

TOWNSEND PARK CHARACTER AREA

PROPOSED USES FOR ADAPTIVE REUSE OF EXISTING BUILDINGS

The following proposed list of uses, is based on the uses identified in the Arts, Culture, and Small Business Overlay and in past discussions with the Townsend Park Stakeholders, it was determined that this list would serve as a basis for selecting the optional non-residential uses for the Townsend Park mixed-use area.

- Antiques
 - Outdoor display
- Artist Studios/Galleries/Arts and Crafts
 - Outdoor display?
 - Outdoor fabrication?
- Artist & Crafts and Performing Arts Instruction
 - Outdoor display of arts and crafts
 - Outdoor crafting and art demonstrations
- Beauty and Barber Shops
 - Live/work
 - Size limit
- Book Stores
 - Not including adult book stores)
- Clothing Boutique
 - Second hand?
 - Accessories (shoes, purses, jewelry?)
- Coffee Shops, Bakeries
 - Outdoor dining by right?
- Professional Offices
 - Limit to one professional
- Exercise studios (such as yoga, aerobic, dance)
- Restaurants and/or Take-out
 - Outdoor dining in front setback by right
 - Outdoor dining in backyard?

Other Issues to be considered:

- Permit Detached Accessory Structures And Buildings [behind main building]:
 - Granny flats
 - Studios
 - Storage Units, Garages
- Maximum building footprint: 500 ft.
- Vehicle access from the alley
- Which uses, if any, require a live-work component?
 - When required, what should be the percentage?
- Should the percentage of non-residential uses be limited?
 - Existing buildings
 - New development