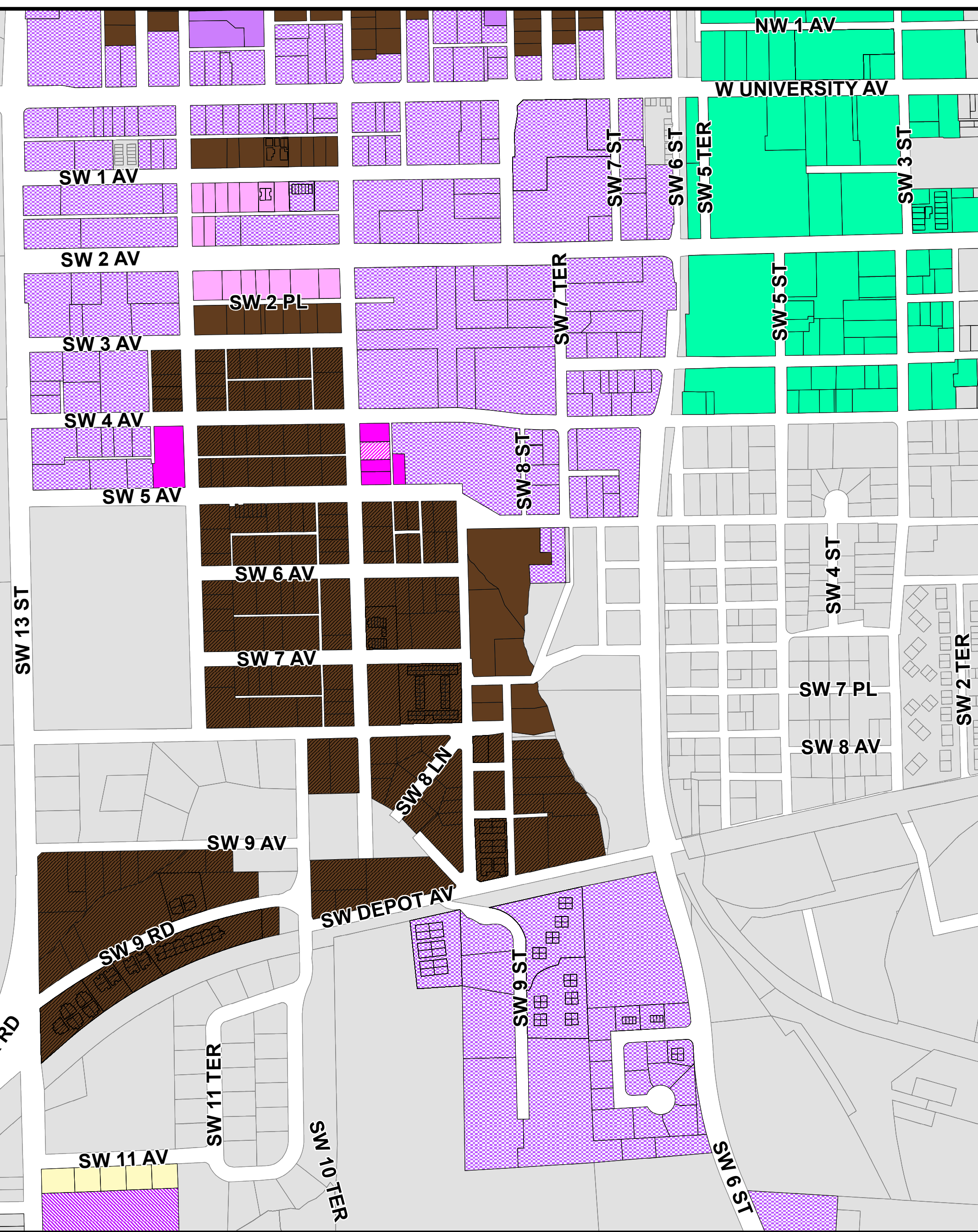


Existing Zoning

Legend

Existing Zoning

- CCD: Central City District
- MD: Medical Services
- MU-1: Mixed Use Low Intensity
- OF: General Office
- OR: Office Residential
- PS: Public Services and Operations
- RH-1: Residential High Density
- RH-2: Residential High Density
- RMF-5: Single-Family/Multiple-Family Residential
- RMU: Residential Mixed Use
- RSF-1: Single-Family Residential
- UMU-1: Urban Mixed-Use
- UMU-2: Urban Mixed-Use



University Heights Existing

Building Height: Stories	Density: Units Per Acre
Existing	Existing
UMU-2 = 6 (8 w/SUP)	UMU-2 = 100 (125 w/SUP)
RH-2 = 48' (4 stories per SAP)	RH-2 = Up to 100 units
RH-1 = 48' (4 stories per SAP)	RH-1 = Up to 43 units
OF = 58' (4-5 stories per SAP)	OF = 20
OR = 58' (4-5 stories per SAP)	OR = 20
Minimum Parking Requirements	
Existing	
Residential: None per SAP	
Non-residential: None per SAP	

University Heights Proposed

Building Height: Stories		Density: Units Per Acre	
Proposed Plan Board	Proposed Alternative	Proposed Plan Board	Proposed Alternative
T-6 = 12 (14 w/bonus)	-	T-6 = 200 (225 w/SUP)	T-6 = 150 (175 w/SUP)
T-5 = 8 (10 w/bonus)	T-5 = 6 (8 w/bonus)	T-5 = 150 (175 w/SUP)	T-5 = 100 (125 w/SUP)
T-4 M1 = 5 (6 w/bonus)	T-4 RMU = 4 stories	T-4 M1 = 50 (60 w/SUP)	T-4 RMU = Up to 75
Minimum Parking Requirements			
Proposed Plan Board		Proposed Alternative	
Residential: None		Residential: 1 per 3 bedrooms (T-4 M1 and T-4 RMU)	
Non-residential: None		Non-residential: None	

Table V - 1: Permitted Uses Within Transect Zones

Section	T-4				T-5	T-6
	RMU	M1	T-4	T-5		
RESIDENTIAL						
Single family house		P	P	P	P	P
Attached dwellings (up to 6 attached units)		P	P	P	P	P
Multiple family, small scale (2-4 units per building)	30-6.19	P	P	P	P	P
Multiple family dwelling	30-6.19	P	P	P	P	P
Accessory dwelling unit	30-6.41	P	P	-	-	-
Adult day care home	30-6.2	P	P	P	P	P
Community residential homes (up to 6 residents)	30-6.6	P	P	-	-	-
Community residential homes (more than 6 residents)	30-6.6	P	P	-	-	-
Dormitory (small)	30-6.8	P	P	P	P	P
Dormitory (large)	30-6.8	P	P	P	P	P
Family child care home	30-6.10	P	P	P	-	-
NON-RESIDENTIAL						
Alcoholic beverage establishment	30-6.3	-	-	P	P	-
Assisted living facility	-	-	-	P	P	P
Bed & Breakfast establishments	30-6.4	P	P	P	P	P
Business services	-	-	-	P	P	P
Car wash facilities	30-6.5	-	-	-	-	-
Civic, social & fraternal organizations	-	-	-	P	P	P
Day care center	30-6.7	P	P	P	P	P
Drive-through facility	30-6.9	-	-	P	P	P
Emergency shelter	-	-	-	P	P	P
Equipment rental and leasing, light	-	-	-	P	P	P
Exercise studios	-	-	-	P	P	P
Farmers market	30-6.11	-	-	P	P	P
Food distribution for the needy	30-6.12	-	-	S	S	-
Funeral homes and crematories	30-6.13	-	-	P	P	P
Gasoline/alternative fuel station	30-6.14	-	-	S ¹	-	-
Hotel	-	-	-	P	P	P
Itinerant food vendor	Ch. 19, Art. IV	-	-	P	P	P
Laboratory, medical & dental	-	-	-	P	P	P
Library	-	-	-	P	P	P
Light assembly, fabrication and processing	30-6.17	-	-	P	P	P
Microbrewery/Microwinery/Microdistillery	30-6.**	-	-	P ²	P ²	P ²
Mini-warehouse/self-storage	30-6.18	-	-	P	P	P
Museums and art galleries	-	-	-	P	P	P
Office	-	-	-	P ³ / S ⁴	P	P
Office- medical, dental, & other health related services	-	-	-	P	P	P
Parking, surface (principal use)	30-6.21	-	-	S	S	S
Parking, structured (principal use)	30-	-	-	P	P	P
	5.18.C	-	-	-	-	-
Passenger transit station	-	-	-	P	P	P
Personal services	-	-	-	P	P	P
Places of religious assembly	30-6.22	P	P	P	P	P
Public administration buildings	-	S	S	P	P	P
Public parks	-	P	P	P	P	P
Recreation, indoor	-	-	-	P	P	P
Recreation, outdoor	-	-	-	P	P	P
Research development & testing facilities	-	-	-	P	P	P
Residences for destitute people	30-6.24	-	-	S	S	S
Restaurant	-	-	-	P	P	P
Retail sales	-	-	-	P	P	P
School, elementary, middle & high (public & private)	30-6.26	P	P	P	P	P
Scooter and electric golf cart sales	30-6.27	-	-	P	-	-
Social service facilities	30-6.30	-	-	P	P	P
Skilled nursing facility	-	-	-	P	P	P
Vehicle sales and rental (no outdoor display)	30-6.32	-	-	P	P	P
Vehicle services	30-6.33	-	-	-	-	-
Vehicle repair	30-6.33	-	-	-	-	-
Veterinary services	30-6.34	-	-	P	P	P
Vocational/Trade school	-	-	-	S	P	P
Wireless communication services	-	-	-	See 30-6.35	-	-

Plan Board Recommendation

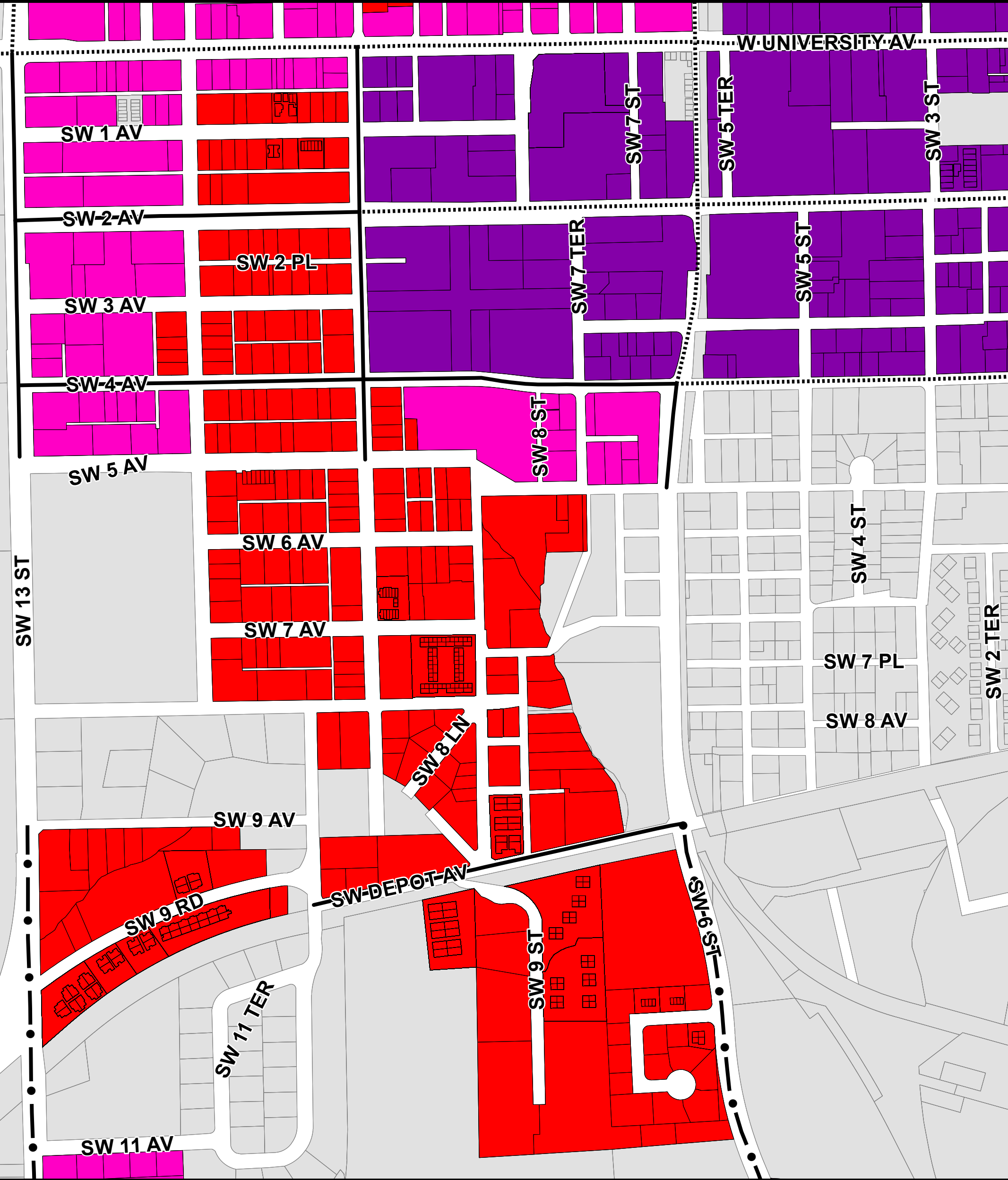
Legend

Proposed Zoning Districts

- T-4 (M1): Urban Mixed-Use 1
- T-4 (M2): Urban Mixed-Use 2
- T-5 (UMUH): Urban Mixed-Use High Intensity
- T-6 (UC): Urban Core

