

DOWNTOWN URBAN FORM PROJECT - LAND USES

<i>CHARACTER AREAS →</i>	<i>BC</i>	<i>Light Rail</i>	<i>ROOSEVELT</i>		<i>TOWNSEND PARK</i>		<i>Evans Churchill</i>	<i>Van Buren</i>	<i>BioMed</i>	<i>Warehouse</i>	<i>Corridors</i>	<i>Central Park</i>
<i>USE CATEGORIES</i>			<i>South</i>	<i>North</i>	<i>West</i>	<i>East Ever-green</i>						
RESIDENTIAL USES												
Single-Family/Two-Family Dwellings	NP	NP	P	P	P	P	P	NP	NP	NP	NP	P
Multi-Family Dwellings, Ground Floor	NP	NP	P	P	P	P	P	NP	NP	P₂	P	P
Multi-Family Dwellings, 2nd story and above	P	P	P	P	P	P	P	P	P ¹	P	P	P
Live-Work Units	P	P	P	NP	P	P	P	P	P ¹	P	P	P
PUBLIC AND CIVIC USES												
Community Centers	P	P	P	NP	P	NP	P	P	NP	UP	UP	UP
Cultural Institutions	P	P	P	NP	P	P	P	P	P	P	P	P
Dependent or Day Care Centers	P*	P*	P*	NP	P*	P*	P*	P*	P*	P*	P*	NP
Places of Worship	P	P	P	P	P	P	P	P	P	P	P	P
Pocket Shelters	UP*	NP	NP	NP	NP	NP	UP*	UP*	NP	NP	NP	NP
Private Clubs and Lodges	P	P	NP	NP	NP	NP	P	P	UP	P	UP	NP
Schools, Colleges and Trade Schools, Public or private	P	P	UP	NP	UP	NP	P	P	P	P	P	NP

P = Permitted
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<i>USE CATEGORIES</i>			<i>South</i>	<i>North</i>	<i>West</i>	<i>East Ever-green</i>						
Trade Schools, Industrial	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP
<i>HEALTH AND SUPPORT SERVICES</i>												
Clinics	P	P	NP		NP	NP	P	P	P	P	P	NP
Clinics: Plasma centers, substance abuse detox and treatment center	UP	NP	NP	NP	NP	NP	UP	UP	UP	NP	UP	NP
Group Housing	UP*	NP	NP	NP	NP	NP	P*	UP*	UP*	NP*	P*	NP*
Home Day Care (Max 12 persons)	UP*	NP	NP	NP	NP*	NP*	P*	UP*	UP*	NP	P*	NP*
Hospitals	UP	NP	NP	NP	NP	NP	UP	UP	P	NP	NP	NP
Nursing, Assisted Living	UP	NP	NP	NP	NP*	NP*	UP	UP	UP	UP	UP	NP
Residential Care, Home (Max 10 persons)	UP*	NP	NP	NP	NP	NP	P*	UP*	P*	UP*	P*	NP
Social Service Facilities	UP	NP	NP	NP	NP	NP	UP	UP	UP	UP	UP	NP

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USE CATEGORIES			South	North	Park	East Ever-green							
COMMERCIAL AND RETAIL USES													
Adult Oriented Businesses & Cabarets	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Animal Services													
Pet Care Facilities/Boarding	UP*	UP*	NP	NP	NP	NP	UP*	UP*	NP	P*	NP	NP	
Pet Stores (<5,000 sf.)	P	P	P	NP	P	NP	P	P	NP	NP	P	NP	
Veterinary Office (≤5,000 sf.)	NP	NP	NP	NP	NP	NP	P*	P*	NP	P*	P*		
Veterinary/Hospital (>5,000 st)	NP	NP	NP	NP	NP	NP	UP*	NP	NP	P*	UP*	NP	
Artist Studios/Galleries, Teaching of Fine Arts, Performing Arts Venues	P	P	P	NP	P	P	P	P	P	P	P	P	
Arts & Crafts Fabrication (see Land Use Definitions)	P	P	P	NP	P	P	P	P	P	P	P	P	
Auto Sales and Services													
Car Wash	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	UP	UP	NP
Car Rentals (stored in garages)	P	P	NP	NP	NP	NP	P	P	P	P	P	NP	

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Repair, Major	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Service & Repair, Minor	NP	NP	NP	NP	NP	NP	NP	NP	UP	UP	P	NP
Sales and Leasing	UP	UP	NP	NP	NP	NP	UP	UP	NP	NP	P	NP
Service Stations	NP	NP	NP	NP	NP	NP	NP	NP	NP	UP	UP	NP
Light Fleet-Based Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Banquet Halls and Conference Centers (Primary use)	P	P	NP	NP	NP	NP	P	P	P	P₃	NP	NP
Business Services	P	P	P	NP	P	P	P	P	P	P	P	P
Commercial Recreation (≤10,000 square feet)	P	P	P	NP	P	NP	P	P	NP	P	P	P
Contractor's Yards, Building Materials & Storage (as primary business)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Dining Establishments												
Bars/Lounges/Night Clubs	P	P	UP	NP	UP	NP	UP	UP	UP	P	P	UP
Restaurants/Coffee Shops	P	P	P	NP	P	P	P	P	P	P	P	P

