



**HOUSING &
PLANNING**

URP & NCCD Use Regulations

February 8, 2021

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12th St NCCD



12th St. Current Use Regulations

A. Permitted Uses

Unless otherwise specified, uses are permitted as allowed by the base zoning district or as modified by the mixed-use combining district.

- Relies on the base zoning to define permitted uses.
- Uses are further restricted in the NCCD through a list of prohibited and conditional uses which are primarily commercial.
- A list of these can be found in [Ordinance No. 20080228-078 & Ordinance No. 20081120-101](#)



12th St. Proposed Use Regulations

- The proposed NCCD defines uses that are permitted, permitted with conditions and conditional through a land use table.
- For a use to be allowed on a property, it must be in the use table in the NCCD and allowed per the base zoning.

a. Residential Uses

Uses		Permitted Conditions and Exceptions
Condominium Residential	PC	Not allowed on the ground floor of a building fronting East 12 th Street.
Group Residential	P	
Multi-Family Residential	P	
Townhouse Residential	PC	Not allowed fronting East 12 th Street.

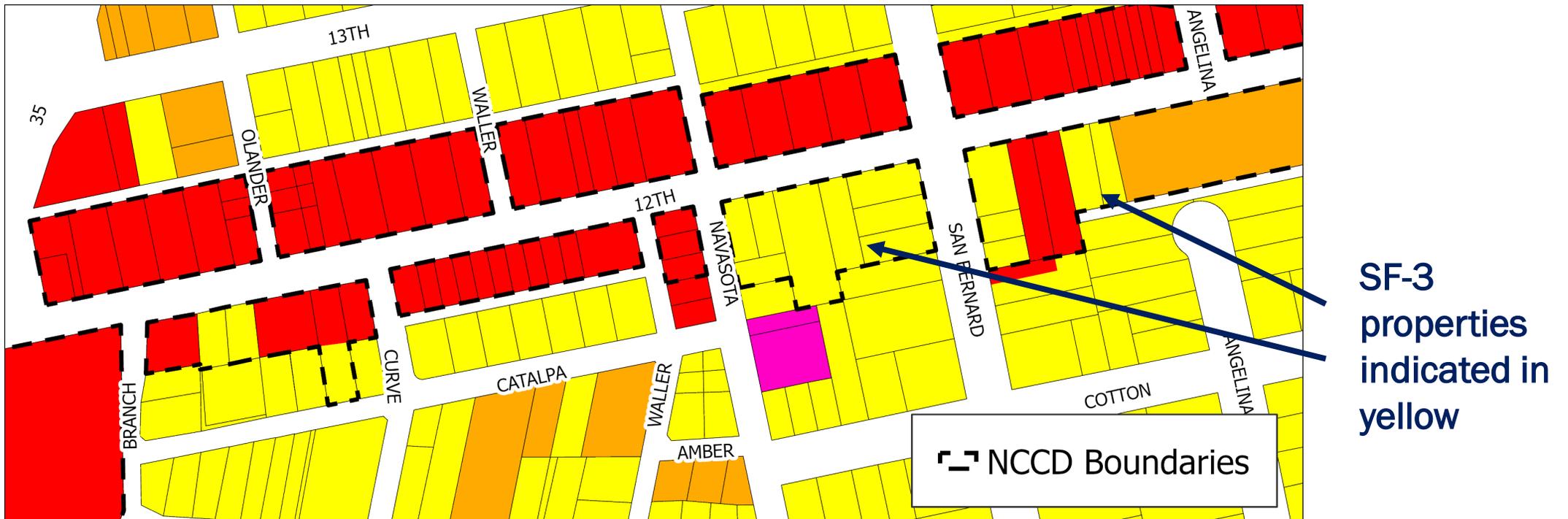
b. Commercial Uses

Uses		Permitted Conditions and Exceptions
Administrative and Business Offices	PC	Not allowed on the ground floor of a building fronting East 12 th Street.
Art Gallery	P	
Art Workshop	P	
Food Sales	PC	Only allowed on the ground floor of a building fronting East 12 th Street.
General Retail Sales (Convenience)	PC	Only allowed on the ground floor of a building fronting East 12 th Street.
Hotel/Motel	PC	Bedroom may not be located on the ground floor of a building fronting East 12 th Street.



12th St. Proposed Use Regulations

This limits properties SF-3 zoned properties more than they are limited under current regulations.





12th St. Proposed Use Regulations

- Because the residential uses allowed in SF-3 are not allowed in the proposed NCCD use table, these properties would be limited to civic uses or those outlined in the “save and except” section.
- A language change is needed to allow more residential uses on SF-3 properties



12th St. Recommended Change

- For properties zoned SF-3, allow uses in the base zoning. The use table in the NCCD does not apply.