Proposed Street Types

- Urban Street 1
- Urban Street 2
- Urban Street 3
- Urban Throughway



Alternate Recommendation

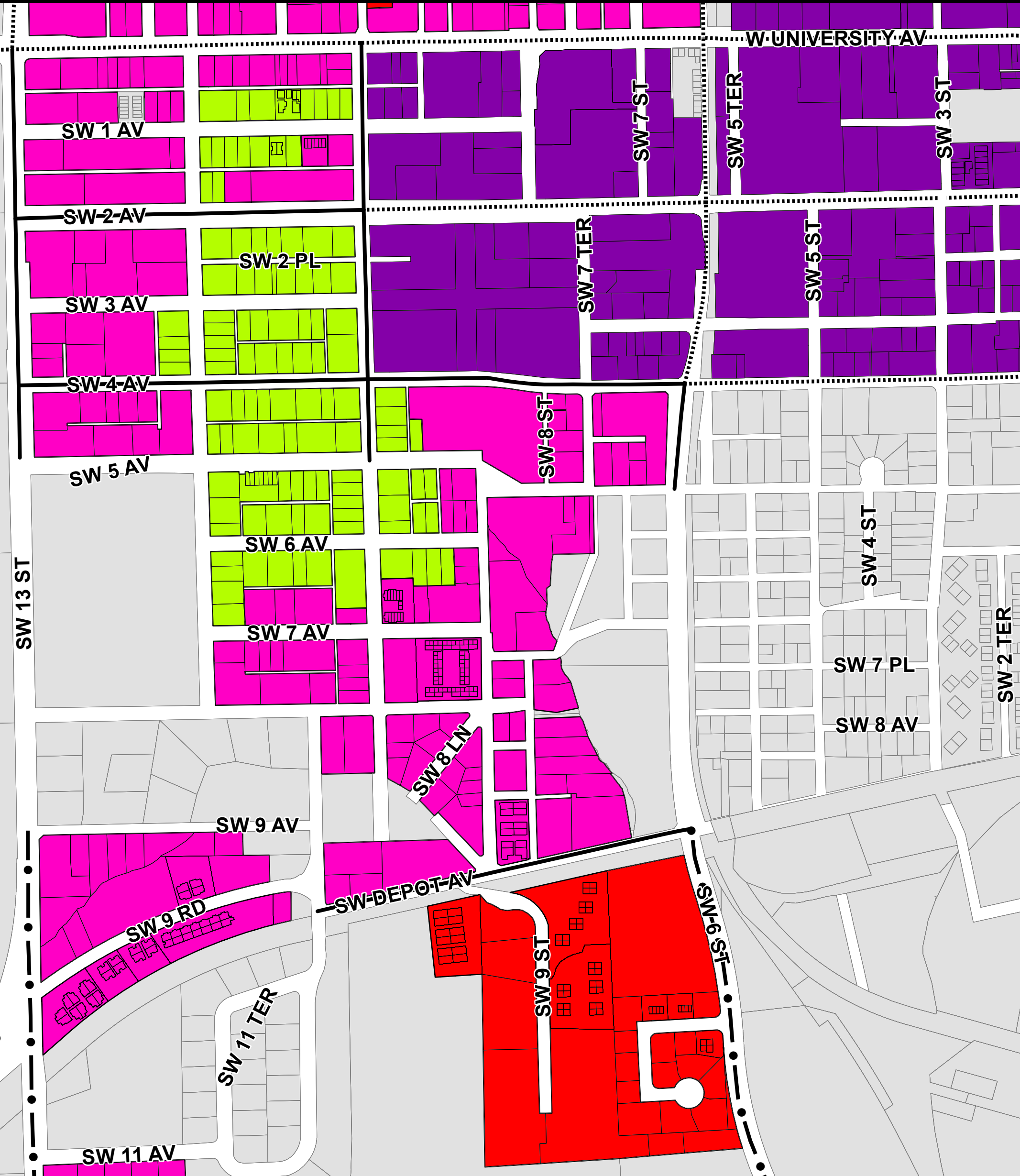
Legend

Proposed Zoning Districts

- T-4 (RMU): Residential Mixed-Use
- T-4 (M1): Urban Mixed-Use 1
- T-4 (M2): Urban Mixed-Use 2
- T-5 (UMUH): Urban Mixed-Use High Intensity
- T-6 (UC): Urban Core

Proposed Street Types

- Urban Street 1
- Urban Street 2
- Urban Street 3
- Urban Throughway



University Heights Existing

Building Height: Stories	Density: Units Per Acre
Existing	Existing
UMU-2 = 6 (8 w/SUP)	UMU-2 = 100 (125 w/SUP)
RH-2 = 48' (4 stories per SAP)	RH-2 = Up to 100 units
RH-1 = 48' (4 stories per SAP)	RH-1 = Up to 43 units
OF = 58' (4-5 stories per SAP)	OF = 20
OR = 58' (4-5 stories per SAP)	OR = 20

Minimum Parking Requirements

Existing

Residential: None per SAP

Non-residential: None per SAP

University Heights Proposed ^{140820G}

Building Height: Stories		Density: Units Per Acre	
Proposed Plan Board	Proposed Alternative	Proposed Plan Board	Proposed Alternative
T-6 = 12 (14 w/bonus)	-	T-6 = 200 (225 w/SUP)	T-6 = 150 (175 w/SUP)
T-5 = 8 (10 w/bonus)	T-5 = 6 (8 w/bonus)	T-5 = 150 (175 w/SUP)	T-5 = 100 (125 w/SUP)
T-4 M1 = 5 (6 w/bonus)	T-4 RMU = 4 stories	T-4 M1 = 50 (60 w/SUP)	T-4 RMU = Up to 75

Minimum Parking Requirements

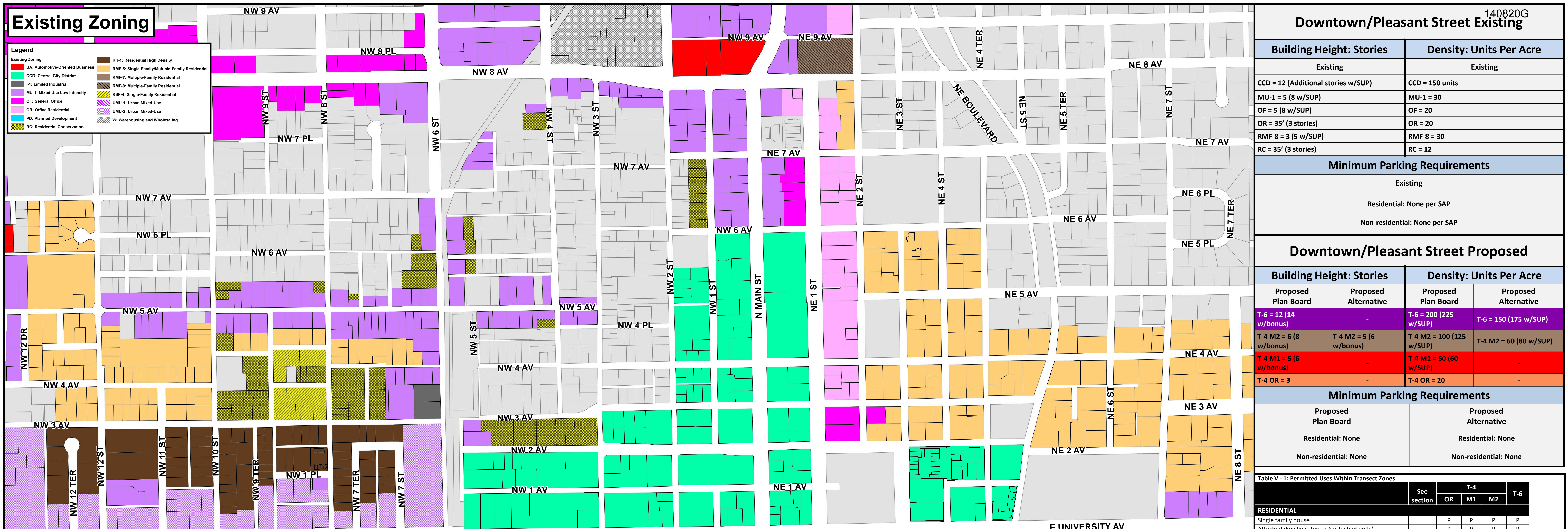
Proposed Plan Board	Proposed Alternative
Residential: None Non-residential: None	Residential: 1 per 3 bedrooms (T-4 M1 and T-4 RMU) Non-residential: None

Table V - 1: Permitted Uses Within Transect Zones

	See section	T-4		T-5	T-6
		RMU	M1		
RESIDENTIAL					
Single family house		P	P	P	P
Attached dwellings (up to 6 attached units)		P	P	P	P
Multiple family, small scale (2-4 units per building)	30-6.19	P	P	P	P
Multiple family dwelling	30-6.19	P	P	P	P
Accessory dwelling unit	30-6.41	P	P	-	-
Adult day care home	30-6.2	P	P	P	P
Community residential homes (up to 6 residents)	30-6.6	P	P	-	-
Community residential homes (more than 6 residents)	30-6.6	P	P	P	-
Dormitory (small)	30-6.8	P	P	-	-
Dormitory (large)	30-6.8	P	P	P	P
Family child care home	30-6.10	P	P	P	-
NON-RESIDENTIAL					
Alcoholic beverage establishment	30-6.3	-	-	P	P
Assisted living facility		-	P	P	P
Bed & Breakfast establishments	30-6.4	P	P	P	P
Business services		-	P	P	P
Car wash facilities	30-6.5	-	-	-	-
Civic, social & fraternal organizations		P	P	P	P
Day care center	30-6.7	P	P	P	P
Drive-through facility	30-6.9	-	-	P	P
Emergency shelter		-	-	P	P
Equipment rental and leasing, light		-	-	P	P
Exercise studios		-	P	P	P
Farmers market	30-6.11	-	P	P	P
Food distribution for the needy	30-6.12	-	-	S	S
Funeral homes and crematories	30-6.13	-	-	P	P
Gasoline/alternative fuel station	30-6.14	-	S ¹	-	-
Hotel		-	-	P	P
Itinerant food vendor	Ch. 19, Art. IV	-	-	P	P
Laboratory, medical & dental		-	P	P	P
Library		S	P	P	P
Light assembly, fabrication and processing	30-6.17	-	P	P	P
Microbrewery/Microwinery/Microdistillery	30-6.**	-	P ²	P ²	P ²
Mini-warehouse/self-storage	30-6.18	-	-	P	-
Museums and art galleries		S	P	P	P
Office		P ³ / S ⁴	P	P	P
Office- medical, dental, & other health related services		-	P	P	P
Parking, surface (principal use)	30-6.21	-	-	S	S
Parking, structured (principal use)	30- 5.18.C	-	-	P	P
Passenger transit station		-	-	P	P
Personal services		-	P	P	P
Places of religious assembly	30-6.22	P	P	P	P

	See section	T-4		T-5	T-6
		RMU	M1		
Public administration buildings		S	S	P	P
Public parks		P	P	P	P
Recreation, indoor		-	P	P	P
Recreation, outdoor		-	-	P	-
Research development & testing facilities		-	-	P	P
Residences for destitute people	30-6.24	-	-	S	S
Restaurant		-	P	P	P
Retail sales		-	P	P	P
School, elementary, middle & high (public & private)	30-6.26	P	P	P	P
Scooter and electric golf cart sales	30-6.27	-	-	P	-
Social service facilities	30-6.30	-	-	P	P
Skilled nursing facility		-	P	P	P
Vehicle sales and rental (no outdoor display)	30-6.32	-	-	P	P
Vehicle services	30-6.33	-	-	-	-
Vehicle repair	30-6.33	-	-	-	-
Veterinary services	30-6.34	-	P	P	P
Vocational/Trade school		-	S	P	P
Wireless communication services		See 30-6.35			

- 1 When located along a Type 3 Urban Street.
- 2 Where adjacent to Single Family Residential land use a Special Use Permit is required. Additionally, the associated tasting/taproom cannot exceed 2,500 square feet and is limited to an occupancy load of 99 or less.
- 3 Office uses as a home occupation, limited to ten percent of the office owner's residential unit (first floor only).
- 4 Office uses up to 20% of the building square footage and must be secondary to a principal residential use. No outdoor storage allowed.



