

## DOWNTOWN URBAN FORM PROJECT - LAND USES

CHARACTER AREAS →	BC	Light Rail	ROOSEVELT		TOWNSEND PARK		Evans Churchill	Van Buren	BioMed	Warehouse	Corridors	Central Park
USE CATEGORIES			South	North	Park	East Ever-green						
<b>RESIDENTIAL USES</b>												
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	NP	P	P
Multi-Family Dwellings, 2nd story and above	P	P	P	P	P	P	P	P	P <sup>1</sup>	P	P	P
Live-Work Units	P	P	P	NP	P	P	P	P	P <sup>1</sup>	P	P	P
<b>PUBLIC AND CIVIC USES</b>												
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

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<i>USE CATEGORIES</i>	<i>BC</i>	<i>Light Rail</i>	<i>South</i>	<i>North</i>	<i>Park</i>	<i>East Ever-green</i>	<i>Evans Churchill</i>	<i>Van Buren</i>	<i>BioMed</i>	<i>Warehouse</i>	<i>Corridors</i>	<i>Central Park</i>
Trade Schools, Industrial	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP
<b>HEALTH AND SUPPORT SERVICES</b>												
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
<b>COMMERCIAL AND RETAIL USES</b>												
Adult Oriented Businesses & Cabarets	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

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<b>Animal Services</b>													
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	
<b>Auto Sales and Services</b>													
Car Wash	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	
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	

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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	NP	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		UP	UP	UP	P	P	UP
Restaurants/Coffee Shops	P	P	P	NP	P	P	P	P	P	P	P	P
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

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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
Financial Institutions, Non-Chartered	P*	NP	NP	NP	NP	NP	P*	P*	NP	P*	P*	NP*
Financial Institutions, Non-Chartered	P*	NP	NP	NP	NP	NP	P*	P*	NP	P*	P*	NP*

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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	NP
Laboratories (≤5,000 square feet)	UP	UP	UP	NP	UP	NP	UP	UP	P	NP	UP	NP	NP
Laboratories (>5,000 square feet)	UP	NP	NP	NP	NP	NP	UP	UP	P	NP	UP	NP	NP
Liquor, Retail Sales	UP*	UP*	UP*	NP	UP*	NP	UP*	UP*	UP*	UP*	UP*	UP*	UP*
Lodging: Bed and Breakfast Inns	NP	P	P	NP	P	P	P	P	NP	P	P	P	P
Lodging: Hotels and Motels	P	P	P	NP	P	NP	P	P	P	P	P	P	P
Maintenance and Repair Services	P	P	NP	NP	NP	NP	P	P	P	P	P	P	NP
Massage Therapy – primary business	UP*	UP*	UP*	NP	UP*	UP*	UP*	UP*	NP	UP*	UP*	UP*	UP*

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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 Sales: General	P	P	P	NP	P	P	P	P	P	P	P	?
Large Scale	UP	NP	NP	NP	NP	NP	UP	UP	NP	NP	NP	NP

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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
<b>ACCESSORY USES AND FACILITIES</b>												
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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