapter B, Art. 2, Div 5; 4-Refers to 25-2-624 (13-2-227); 5-Refers to 25-2-603 (13-2-233); 6-Subject to 25-2-605 (13-2-224); 7-Subject to 25-2-639 (13-2-235 & 13-2-273); 8-Refers to 25-2-642; 9-Refers to 25-2-663; 10-Subject to 25-2-177 & 25-2-660; 11-Subject to 25-2-667 (D); 12-Subject to 25-2-816; 13-Permitted in MU and V combining districts, subject to 25-2, Subchapter E, Art. 4, Subsec. 4.2.1 C; 14-Refers to 25-2-601; 15-Refers to 25-2-817; 16-Refers to 25-2-811.
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P = Permitted Use C = Conditional Use Permit -- = Not Permitted																																								
CIVIC USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	WLO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD			
Administrative Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Aviation Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Camp	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	P	--	3	4		
Cemetery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3	4		
Club or Lodge	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	C	3	4			
College and University Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	C	3	4			
Communication Service Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1	P	2	P	3	4		
Community Events	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8		
Community Recreation (Private)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	--	2	--	3	4		
Community Recreation (Public)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	--	2	--	3	4		
Congregate Living	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	3	4		
Convalescent Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	3	4		
Convention Center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3	4		
Counseling Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3	4		
Cultural Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	--	2	--	3	4		
Day Care Services (Commercial)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	--	2	--	3	4		
Day Care Services (General)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	--	2	--	3	4		
Day Care Services (Limited)	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4		
Detention Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	3	4		
Employee Recreation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	P	--	3	4	
Family Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	1	--	3	4			
Group Home, Class I (General)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	--	3	4				
Group Home, Class I (Limited)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1	--	3	4				
Group Home, Class II	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3	4		
Guidance Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	3	4		
Hospital Services (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Hospital Services (Limited)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Local Utility Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	--	2	--	3	4		
Maintenance and Service Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Major Public Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Major Utility Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Military Installations	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Park and Recreation Services (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Park and Recreation Services (Special)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Postal Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Private Primary Educational Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	1	--	3	4			
Private Secondary Educational Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	1	--	3	4			
Public Primary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	1	--	3	4			
Public Secondary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	1	--	3	4			
Railroad Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1	P	2	--	3	4		
Residential Treatment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	3	4		
Safety Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	--	1	--	2	--	3	4
Telecommunication Tower ⁷	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	--	--	--	--	4	
Transitional Housing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	3	4	
Transportation Terminal	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
All other Civic Uses	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4

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