Downtown/Pleasant Street Existing

Building Height: Stories	Density: Units Per Acre
Existing	Existing
CCD = 12 (Additional stories w/SUP)	CCD = 150 units
MU-1 = 5 (8 w/SUP)	MU-1 = 30
OF = 5 (8 w/SUP)	OF = 20
OR = 35' (3 stories)	OR = 30
RMF-8 = 3 (5 w/SUP)	RMF-8 = 30
RC = 35' (3 stories)	RC = 12

Minimum Parking Requirements

Existing

Residential: None per SAP

Non-residential: None per SAP

Downtown/Pleasant Street Proposed

Building Height: Stories		Density: Units Per Acre	
Proposed Plan Board	Proposed Alternative	Proposed Plan Board	Proposed Alternative
T-6 = 12 (14 w/bonus)	-	T-6 = 200 (225 w/SUP)	T-6 = 150 (175 w/SUP)
T-4 M2 = 6 (8 w/bonus)	T-4 M2 = 5 (6 w/bonus)	T-4 M2 = 100 (125 w/SUP)	T-4 M2 = 60 (80 w/SUP)
T-4 M1 = 5 (6 w/bonus)	-	T-4 M1 = 50 (60 w/SUP)	-
T-4 OR = 3	-	T-4 OR = 20	-

Minimum Parking Requirements

Proposed Plan Board	Proposed Alternative
Residential: None	Residential: None
Non-residential: None	Non-residential: None

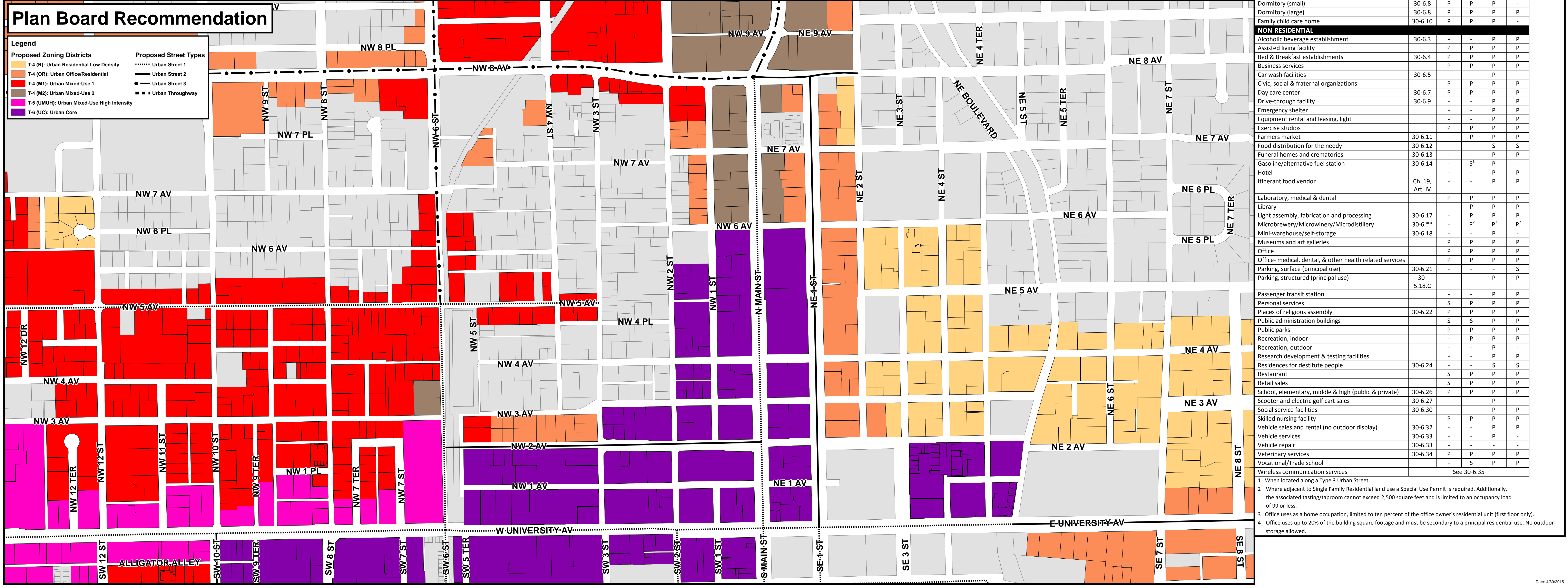


Table V - 1: Permitted Uses Within Transect Zones

RESIDENTIAL	See section	T-4			
		OR	M1	M2	T-6
Single family house		P	P	P	P
Attached dwellings (up to 6 attached units)		P	P	P	P
Multiple family, small scale (2-4 units per building)	30-6.19	P	P	P	P
Multiple family dwelling	30-6.41	P	P	P	-
Accessory dwelling unit	30-6.41	P	P	P	-
Adult day care home	30-6.2	P	P	P	P
Community residential homes (up to 6 residents)	30-6.6	P	P	P	-
Community residential homes (more than 6 residents)	30-6.6	P	P	P	-
Dormitory (small)	30-6.8	P	P	P	-
Dormitory (large)	30-6.8	P	P	P	P
Family child care home	30-6.10	P	P	P	-
NON-RESIDENTIAL					
Alcoholic beverage establishment	30-6.3	-	-	P	P
Assisted living facility		P	P	P	P
Bed & Breakfast establishments	30-6.4	P	P	P	P
Business services		P	P	P	P
Car wash facilities	30-6.5	-	-	P	-
Civic, social & fraternal organizations		P	P	P	P
Day care center	30-6.7	P	P	P	P
Drive-through facility	30-6.9	-	-	P	P
Emergency shelter		-	-	P	P
Equipment rental and leasing, light		-	-	P	P
Exercise studios		P	P	P	P
Farmers market	30-6.11	-	-	P	S
Food distribution for the needy	30-6.12	-	-	S	S
Funeral homes and crematories	30-6.13	-	-	P	P
Gasoline/alternative fuel station	30-6.14	-	S ¹	P	-
Hotel		-	-	P	P
Itinerant food vendor	Ch. 19, Art. IV	-	-	P	P
Laboratory, medical & dental		P	P	P	P
Library		-	-	P	P
Light assembly, fabrication and processing	30-6.17	-	-	P	P
Microbrewery/Microwinery/Microdistillery	30-6.**	-	P ²	P ²	P ²
Mini-warehouse/self-storage	30-6.18	-	-	P	-
Museums and art galleries		P	P	P	P
Office		P	P	P	P
Office- medical, dental, & other health related services		P	P	P	P
Parking, surface (principal use)	30-6.21	-	-	-	S
Parking, structured (principal use)	30-5.18.C	-	-	P	P
Passenger transit station		-	-	P	P
Personal services		S	P	P	P
Places of religious assembly	30-6.22	P	P	P	P
Public administration buildings		S	S	P	P
Public parks		P	P	P	P
Recreation, indoor		-	-	P	P
Recreation, outdoor		-	-	P	-
Research development & testing facilities		-	-	P	P
Residences for destitute people	30-6.24	-	-	S	S
Restaurant		S	P	P	P
Retail sales		S	P	P	P
School, elementary, middle & high (public & private)	30-6.26	P	P	P	P
Scooter and electric golf cart sales	30-6.27	-	-	P	-
Social service facilities	30-6.30	-	-	P	P
Skilled nursing facility		P	P	P	P
Vehicle sales and rental (no outdoor display)	30-6.32	-	-	P	P
Vehicle repair	30-6.33	-	-	-	-
Veterinary services	30-6.34	P	P	P	P
Vocational/Trade school		-	S	P	P
Wireless communication services					See 30-6.35

1 When located along a Type 3 Urban Street.
 2 Where adjacent to Single Family Residential land use a Special Use Permit is required. Additionally, the associated tasting/taproom cannot exceed 2,500 square feet and is limited to an occupancy load of 99 or less.
 3 Office uses as a home occupation, limited to ten percent of the office owner's residential unit (first floor only).
 4 Office uses up to 20% of the building square footage and must be secondary to a principal residential use. No outdoor storage allowed.

Downtown/Pleasant Street Existing ^{140820G}

Building Height: Stories	Density: Units Per Acre
Existing	Existing
CCD = 12 (Additional stories w/SUP)	CCD = 150 units
MU-1 = 5 (8 w/SUP)	MU-1 = 30
OF = 5 (8 w/SUP)	OF = 20
OR = 35' (3 stories)	OR = 20
RMF-8 = 3 (5 w/SUP)	RMF-8 = 30
RC = 35' (3 stories)	RC = 12

Minimum Parking Requirements

Existing

Residential: None per SAP

Non-residential: None per SAP

Downtown/Pleasant Street Proposed ^{140820G}

Building Height: Stories		Density: Units Per Acre	
Proposed Plan Board	Proposed Alternative	Proposed Plan Board	Proposed Alternative
T-6 = 12 (14 w/bonus)	-	T-6 = 200 (225 w/SUP)	T-6 = 150 (175 w/SUP)
T-4 M2 = 6 (8 w/bonus)	T-4 M2 = 5 (6 w/bonus)	T-4 M2 = 100 (125 w/SUP)	T-4 M2 = 60 (80 w/SUP)
T-4 M1 = 5 (6 w/bonus)	-	T-4 M1 = 50 (60 w/SUP)	-
T-4 OR = 3	-	T-4 OR = 20	-

Minimum Parking Requirements

Proposed Plan Board	Proposed Alternative
Residential: None Non-residential: None	Residential: None Non-residential: None

Table V - 1: Permitted Uses Within Transect Zones

	See section	T-4			T-6
		OR	M1	M2	
RESIDENTIAL					
Single family house		P	P	P	P
Attached dwellings (up to 6 attached units)		P	P	P	P
Multiple family, small scale (2-4 units per building)	30-6.19	P	P	P	P
Multiple family dwelling	30-6.19	P	P	P	P
Accessory dwelling unit	30-6.41	P	P	P	-
Adult day care home	30-6.2	P	P	P	P
Community residential homes (up to 6 residents)	30-6.6	P	P	P	-
Community residential homes (more than 6 residents)	30-6.6	P	P	P	-
Dormitory (small)	30-6.8	P	P	P	-
Dormitory (large)	30-6.8	P	P	P	P
Family child care home	30-6.10	P	P	P	-
NON-RESIDENTIAL					
Alcoholic beverage establishment	30-6.3	-	-	P	P
Assisted living facility		P	P	P	P
Bed & Breakfast establishments	30-6.4	P	P	P	P
Business services		P	P	P	P
Car wash facilities	30-6.5	-	-	P	-
Civic, social & fraternal organizations		P	P	P	P
Day care center	30-6.7	P	P	P	P
Drive-through facility	30-6.9	-	-	P	P
Emergency shelter		-	-	P	P
Equipment rental and leasing, light		-	-	P	P
Exercise studios		P	P	P	P
Farmers market	30-6.11	-	P	P	P
Food distribution for the needy	30-6.12	-	-	S	S
Funeral homes and crematories	30-6.13	-	-	P	P
Gasoline/alternative fuel station	30-6.14	-	S ¹	P	-
Hotel		-	-	P	P
Itinerant food vendor	Ch. 19, Art. IV	-	-	P	P
Laboratory, medical & dental		P	P	P	P
Library		-	P	P	P
Light assembly, fabrication and processing	30-6.17	-	P	P	P
Microbrewery/Microwinery/Microdistillery	30-6.**	-	p ²	p ²	p ²
Mini-warehouse/self-storage	30-6.18	-	-	P	-
Museums and art galleries		P	P	P	P
Office		P	P	P	P
Office- medical, dental, & other health related services		P	P	P	P
Parking, surface (principal use)	30-6.21	-	-	-	S
Parking, structured (principal use)	30- 5.18.C	-	-	P	P
Passenger transit station		-	-	P	P
Personal services		S	P	P	P
Places of religious assembly	30-6.22	P	P	P	P

	See section	T-4			T-6
		OR	M1	M2	
Public administration buildings		S	S	P	P
Public parks		P	P	P	P
Recreation, indoor		-	P	P	P
Recreation, outdoor		-	-	P	-
Research development & testing facilities		-	-	P	P
Residences for destitute people	30-6.24	-	-	S	S
Restaurant		S	P	P	P
Retail sales		S	P	P	P
School, elementary, middle & high (public & private)	30-6.26	P	P	P	P
Scooter and electric golf cart sales	30-6.27	-	-	P	-
Social service facilities	30-6.30	-	-	P	P
Skilled nursing facility		P	P	P	P
Vehicle sales and rental (no outdoor display)	30-6.32	-	-	P	P
Vehicle services	30-6.33	-	-	P	-
Vehicle repair	30-6.33	-	-	-	-
Veterinary services	30-6.34	P	P	P	P
Vocational/Trade school		-	S	P	P
Wireless communication services	See 30-6.35				

- 1 When located along a Type 3 Urban Street.
- 2 Where adjacent to Single Family Residential land use a Special Use Permit is required. Additionally, the associated tasting/taproom cannot exceed 2,500 square feet and is limited to an occupancy load of 99 or less.
- 3 Office uses as a home occupation, limited to ten percent of the office owner's residential unit (first floor only).
- 4 Office uses up to 20% of the building square footage and must be secondary to a principal residential use. No outdoor storage allowed.

