

CENTRAL PARK NEIGHBORHOOD

MIXED-USES FOR THE ADAPTIVE REUSE OF EXISTING RESIDENTIAL STRUCTURES

PROPOSES USES (Unless stated, no live-work required)

- A. ARTIST STUDIOS/GALLERIES
Outdoor display allowed? YES
Outdoor fabrication? YES (hours/days-weekends?)
- B. ARTS AND CRAFTS RETAIL SALES
Outdoor display of arts and crafts
Outdoor crafting and art demonstrations YES (hours/days-weekends?)
- C. ARTIST & CRAFTS AND PERFORMING ARTS INSTRUCTION
- D. BEAUTY AND BARBER SHOPS
Live-work only? MAYBE
- E. BOOK STORES [not including adult book stores]
- F. CLOTHING BOUTIQUE (Second hand?)
- G. COFFEE SHOPS
Outdoor dining in front setback? YES, by right
- H. EXERCISE STUDIOS (Yoga, aerobic, etc)
- I. PROFESSIONAL OFFICES
- J. RESTAURANTS/TAKE OUT
Outdoor dining in front setback YES, by right
Outdoor dining in backyard? When is it appropriate, abutting residential?
- K. DETACHED ACCESSORY STRUCTURES AND BUILDINGS [behind main building]:
Granny flats Studios Storage Units, Garages
- Maximum building footprint: 500 ft.
 - Vehicle access from the alley

CLARIFICATION OF USES:

Retail:

Accessories (as in jewelry, should clothing boutiques include shoes and accessories?)

- Antiques

Professional Offices:

- Medical/psychologists/counselors: Specify how many licensed practitioners would be permitted

LIVE-WORK - PERCENTAGE OF NON-RESIDENTIAL USES:

- (When there is live-work, should there be a percentage?)