C. Permitted Uses, Uses Permitted with Specific Conditions, and Conditional Uses

1. Uses listed in the table in this section are only allowed if they are permitted, permitted with conditions, or conditional, in the base zoning district of a property as indicated by the Land Development Code's Zoning Use Summary Table.
2. For the uses allowed on properties zoned SF-3, refer to the Land Development Code's Zoning Use Summary Table. The use table in this section does not apply.

11th St NCCD



11th St. Current Use Regulations

- Permitted and Conditional Uses are outlined by Subdistrict rather than the base zoning
- Unlike 12th St properties, most of the commercial base zoning on 11th does not have Mixed Use (-MU) overlay
- Therefore, most of the commercial base zoning on 11th St does not allow residential

PERMITTED AND CONDITIONAL USES WITHIN SUBDISTRICT ONE	
<u>PERMITTED USES</u>	<u>CONDITIONAL USES</u>
<u>COMMERCIAL USES</u>	<u>COMMERCIAL USES</u>
Administrative and Business Offices	Automotive Rental
Arts and Crafts Studio (Limited)	Automotive Sales
Arts and Crafts Studio (General)	Automotive Washing
Business Support Services	Building Maintenance Services
Communications Services	Business or Trade School
Consumer Convenience Services	Cocktail Lounge
Consumer Repair Services	Transportation Terminals
Financial Services (no drive-thru)	
Food Sales	<u>CIVIC USES</u>
Funeral Services	Community Recreation
General Retail Sales (Convenience)	College & University Facilities
General Retail Sales (General)	Communication Service Facilities
Indoor Sports and Recreation	Day Care Services (General)
Indoor Entertainment	Day Care Services (Limited)
Laundry Services	Day Care Services (Commercial)
Liquor Sales	Private Educational Facilities
Medical Offices	Public Educational Facilities
Outdoor Sports and Recreation	
Personal Improvement Services	
Personal Services	
Pet Services	
Professional Offices	
Research Services	
Restaurant (Fast Food) (no drive-thru)	
Restaurant (Limited)	
Restaurant (General)	
Service Station	
Commercial Parking Facilities	



11th St. Proposed Regulations

- Similar to the current NCCD, the proposed NCCD defines allowed uses by Subdistrict.
- However, in Subdistrict 1 & 2, for a use to be allowed on a property, it must be in the use table in the NCCD and allowed per the base zoning.
- This is more restrictive than current regulations.

USES	SUBDISTRICT 1	SUBDISTRICT 2	CONDITIONS AND EXCEPTIONS
COMMERCIAL USES			
Administrative and Business Offices	PC	PC	Not allowed on a ground floor of a building fronting E 11 TH Street
Art Gallery	P	P	
Art Workshop	P	P	
Food Sales	PC	—	Only allowed on a ground floor of a building fronting E 11 TH Street
General Retail Sales (Convenience)	PC	—	Only allowed on a ground floor of a building fronting E 11 TH Street
Hotel-Motel	PC	—	Bedroom may not be located on a ground floor of a building fronting E 11 TH Street
Indoor Entertainment	P	—	
Liquor Sales	C	—	Limited to 3,000 square feet of gross floor area



11th St. Recommended Change

- The clause below from the proposed 12th St NCCD was added to the Urban Renewal Plan and the 11th St NCCD to align the documents.
- If the intention is to carry forward current use allowances with some refinement, then the clause below should be removed.

PART 4. Permitted, Conditional, and Prohibited Uses for Subdistrict 1 and Subdistrict 2.

~~A. Uses listed in the table in this section are only allowed if they are permitted, permitted with conditions, or conditional, in the base zoning district of a property as indicated by the Land Development Code's Zoning Use Summary Table.~~

~~B.A.~~ Unless provided for in this section, all uses in this section's table not listed as Permitted (P), Permitted with Conditions (PC), or Conditional (C) are prohibited.



Urban Renewal Plan



Proposed Urban Renewal Plan

- The proposed Plan's land use section mirrors the NCCDs
- Recommended changes could be incorporated with the following language:

6. LAND USE

Permitted, Conditional and Prohibited Uses

A. For properties within the East 12th St NCCD:

- a. Uses listed in the table in this section are only allowed if they are permitted, permitted with conditions, or conditional, in the base zoning district of a property as indicated by the Land Development Code's Zoning Use Summary Table.
- b. For the uses allowed on properties zoned SF-3, refer to the Land Development Code's Zoning Use Summary Table. The use table in this section does not apply.



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Questions