Waldo Road/East University Avenue Existing

Building Height: Stories	Density: Units Per Acre
Existing	Existing
BA = 5 (8 w/SUP)	BA = NA
BUS = 5 (8 w/SUP)	BUS = NA
MU-1 = 5 (8 w/SUP)	MU-1 = 30
RMF-7 = 3 (5 w/SUP)	RMF-7 = 21

Minimum Parking Requirements	
Existing	
Residential: None per SAP	
Non-residential: None per SAP	

Waldo Road/East University Avenue Proposed

Building Height: Stories		Density: Units Per Acre	
Proposed Plan Board	Proposed Alternative	Proposed Plan Board	Proposed Alternative
T-4 C = 4 (6 w/bonus)	-	T-4 C = 50 (60 w/SUP)	-
T-4 M1 = 5 (6 w/bonus)	-	T-4 M1 = 50 (60 w/SUP)	-
T-4 OR = 3	-	T-4 OR = 20	-

Minimum Parking Requirements	
Proposed Plan Board	Proposed Alternative
Residential: None	Residential: 1 per 3 bedrooms (T-4 M1, T4-OR)
Non-residential: None	T-4 C: 25% of required minimums per Code
Non-residential: None	

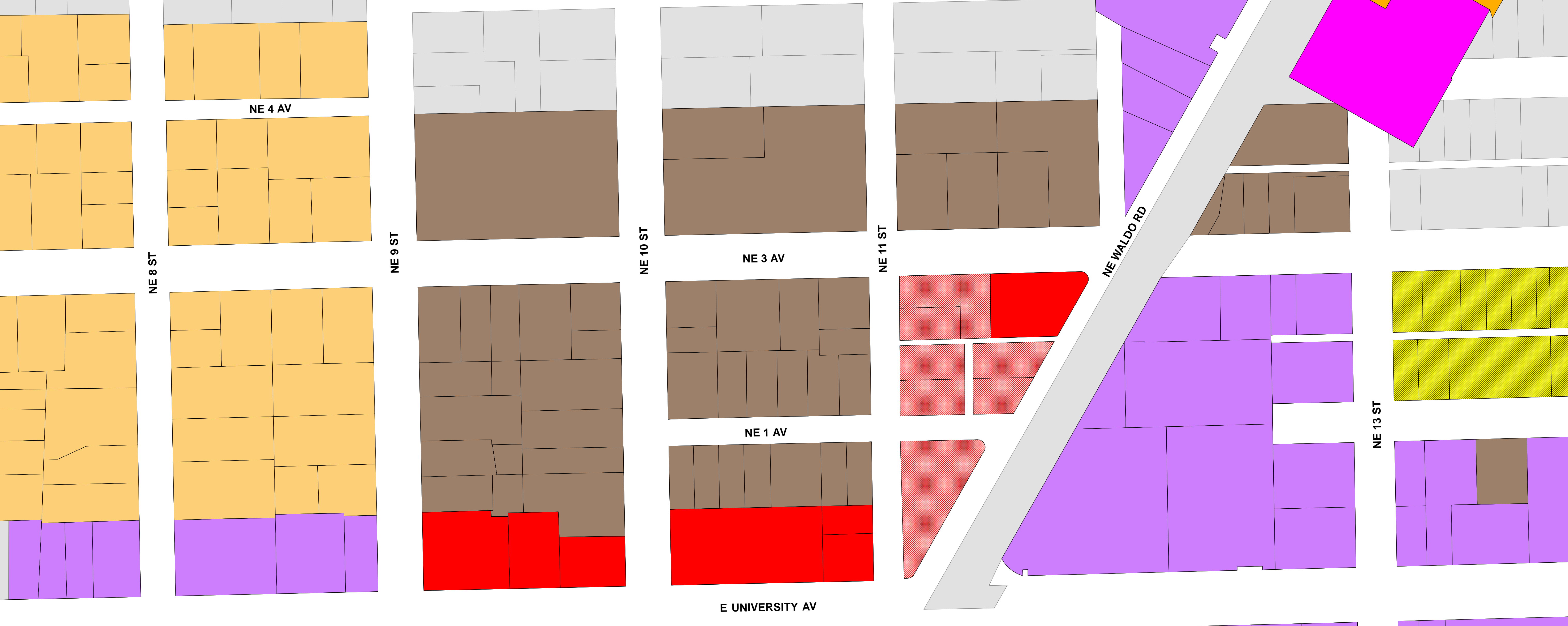
Table V - 1: Permitted Uses Within Transect Zones

	See section	T-4		
		OR	M1	C
RESIDENTIAL				
Single family house		P	P	P
Attached dwellings (up to 6 attached units)		P	P	P
Multiple family, small scale (2-4 units per building)	30-6.19	P	P	P
Multiple family dwelling	30-6.19	P	P	P
Accessory dwelling unit	30-6.41	P	P	P
Adult day care home	30-6.2	P	P	P
Community residential homes (up to 6 residents)	30-6.6	P	P	P
Community residential homes (more than 6 residents)	30-6.6	P	P	P
Dormitory (small)	30-6.8	P	P	P
Dormitory (large)	30-6.8	P	P	P
Family child care home	30-6.10	P	P	P
NON-RESIDENTIAL				
Alcoholic beverage establishment	30-6.3	-	-	P
Assisted living facility		P	P	P
Bed & Breakfast establishments	30-6.4	P	P	P
Business services		P	P	P
Car wash facilities	30-6.5	-	-	P
Civic, social & fraternal organizations		P	P	P
Day care center	30-6.7	P	P	P
Drive-through facility	30-6.9	-	-	P
Emergency shelter		-	-	P
Equipment rental and leasing, light		-	-	P
Exercise studios		P	P	P
Farmers market	30-6.11	-	P	P
Food distribution for the needy	30-6.12	-	-	-
Funeral homes and crematories	30-6.13	-	-	-
Gasoline/alternative fuel station	30-6.14	-	S ¹	P
Hotel		-	-	P
Itinerant food vendor	Ch. 19, Art. IV	-	-	P
Laboratory, medical & dental		P	P	P
Library		-	P	P
Light assembly, fabrication and processing	30-6.17	-	P ²	P ²
Microbrewery/Microwinery/Microdistillery	30-6.**	-	P ²	P ²
Mini-warehouse/self-storage	30-6.18	-	-	-
Museums and art galleries		P	P	P
Office		P	P	P
Office- medical, dental, & other health related services		P	P	P
Parking, surface (principal use)	30-6.21	-	-	-
Parking, structured (principal use)	30-5.18.C	-	-	P
Passenger transit station		-	-	-
Personal services		S	P	P
Places of religious assembly	30-6.22	P	P	P
Public administration buildings		S	S	P
Public parks		P	P	P
Recreation, indoor		-	P	P
Recreation, outdoor		-	-	P
Research development & testing facilities		-	-	P
Residences for destitute people	30-6.24	-	-	-
Restaurant		S	P	P
Retail sales		S	P	P
School, elementary, middle & high (public & private)	30-6.26	P	P	P
Scooter and electric golf cart sales	30-6.27	-	-	P
Social service facilities	30-6.30	-	-	-
Skilled nursing facility		P	P	P
Vehicle sales and rental (no outdoor display)	30-6.32	-	-	P
Vehicle services	30-6.33	-	-	P
Vehicle repair	30-6.33	-	-	P
Veterinary services	30-6.34	P	P	P
Vocational/Trade school		-	S	P
Wireless communication services				See 30-6.35

1. When located along a Type 3 Urban Street.
 2. Where adjacent to Single Family Residential land use a Special Use Permit is required. Additionally, the associated tasting/taproom cannot exceed 2,500 square feet and is limited to an occupancy load of 99 or less.
 3. Office uses as a home occupation, limited to ten percent of the office owner's residential unit (first floor only).
 4. Office uses up to 20% of the building square footage and must be secondary to a principal residential use. No outdoor storage allowed.

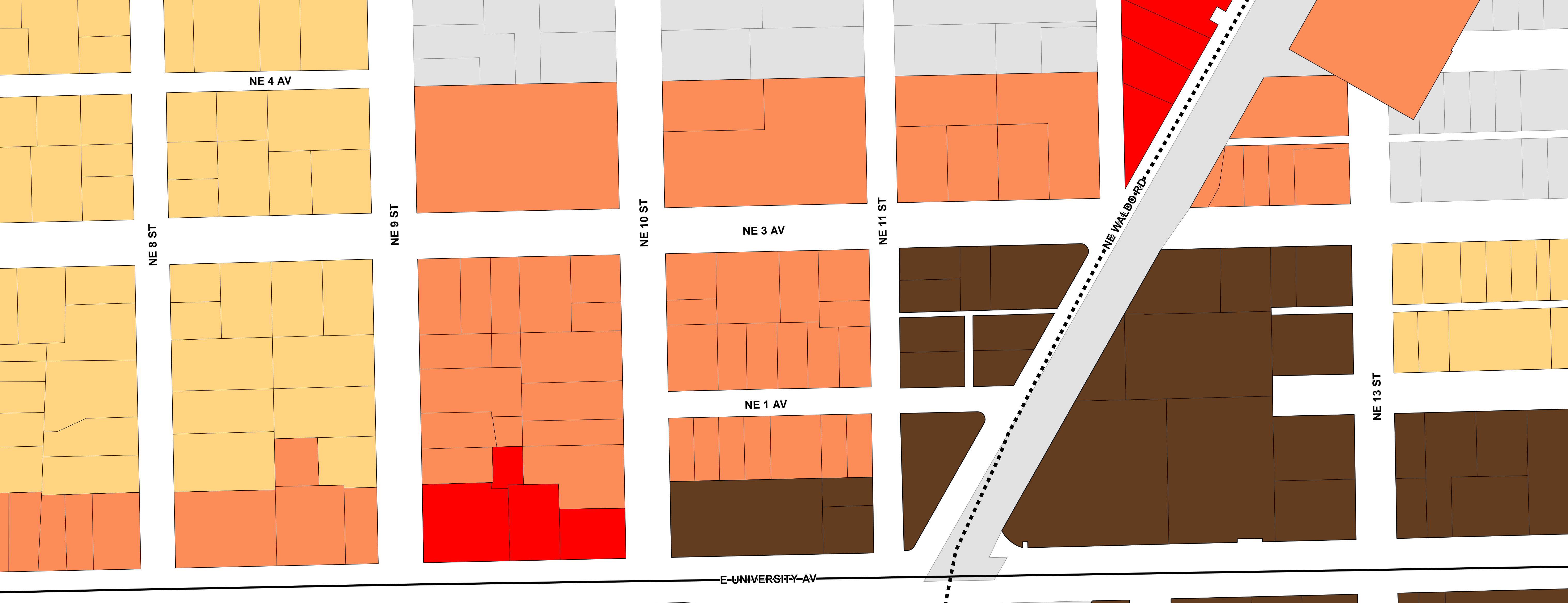
Existing Zoning

Legend		
Existing Zoning	MU-1: Mixed Use Low Intensity	RMF-6: Multiple-Family Residential
BA: Automotive-Oriented Business	OF: General Office	RMF-7: Multiple-Family Residential
BUS: General Business District	RMF-5: Single-Family/Multiple-Family Residential	RSF-4: Single-Family Residential



Plan Board Recommendation

Legend	
Proposed Zoning Districts	Proposed Street Types
T-4 (R): Urban Residential Low Density	Urban Street 1
T-4 (OR): Urban Office/Residential	Urban Street 2
T-4 (C): Mixed-Use Urban Corridor	Urban Street 3
T-4 (M1): Urban Mixed-Use 1	Urban Throughway



Waldo Road/East University Avenue Existing

Building Height: Stories	Density: Units Per Acre
Existing	Existing
BA = 5 (8 w/SUP)	BA = NA
BUS = 5 (8 w/SUP)	BUS = NA
MU-1 = 5 (8 w/SUP)	MU-1 = 30
RMF-7 = 3 (5 w/SUP)	RMF-7 = 21

Minimum Parking Requirements

Existing

Residential: None per SAP

Non-residential: None per SAP

Waldo Road/East University Avenue ^{140820G} Proposed

Building Height: Stories		Density: Units Per Acre	
Proposed Plan Board	Proposed Alternative	Proposed Plan Board	Proposed Alternative
T-4 C = 4 (6 w/bonus)	-	T-4 C = 50 (60 w/SUP)	-
T-4 M1 = 5 (6 w/bonus)	-	T-4 M1 = 50 (60 w/SUP)	-
T-4 OR = 3	-	T-4 OR = 20	-

Minimum Parking Requirements

Proposed Plan Board	Proposed Alternative
Residential: None	Residential: 1 per 3 bedrooms (T-4 M1, T4-OR) T-4 C: 25% of required minimums per Code
Non-residential: None	Non-residential: None

Table V - 1: Permitted Uses Within Transect Zones

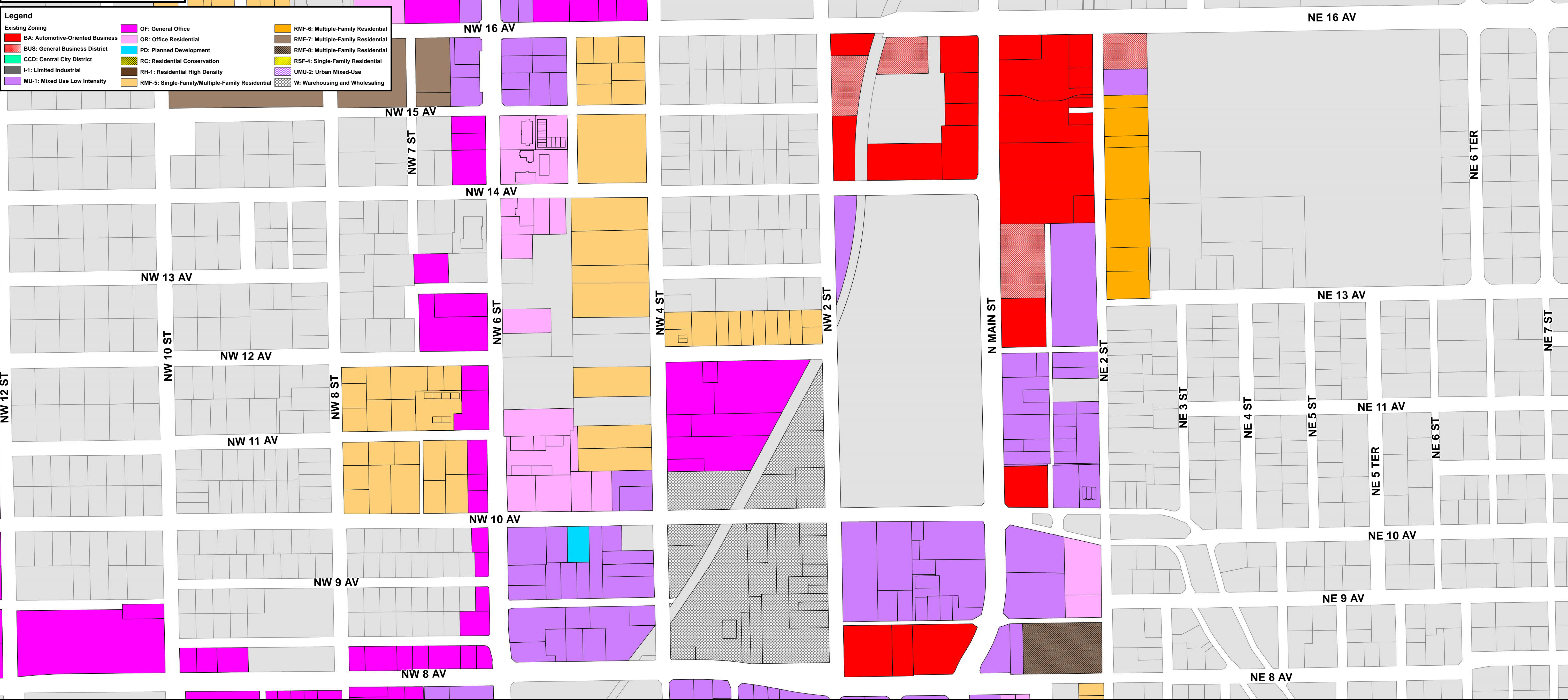
	See section	T-4		
		OR	M1	C
RESIDENTIAL				
Single family house		P	P	P
Attached dwellings (up to 6 attached units)		P	P	P
Multiple family, small scale (2-4 units per building)	30-6.19	P	P	P
Multiple family dwelling	30-6.19	P	P	P
Accessory dwelling unit	30-6.41	P	P	P
Adult day care home	30-6.2	P	P	P
Community residential homes (up to 6 residents)	30-6.6	P	P	P
Community residential homes (more than 6 residents)	30-6.6	P	P	P
Dormitory (small)	30-6.8	P	P	P
Dormitory (large)	30-6.8	P	P	P
Family child care home	30-6.10	P	P	P
NON-RESIDENTIAL				
Alcoholic beverage establishment	30-6.3	-	-	P
Assisted living facility		P	P	P
Bed & Breakfast establishments	30-6.4	P	P	P
Business services		P	P	P
Car wash facilities	30-6.5	-	-	P
Civic, social & fraternal organizations		P	P	P
Day care center	30-6.7	P	P	P
Drive-through facility	30-6.9	-	-	P
Emergency shelter		-	-	P
Equipment rental and leasing, light		-	-	P
Exercise studios		P	P	P
Farmers market	30-6.11	-	P	P
Food distribution for the needy	30-6.12	-	-	-
Funeral homes and crematories	30-6.13	-	-	-
Gasoline/alternative fuel station	30-6.14	-	S ¹	P
Hotel		-	-	P
Itinerant food vendor	Ch. 19, Art. IV	-	-	P
Laboratory, medical & dental		P	P	P
Library		-	P	P