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Live entertainment (One entertainer)	P	P	P	NP	P	P	P	P	P	P	P	P
Live entertainment (more than one entertainer)	UP	UP	UP	NP	UP	UP	UP	UP	UP	UP	UP	UP
Outdoor dining	P*	P*	P*	NP	P*	P*	P*	P*	P*	P*	P*	P*
Outdoor dining, liquor served	UP	UP	UP	NP	UP	UP	UP	UP	UP	UP	UP	UP
Patron Dancing	P	P	UP	NP	UP	UP	UP	P	UP	P	UP	UP
Dry Cleaning – drop off/pick up only	P	P	P	NP	P	P	P	P	P	P	P	NP
Entertainment												
Theaters, Concert Halls	P	P	P	NP	P	NP	P	P	NP	P	P	NP
Cultural Events	P*	P*	P*	NP	P*	NP	P*	P*	P*	P*	P*	P*
Outdoor Events	P*	P*	P*	NP	P*	NP	P*	P*	P*	P*	P*	P*
Public & Farmers Markets	P*	P*	P*	NP	P*	NP	P*	P*	P*	P*	P*	P*
Financial Institutions	P	P	P	NP	P	NP	P	P	P	P	P	NP

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USE CATEGORIES			South	North	Park	East Ever-green						
Financial Institutions, Non-Chartered	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Food and Beverage Sales												
Convenience Market	P	P	P	NP	P	NP	P	P	P	P	P	
General Market	P	P	P	NP	P	NP	P	P	P	NP	P	
Street/Mobile Vendors	P*	P*	P*	NP	P*	NP	P*	P*	P*	P	P*	
Helistop/heliport	SP*	NP	NP	NP	NP	NP	NP	NP	SP*	NP	NP	NP
Laboratories (≤5,000 square feet)	UP	UP	UP	NP	UP	NP	UP	UP	P	NP	UP	NP
Laboratories (>5,000 square feet)	UP	NP	NP	NP	NP	NP	UP	UP	P	NP	UP	NP
Liquor, Retail Sales	UP*	UP*	UP*	NP	UP*	NP	UP*	UP*	UP*	UP*	UP*	UP*
Lodging: Bed and Breakfast Inns	NP	P	P	NP	P	P	P	P	NP	P	P	P
Lodging: Hotels and Motels	P	P	P	NP	P	NP	P	P	P	P	P	P
Maintenance and Repair Services	P	P	NP	NP	NP	NP	P	P	P	P	P	NP

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Massage Therapy – primary business	UP*	UP*	UP*	NP	UP*	UP*	UP*	UP*	NP	UP*	UP*	UP*
Massage Therapy (accessory use)	P*	P*	UP*	NP	UP*	UP*	P*	P*	P*	P*	P*	UP*
Mini-Storage (Only as an accessory use for residents, within the building)	P	P	P	NP	P	NP	P	P	P	P	P	P
Nurseries/Garden Center (≤5,000 square feet)	P	P	P	NP	P	NP	P	P	P	P	P	NP
Nurseries/Garden Center (>5,000 square feet)	UP	NP	NP	NP	NP	NP	UP	UP	NP	P	P	NP
Offices: Professional	P	P	P	NP	P	P	P	P	P	P	P	P
Offices: Medical and Dental	P	P	P	NP	P	P	P	P	P	P	P	P
Outdoor Cooking	P*	?	UP*	NP	UP*	UP*	P*	P*	P*	P*	P*	UP*
Outdoor Display/Sales (Accessory use)	UP	UP	UP	NP	UP	UP	UP	UP	UP	UP	UP	UP
Pawn Shops	UP	UP	NP	NP	NP	NP	UP	UP	UP	P	UP	NP
Personal Services	P	P	P	NP	P	P	P	P	P	P	P	P
Retail: General	P	P	P	NP	P	P	P	P	P	P	P	?

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USE CATEGORIES												
Retail: Large Scale	UP	NP	NP	NP	NP	NP	UP	UP	NP	NP	NP	NP
Second-Hand/Used Merchandising	P*	P*	P*	NP	P*	P*	P*	P*	P*	P*	P*	P*
Recycling, Small Collection Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP
Research and Development Facility/Lab	UP	NP	NP	NP	NP	NP	UP	UP	P	UP	NP	NP
Storage/Warehousing - Indoors	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP
Storage/Warehousing - Outdoors	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Tattoo Parlors	UP	UP	UP	NP	UP	UP	UP	UP	NP	UP	UP	NP
ACCESSORY USES AND FACILITIES												
Outdoor Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Drive-through facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Temporary Uses	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Wireless Communications	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*

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