	See section	T-4		
		OR	M1	C
Light assembly, fabrication and processing	30-6.17	-	P	-
Microbrewery/Microwinery/Microdistillery	30-6.**	-	P ²	P ²
Mini-warehouse/self-storage	30-6.18	-	-	-
Museums and art galleries		P	P	P
Office		P	P	P
Office- medical, dental, & other health related services		P	P	P
Parking, surface (principal use)	30-6.21	-	-	-
Parking, structured (principal use)	30-5.18.C	-	-	P
Passenger transit station		-	-	-
Personal services		S	P	P
Places of religious assembly	30-6.22	P	P	P
Public administration buildings		S	S	P
Public parks		P	P	P
Recreation, indoor		-	P	P
Recreation, outdoor		-	-	P
Research development & testing facilities		-	-	P
Residences for destitute people	30-6.24	-	-	-
Restaurant		S	P	P
Retail sales		S	P	P
School, elementary, middle & high (public & private)	30-6.26	P	P	P
Scooter and electric golf cart sales	30-6.27	-	-	P
Social service facilities	30-6.30	-	-	-
Skilled nursing facility		P	P	P
Vehicle sales and rental (no outdoor display)	30-6.32	-	-	P
Vehicle services	30-6.33	-	-	P
Vehicle repair	30-6.33	-	-	P
Veterinary services	30-6.34	P	P	P
Vocational/Trade school		-	S	P
Wireless communication services		See 30-6.35		

- 1 When located along a Type 3 Urban Street.
- 2 Where adjacent to Single Family Residential land use a Special Use Permit is required. Additionally, the associated tasting/taproom cannot exceed 2,500 square feet and is limited to an occupancy load of 99 or less.
- 3 Office uses as a home occupation, limited to ten percent of the office owner's residential unit (first floor only).
- 4 Office uses up to 20% of the building square footage and must be secondary to a principal residential use. No outdoor storage allowed.

Existing Zoning

Existing Zoning		Legend	
BA: Automotive-Oriented Business	OF: General Office	RMF-6: Multiple-Family Residential	W: Warehousing and Wholesaling
BUS: General Business District	OR: Office Residential	RMF-7: Multiple-Family Residential	
CCD: Central City District	PD: Planned Development	RMF-8: Multiple-Family Residential	
CCD: Central City District	RC: Residential Conservation	RSF-4: Single-Family Residential	
I-1: Limited Industrial	RH-1: Residential High Density	UMU-2: Urban Mixed-Use	
MU-1: Mixed Use Low Intensity	RMF-5: Single-Family/Multiple-Family Residential		



Building Height: Stories	Density: Units Per Acre
Existing	Existing
BA = 5 (8 w/SUP)	BA = NA
BUS = 5 (8 w/SUP)	BUS = NA
MU-1 = 5 (8 w/SUP)	MU-1 = 30
MU-2 = 5 (8 w/SUP)	MU-2 = 30
OF = 5 (8 w/SUP)	OF = 30
OR = 35' (3 stories)	OR = 20
RMF-5 = 3	RMF-5 = 12

Minimum Parking Requirements	
Existing	
Residential: Minimums per Code	
Non-residential: Minimums Per Code	

Grove Street Proposed

Building Height: Stories		Density: Units Per Acre	
Proposed Plan Board	Proposed Alternative	Proposed Plan Board	Proposed Alternative
T-4 M2 = 6 (8 w/bonus)	T-4 M2 = 5 (6 w/bonus)	T-4 M2 = 100 (125 w/SUP)	T-4 M2 = 60 (80 w/SUP)
T-4 M1 = 5 (6 w/bonus)	-	T-4 M1 = 50 (60 w/SUP)	-
T-4 OR = 3	-	T-4 OR = 20	-
T-4 R = 3	-	T-4 R = 15	-

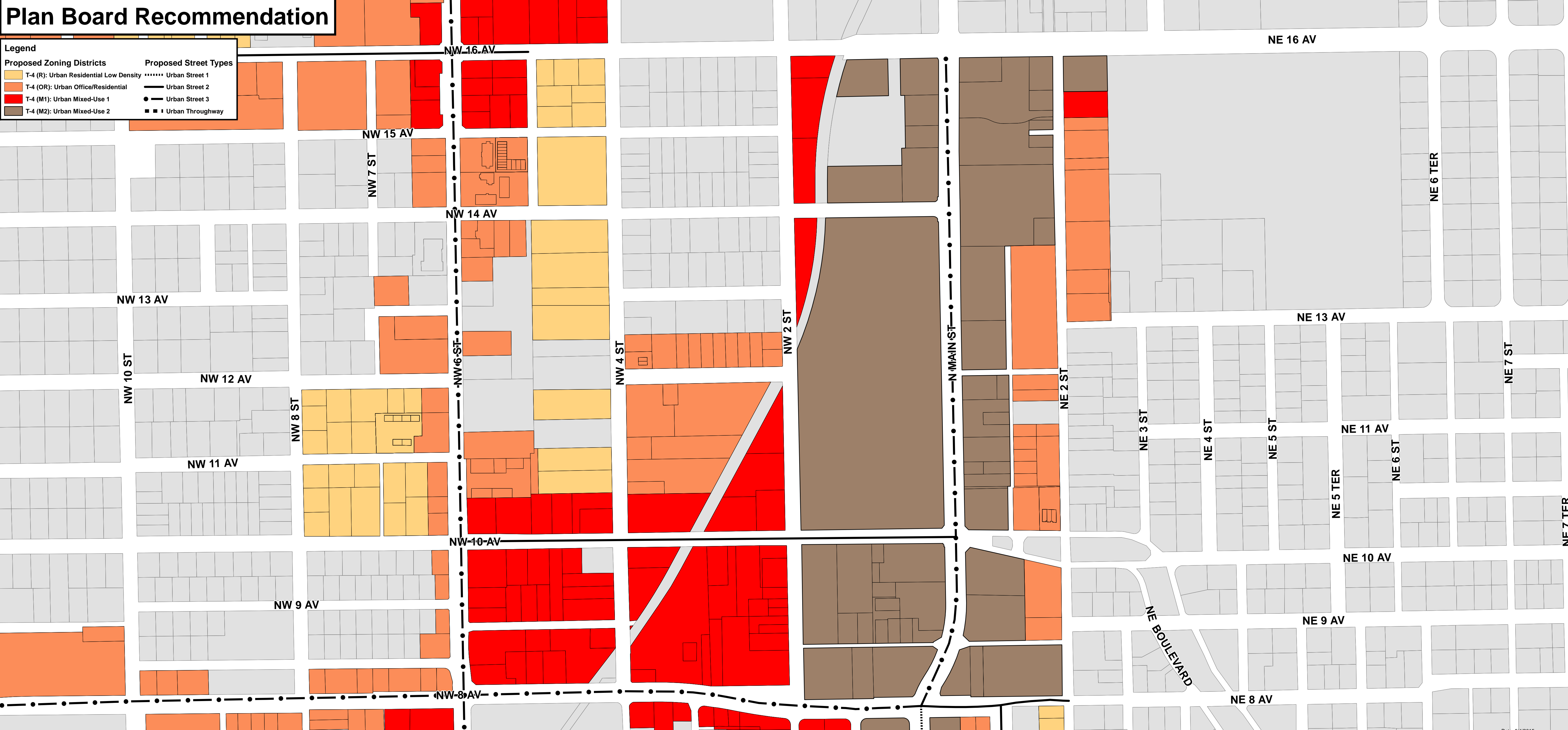
Minimum Parking Requirements	
Proposed Plan Board	Proposed Alternative
Residential: None (T-4 R: Minimums per Code)	Residential: 1 per 3 bedrooms
Non-residential: None	Non-residential: None

Table V - 1: Permitted Uses Within Transect Zones

	See section	T-4			
		R	OR	M1	M2
RESIDENTIAL					
Single family house		P	P	P	P
Attached dwellings (up to 6 attached units)		P	P	P	P
Multiple family, small scale (2-4 units per building)	30-6.19	P	P	P	P
Multiple family dwelling	30-6.19	-	P	P	P
Accessory dwelling unit	30-6.41	P	P	P	P
Adult day care home	30-6.2	P	P	P	P
Community residential homes (up to 6 residents)	30-6.6	P	P	P	P
Community residential homes (more than 6 residents)	30-6.6	-	P	P	P
Dormitory (small)	30-6.8	P	P	P	P
Dormitory (large)	30-6.8	-	P	P	P
Family child care home	30-6.10	P	P	P	P
NON-RESIDENTIAL					
Alcoholic beverage establishment	30-6.3	-	-	-	P
Assisted living facility		-	-	-	P
Bed & Breakfast establishments	30-6.4	S	P	P	P
Business services		-	P	P	P
Car wash facilities	30-6.5	-	-	-	P
Civic, social & fraternal organizations		P	P	P	P
Day care center	30-6.7	S	P	P	P
Drive-through facility	30-6.9	-	-	-	P
Emergency shelter		-	-	-	P
Equipment rental and leasing, light		-	-	-	P
Exercise studios		-	-	-	P
Farmers market	30-6.11	-	-	-	P
Food distribution for the needy	30-6.12	-	-	-	S
Funeral homes and crematories	30-6.13	-	-	-	P
Gasoline/alternative fuel station	30-6.14	-	-	S ¹	P
Hotel		-	-	-	P
Itinerant food vendor	Ch. 19, Art. IV	-	-	-	P
Laboratory, medical & dental		-	P	P	P
Library		-	-	-	P
Light assembly, fabrication and processing	30-6.17	-	-	-	P
Microbrewery/Microwinery/Microdistillery	30-6.**	-	-	P ²	P ²
Mini-warehouse/self-storage	30-6.18	-	-	-	P
Museums and art galleries		-	P	P	P
Office		-	P	P	P
Office- medical, dental, & other health related services		-	P	P	P
Parking, surface (principal use)	30-6.21	-	-	-	-
Parking, structured (principal use)	30-5.18.C	-	-	-	P
Passenger transit station		-	-	-	P
Personal services		-	S	P	P
Places of religious assembly	30-6.22	P	P	P	P
Public administration buildings		-	S	S	P
Public parks		S	P	P	P
Recreation, indoor		-	-	-	P
Recreation, outdoor		-	-	-	P
Research development & testing facilities		-	-	-	P
Residences for destitute people	30-6.24	-	-	-	S
Restaurant		-	S	P	P
Retail sales		-	S	P	P
School, elementary, middle & high (public & private)	30-6.26	S	P	P	P
Scooter and electric golf cart sales	30-6.27	-	-	-	P
Social service facilities	30-6.30	-	-	-	P
Skilled nursing facility		-	-	-	P
Vehicle sales and rental (no outdoor display)	30-6.32	-	-	-	P
Vehicle services	30-6.33	-	-	-	P
Vehicle repair	30-6.33	-	-	-	P
Veterinary services	30-6.34	-	P	P	P
Vocational/Trade school		-	-	-	S
Wireless communication services		see 30-6.35			

Plan Board Recommendation

Proposed Zoning Districts		Proposed Street Types	
T-4 (R): Urban Residential Low Density	Urban Street 1	Urban Street 1	Urban Street 1
T-4 (OR): Urban Office/Residential	Urban Street 2	Urban Street 2	Urban Street 2
T-4 (M1): Urban Mixed-Use 1	Urban Street 3	Urban Street 3	Urban Street 3
T-4 (M2): Urban Mixed-Use 2	Urban Thoroughway	Urban Thoroughway	Urban Thoroughway



1 When located along a Type 3 Urban Street.
 2 Where adjacent to Single Family Residential land use a Special Use Permit is required. Additionally, the associated tasting/taproom cannot exceed 2,500 square feet and is limited to an occupancy load of 99 or less.
 3 Office uses as a home occupation, limited to ten percent of the office owner's residential unit (first floor only).
 4 Office uses up to 20% of the building square footage and must be secondary to a principal residential use. No outdoor storage allowed.

Grove Street Existing

140820G

Building Height: Stories	Density: Units Per Acre
Existing	Existing
BA = 5 (8 w/SUP)	BA = NA
BUS = 5 (8 w/SUP)	BUS = NA
MU-1 = 5 (8 w/SUP)	MU-1 = 30
MU-2 = 5 (8 w/SUP)	MU-2 = 30
W = 5 (8 w/SUP)	W = 30
OF = 5 (8 w/SUP)	OF = 20
OR = 35' (3 stories)	OR = 20
RMF-5 = 3	RMF-5 = 12

Minimum Parking Requirements

Existing

Residential: Minimums per Code

Non-residential: Minimums Per Code

Grove Street Proposed

140820G

Building Height: Stories		Density: Units Per Acre	
Proposed Plan Board	Proposed Alternative	Proposed Plan Board	Proposed Alternative
T-4 M2 = 6 (8 w/bonus)	T-4 M2 = 5 (6 w/bonus)	T-4 M2 = 100 (125 w/SUP)	T-4 M2 = 60 (80 w/SUP)
T-4 M1 = 5 (6 w/bonus)	-	T-4 M1 = 50 (60 w/SUP)	-
T-4 OR = 3	-	T-4 OR = 20	-
T-4 R = 3	-	T-4 R = 15	-

Minimum Parking Requirements

Proposed Plan Board	Proposed Alternative
Residential: None (T-4 R: Minimums per Code)	Residential: 1 per 3 bedrooms
Non-residential: None	Non-residential: None

Table V - 1: Permitted Uses Within Transect Zones

	See section	T-4			
		R	OR	M1	M2
RESIDENTIAL					
Single family house		P	P	P	P
Attached dwellings (up to 6 attached units)		P	P	P	P
Multiple family, small scale (2-4 units per building)	30-6.19	P	P	P	P
Multiple family dwelling	30-6.19	-	P	P	P
Accessory dwelling unit	30-6.41	P	P	P	P
Adult day care home	30-6.2	P	P	P	P
Community residential homes (up to 6 residents)	30-6.6	P	P	P	P
Community residential homes (more than 6 residents)	30-6.6	-	P	P	P
Dormitory (small)	30-6.8	P	P	P	P
Dormitory (large)	30-6.8	-	P	P	P
Family child care home	30-6.10	P	P	P	P
NON-RESIDENTIAL					
Alcoholic beverage establishment	30-6.3	-	-	-	P
Assisted living facility		-	P	P	P
Bed & Breakfast establishments	30-6.4	S	P	P	P
Business services		-	P	P	P
Car wash facilities	30-6.5	-	-	-	P
Civic, social & fraternal organizations		P	P	P	P
Day care center	30-6.7	S	P	P	P
Drive-through facility	30-6.9	-	-	-	P
Emergency shelter		-	-	-	P
Equipment rental and leasing, light		-	-	-	P
Exercise studios		-	P	P	P
Farmers market	30-6.11	-	-	P	P
Food distribution for the needy	30-6.12	-	-	-	S
Funeral homes and crematories	30-6.13	-	-	-	P
Gasoline/alternative fuel station	30-6.14	-	-	S ¹	P
Hotel		-	-	-	P
Itinerant food vendor	Ch. 19, Art. IV	-	-	-	P
Laboratory, medical & dental		-	P	P	P
Library		-	-	P	P
Light assembly, fabrication and processing	30-6.17	-	-	P	P
Microbrewery/Microwinery/Microdistillery	30-6.**	-	-	p ²	p ²
Mini-warehouse/self-storage	30-6.18	-	-	-	P
Museums and art galleries		-	P	P	P
Office		-	P	P	P
Office- medical, dental, & other health related services		-	P	P	P
Parking, surface (principal use)	30-6.21	-	-	-	-
Parking, structured (principal use)	30- 5.18.C	-	-	-	P
Passenger transit station		-	-	-	P
Personal services		-	S	P	P
Places of religious assembly	30-6.22	P	P	P	P

	See section	T-4			
		R	OR	M1	M2
Public administration buildings		-	S	S	P
Public parks		S	P	P	P
Recreation, indoor		-	-	P	P
Recreation, outdoor		-	-	-	P
Research development & testing facilities		-	-	-	P
Residences for destitute people	30-6.24	-	-	-	S
Restaurant		-	S	P	P
Retail sales		-	S	P	P
School, elementary, middle & high (public & private)	30-6.26	S	P	P	P
Scooter and electric golf cart sales	30-6.27	-	-	-	P
Social service facilities	30-6.30	-	-	-	P
Skilled nursing facility		-	P	P	P
Vehicle sales and rental (no outdoor display)	30-6.32	-	-	-	P
Vehicle services	30-6.33	-	-	-	P
Vehicle repair	30-6.33	-	-	-	-
Veterinary services	30-6.34	-	P	P	P
Vocational/Trade school		-	-	S	P
Wireless communication services	See 30-6.35				

- 1 When located along a Type 3 Urban Street.
- 2 Where adjacent to Single Family Residential land use a Special Use Permit is required. Additionally, the associated tasting/taproom cannot exceed 2,500 square feet and is limited to an occupancy load of 99 or less.
- 3 Office uses as a home occupation, limited to ten percent of the office owner's residential unit (first floor only).
- 4 Office uses up to 20% of the building square footage and must be secondary to a principal residential use. No outdoor storage allowed.

College Park West Existing

Building Height: Stories	Density: Units Per Acre
Existing	Existing
OF = 5 (8 w/SUP)	OF = 20
RMF-5 = 3 stories	RMF-5 = 12
RSF-4 = 35' (3 stories)	RSF-4 = 8
RSF-2 = 35' (3 stories)	RSF-2 = 4.6
RSF-1 = 35' (3 stories)	RSF-1 = 3.5
Minimum Parking Requirements	
Existing	
Residential: Required minimums per Code	
Non-residential: Required minimums per Code	

College Park West Proposed

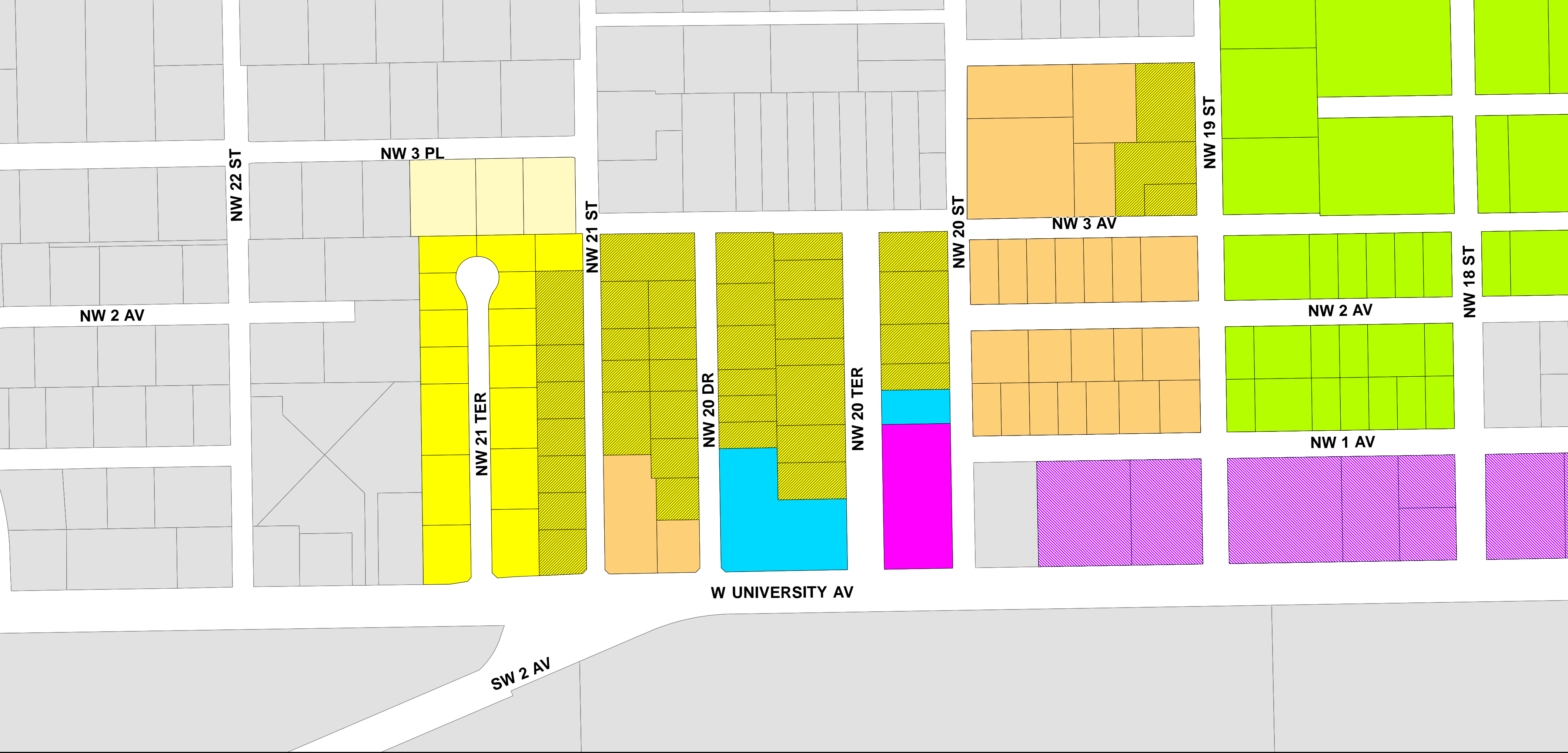
Building Height: Stories	Density: Units Per Acre
Proposed Plan Board	Proposed Plan Board
No Change	No Change
Minimum Parking Requirements	
Proposed Plan Board	
Residential: Required minimums per Code	
Non-residential: Required minimums per Code	

Existing Zoning

Legend

Existing Zoning

- OF: General Office
- PD: Planned Development
- RMF-5: Single-Family/Multiple-Family Residential
- RMF-6: Multiple-Family Residential
- RMU: Residential Mixed Use
- RSF-1: Single-Family Residential
- RSF-2: Single-Family Residential
- RSF-4: Single-Family Residential
- UMU-1: Urban Mixed-Use



Plan Board Recommendation

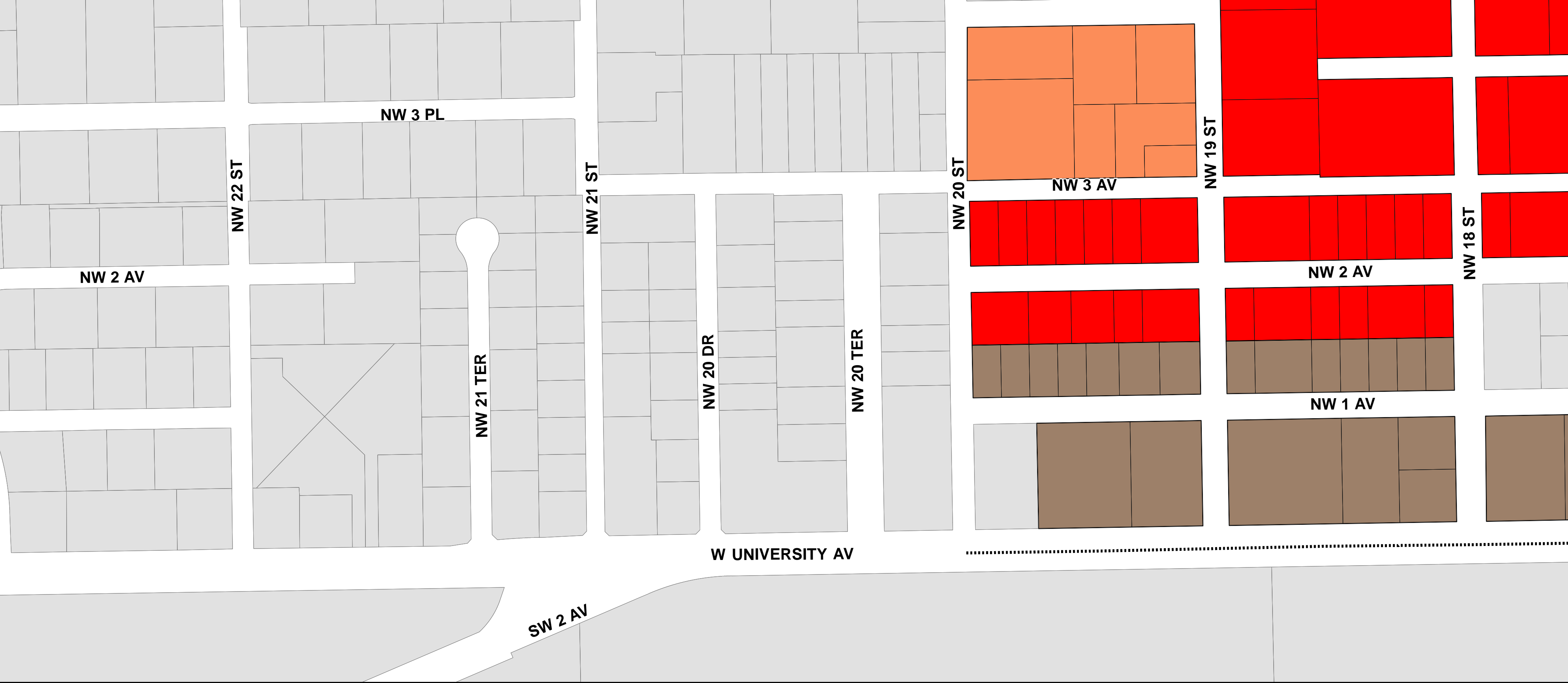
Legend

Proposed Zoning

- T-4 (R): Urban Residential Low Density
- T-4 (OR): Urban Office/Residential
- T-4 (M1): Urban Mixed-Use 1
- T-4 (M2): Urban Mixed-Use 2

Proposed Street Types

- Urban Street 1
- Urban Street 2
- Urban Street 3
- Urban Throughway



Alternate Recommendation

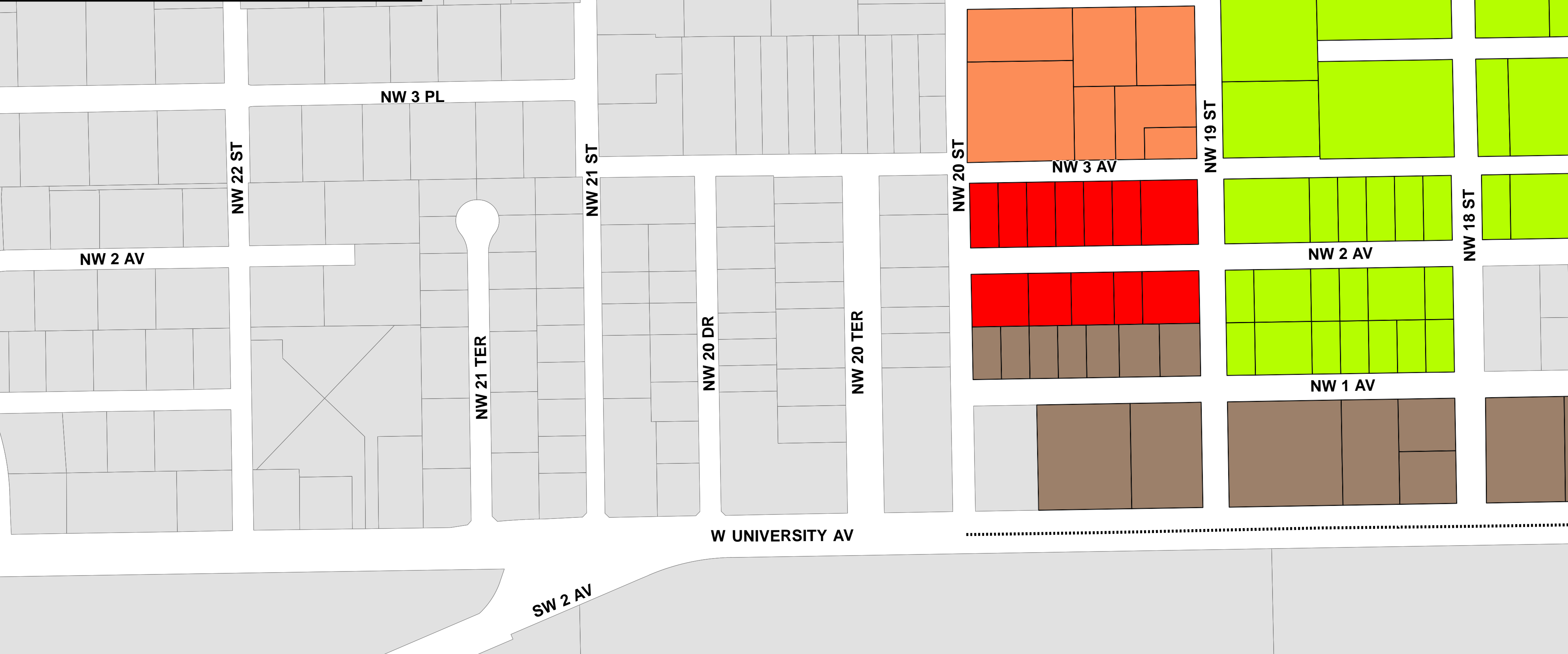
Legend

Proposed Zoning Districts

- T-4 (R): Urban Residential Low Density
- T-4 (OR): Urban Office/Residential
- T-4 (RMU): Residential Mixed-Use
- T-4 (M1): Urban Mixed-Use 1
- T-4 (M2): Urban Mixed-Use 2

Proposed Street Types

- Urban Street 1
- Urban Street 2
- Urban Street 3
- Urban Throughway



College Park West Existing

Building Height: Stories	Density: Units Per Acre
Existing	Existing
OF = 5 (8 w/SUP)	OF = 20
RMF-5 = 3 stories	RMF-5 = 12
RSF-4 = 35' (3 stories)	RSF-4 = 8
RSF-2 = 35' (3 stories)	RSF-2 = 4.6
RSF-1 = 35' (3 stories)	RSF-1 = 3.5

Minimum Parking Requirements

Existing

Residential: Required minimums per Code

Non-residential: Required minimums per Code

College Park West Proposed

Building Height: Stories

Density: Units Per Acre

Proposed
Plan Board

Proposed
Plan Board

No Change

No Change

Minimum Parking Requirements

Proposed
Plan Board

Residential: Required minimums per Code

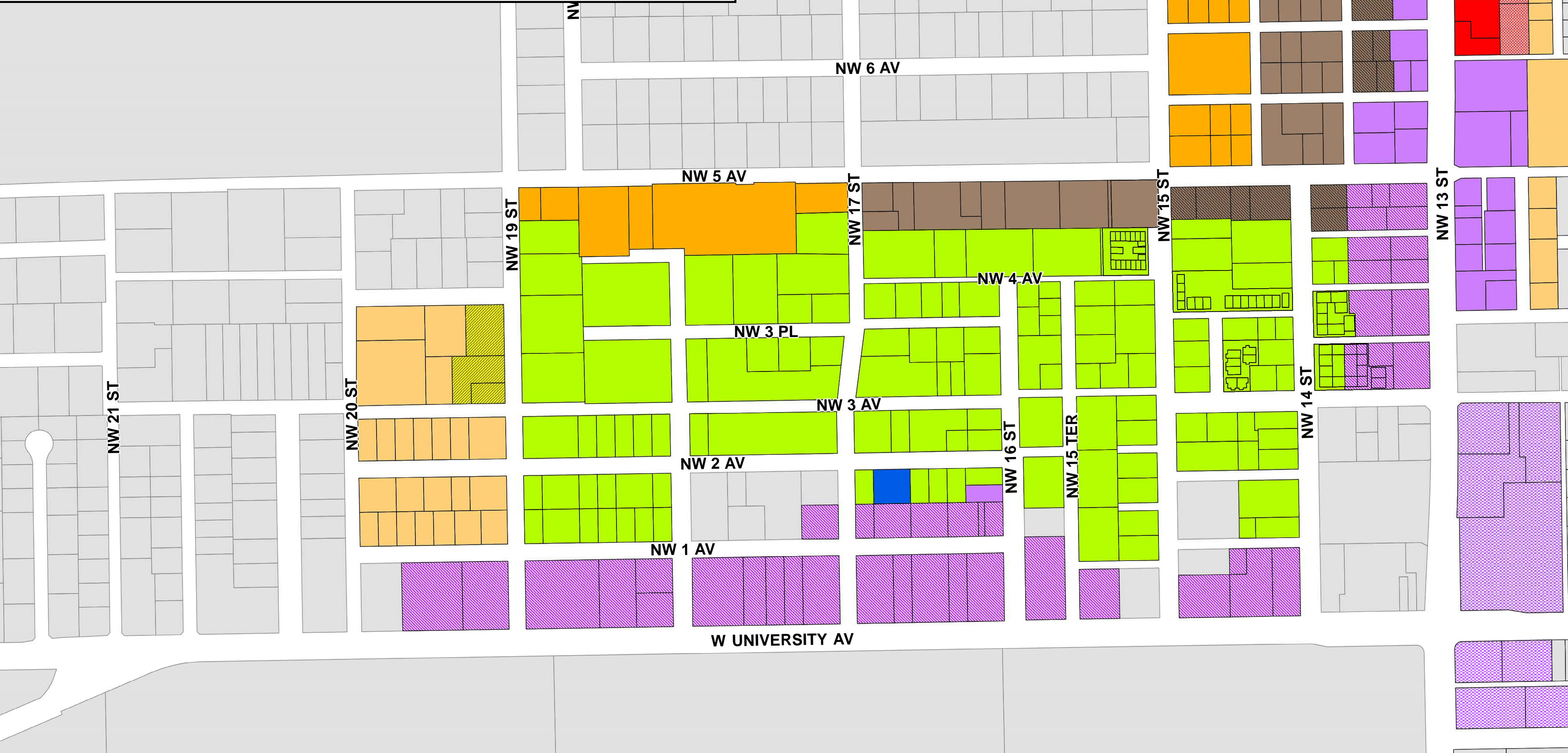
Non-residential: Required minimums per Code

Existing Zoning

Legend

Existing Zoning

- BA: Automotive-Oriented Business
- BUS: General Business District
- MU-1: Mixed Use Low Intensity
- PS: Public Services and Operations
- RMF-5: Single-Family/Multiple-Family Residential
- RMF-6: Multiple-Family Residential
- RMF-7: Multiple-Family Residential
- RMF-8: Multiple-Family Residential
- RMU: Residential Mixed Use
- RSF-4: Single-Family Residential
- UMU-1: Urban Mixed-Use
- UMU-2: Urban Mixed-Use



College Park Existing

Building Height: Stories	Density: Units Per Acre
Existing	Existing
RMU = 2.5 - 3.5 stories per SAP	RMU = Up to 75 units
UMU-1 = 6	UMU-1 = 75 (100 w/SUP)
RMF-6, RMF 7, RMF-8 = 2.5 - 3.5 stories per SAP	RMF-6, RMF 7, RMF-8 = 15, 21, 30 units
RMF-5 = 2.5 - 3.5 stories per SAP	RMF-5 = 12 units
MU-1 = Up to 6	MU-1 = 30 units
Minimum Parking Requirements	
Existing	
1 space per 2 bedrooms: per College Park SAP	
Non-residential: None	

College Park Proposed

Building Height: Stories		Density: Units Per Acre	
Proposed Plan Board	Proposed Alternative	Proposed Plan Board	Proposed Alternative
T-4 M1 = 5 (6 w/bonus)	T-4 RMU = 4 stories	T-4 M1 = 50 (60 w/SUP)	T-4 RMU = Up to 75
T-4 M2 = 6 (8 w/bonus)	T-4 M2 = 5 (6 w/bonus)	T-4 M2 = 100 (125 w/SUP)	T-4 M2 = 60 (80 w/SUP)
T-4 OR = 3	-	T-4 OR = 20	-
T-4 R = 3	-	T-4 R = 15	-
Minimum Parking Requirements			
Proposed Plan Board		Proposed Alternative	
Residential: None (Required minimum parking in T-4 R)		Residential: 1 space per 3 bedroom	
Non-residential: None		Non-residential: None	

Plan Board Recommendation

Legend

Proposed Zoning

- T-4 (R): Urban Residential Low Density
- T-4 (OR): Urban Office/Residential
- T-4 (M1): Urban Mixed-Use 1
- T-4 (M2): Urban Mixed-Use 2
- T-5: Urban Mixed-Use High Intensity

Proposed Street Types

- Urban Street 1
- Urban Street 2
- Urban Street 3
- Urban Throughway

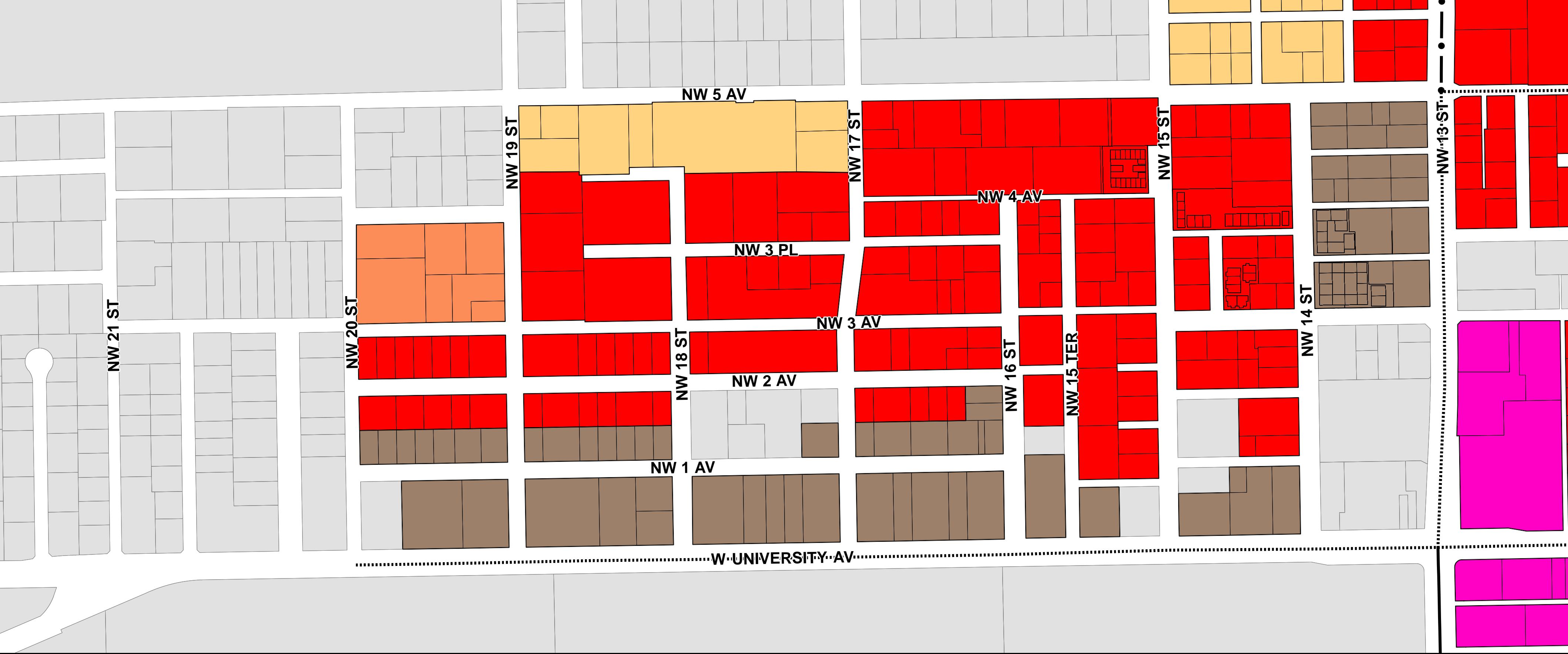


Table V - 1: Permitted Uses Within Tract Section Zoning

	See section	T-4 R
RESIDENTIAL		
Single family house		P
Attached dwellings (up to 6 attached units)		P
Multiple family, small scale (2-4 units per building)	30-6.19	P
Multiple family dwelling	30-6.19	-
Accessory dwelling unit	30-6.41	P
Adult day care home	30-6.2	P
Community residential homes (up to 6 residents)	30-6.6	P
Community residential homes (more than 6 residents)	30-6.6	-
Dormitory (small)	30-6.8	P
Dormitory (large)	30-6.8	-
Family child care home	30-6.10	P
NON-RESIDENTIAL		
Alcoholic beverage establishment	30-6.3	-
Assisted living facility		-
Bed & Breakfast establishments	30-6.4	S
Business services		-
Car wash facilities	30-6.5	-
Civic, social & fraternal organizations		P
Day care center	30-6.7	S
Drive-through facility	30-6.9	-
Emergency shelter		-
Equipment rental and leasing, light		-
Exercise studios		-
Farmers market	30-6.11	-
Food distribution for the needy	30-6.12	-
Funeral homes and crematories	30-6.13	-
Gasoline/alternative fuel station	30-6.14	-
Hotel		-
Itinerant food vendor	Ch. 19, Art. IV	-
Laboratory, medical & dental		-
Library		-
Light assembly, fabrication and processing	30-6.17	-
Microbrewery/Microdistillery	30-6.7	-
Mini-warehouse/self storage	30-6.18	-
Museums and art galleries		-
Office		-
Office- medical, dental, & other health related services		-
Parking, surface (principal use)	30-6.21	-
Parking, structured (principal use)	30-	-
	5.18.C	-
Passenger transit station		-
Personal services		-
Places of religious assembly	30-6.22	P
Public administration buildings		-
Public parks		S
Recreation, indoor		-
Recreation, outdoor		-
Research development & testing facilities		-
Residences for destitute people	30-6.24	-
Restaurant		-
Retail sales		-
School, elementary, middle & high (public & private)	30-6.26	S
Scooter and electric golf cart sales	30-6.27	-
Social service facilities	30-6.30	-
Skilled nursing facility		-
Vehicle sales and rental (no outdoor display)	30-6.32	-
Vehicle services	30-6.33	-
Vehicle repair	30-6.33	-
Veterinary services	30-6.34	-
Vocational/Trade school		-
Wireless communication services		See 30-6.35

1. When located along a Type 3 Urban Street.
 2. Where adjacent to Single Family Residential land use a Special Use Permit is required.
 Additionally, the associated tasting/taproom cannot exceed 2,500 square feet and is limited to an occupancy load of 99 or less.
 3. Office uses as a home occupation, limited to ten percent of the office owner's residential unit (first floor only).
 4. Office uses up to 20% of the building square footage and must be secondary to a principal residential use. No outdoor storage allowed.

Alternate Recommendation

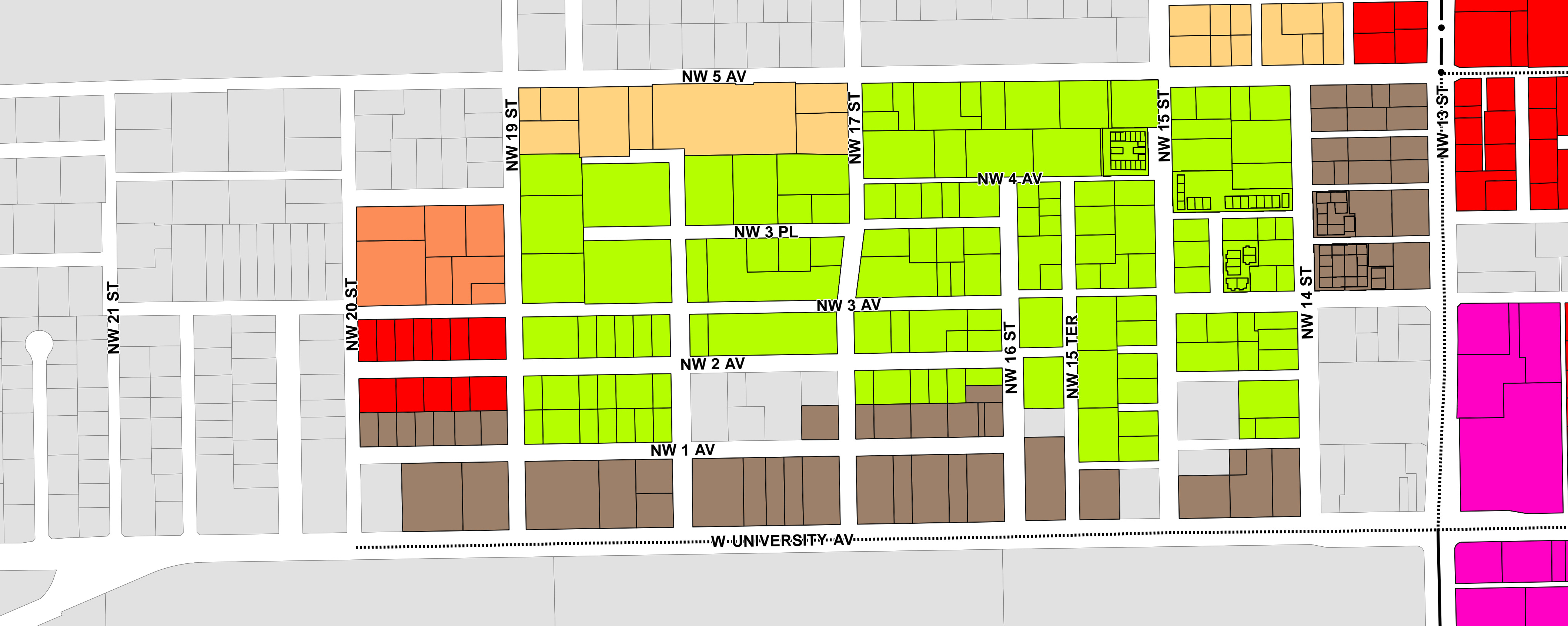
Legend

Proposed Zoning Districts

- T-4 (R): Urban Residential Low Density
- T-4 (OR): Urban Office/Residential
- T-4 (RMU): Residential Mixed-Use
- T-4 (M1): Urban Mixed-Use 1
- T-4 (M2): Urban Mixed-Use 2
- T-5: Urban Mixed-Use High Intensity

Proposed Street Types

- Urban Street 1
- Urban Street 2
- Urban Street 3
- Urban Throughway



College Park Existing

140820G

Building Height: Stories	Density: Units Per Acre
Existing	Existing
RMU = 2.5 - 3.5 stories per SAP	RMU = Up to 75 units
UMU-1 = 6	UMU-1 = 75 (100 w/SUP)
RMF-6, RMF 7, RMF-8 = 2.5 - 3.5 stories per SAP	RMF-6, RMF 7, RMF-8 = 15, 21, 30 units
RMF-5 = 2.5 - 3.5 stories per SAP	RMF-5 = 12 units
MU-1 = Up to 6	MU-1 = 30 units

Minimum Parking Requirements

Existing

1 space per 2 bedrooms: per College Park SAP

Non-residential: None

College Park Proposed

140820G

Building Height: Stories		Density: Units Per Acre	
Proposed Plan Board	Proposed Alternative	Proposed Plan Board	Proposed Alternative
T-4 M1 = 5 (6 w/bonus)	T-4 RMU = 4 stories	T-4 M1 = 50 (60 w/SUP)	T-4 RMU = Up to 75
T-4 M2 = 6 (8 w/bonus)	T-4 M2 = 5 (6 w/bonus)	T-4 M2 = 100 (125 w/SUP)	T-4 M2 = 60 (80 w/SUP)
T-4 OR = 3	-	T-4 OR = 20	-
T-4 R = 3	-	T-4 R = 15	-

Minimum Parking Requirements

Proposed Plan Board	Proposed Alternative
Residential: None (Required minimum parking in T-4 R) Non-residential: None	Residential: 1 space per 3 bedroom Non-residential: None

Table V - 1: Permitted Uses Within Transect Zones

	See section	T-4				
		R	OR	RMU	M1	M2
RESIDENTIAL						
Single family house		P	P	P	P	P
Attached dwellings (up to 6 attached units)		P	P	P	P	P
Multiple family, small scale (2-4 units per building)	30-6.19	P	P	P	P	P
Multiple family dwelling	30-6.19	-	P	P	P	P
Accessory dwelling unit	30-6.41	P	P	P	P	P
Adult day care home	30-6.2	P	P	P	P	P
Community residential homes (up to 6 residents)	30-6.6	P	P	P	P	P
Community residential homes (more than 6 residents)	30-6.6	-	P	P	P	P
Dormitory (small)	30-6.8	P	P	P	P	P
Dormitory (large)	30-6.8	-	P	P	P	P
Family child care home	30-6.10	P	P	P	P	P
NON-RESIDENTIAL						
Alcoholic beverage establishment	30-6.3	-	-	-	-	P
Assisted living facility		-	P	-	P	P
Bed & Breakfast establishments	30-6.4	S	P	P	P	P
Business services		-	P	-	P	P
Car wash facilities	30-6.5	-	-	-	-	P
Civic, social & fraternal organizations		P	P	P	P	P
Day care center	30-6.7	S	P	P	P	P
Drive-through facility	30-6.9	-	-	-	-	P
Emergency shelter		-	-	-	-	P
Equipment rental and leasing, light		-	-	-	-	P
Exercise studios		-	P	-	P	P
Farmers market	30-6.11	-	-	-	P	P
Food distribution for the needy	30-6.12	-	-	-	-	S
Funeral homes and crematories	30-6.13	-	-	-	-	P
Gasoline/alternative fuel station	30-6.14	-	-	-	S ¹	P
Hotel		-	-	-	-	P
Itinerant food vendor	Ch. 19, Art. IV	-	-	-	-	P
Laboratory, medical & dental		-	P	-	P	P
Library		-	-	S	P	P
Light assembly, fabrication and processing	30-6.17	-	-	-	P	P
Microbrewery/Microwinery/Microdistillery	30-6.**	-	-	-	p ²	p ²
Mini-warehouse/self-storage	30-6.18	-	-	-	-	P
Museums and art galleries		-	P	S	P	P
Office		-	P	p ³ / S ⁴	P	P
Office- medical, dental, & other health related services		-	P	-	P	P
Parking, surface (principal use)	30-6.21	-	-	-	-	-
Parking, structured (principal use)	30- 5.18.C	-	-	-	-	P
Passenger transit station		-	-	-	-	P
Personal services		-	S	-	P	P

	See section	T-4				
		R	OR	RMU	M1	M2
Places of religious assembly	30-6.22	P	P	P	P	P
Public administration buildings		-	S	S	S	P
Public parks		S	P	P	P	P
Recreation, indoor		-	-	-	P	P
Recreation, outdoor		-	-	-	-	P
Research development & testing facilities		-	-	-	-	P
Residences for destitute people	30-6.24	-	-	-	-	S
Restaurant		-	S	-	P	P
Retail sales		-	S	-	P	P
School, elementary, middle & high (public & private)	30-6.26	S	P	P	P	P
Scooter and electric golf cart sales	30-6.27	-	-	-	-	P
Social service facilities	30-6.30	-	-	-	-	P
Skilled nursing facility		-	P	-	P	P
Vehicle sales and rental (no outdoor display)	30-6.32	-	-	-	-	P
Vehicle services	30-6.33	-	-	-	-	P
Vehicle repair	30-6.33	-	-	-	-	-
Veterinary services	30-6.34	-	P	-	P	P
Vocational/Trade school		-	-	-	S	P
Wireless communication services	See 30-6.35					

- 1 When located along a Type 3 Urban Street.
- 2 Where adjacent to Single Family Residential land use a Special Use Permit is required.
Additionally, the associated tasting/taproom cannot exceed 2,500 square feet and is limited to an occupancy load of 99 or less.
- 3 Office uses as a home occupation, limited to ten percent of the office owner's residential unit (first floor only).
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