



Public Notice

Planning and Zoning

To: City Property Owners and Residents

Subject: **PUBLIC NOTICE -- Upcoming Applications for Thursday, October 1, 2026, Planning Commission Meeting**

Date posted: September 15, 2026

Public Notice: The City of Greenville Planning Commission will hold an in-person 15-day noticed Public Hearing on Thursday, October 1, 2026 at 4:00 PM at the Greenville City Hall, 206 S. Main Street, 10th Floor Council Chambers, to consider the following applications. The application documents are available for review online at greenvillesc.gov under the 'Agendas & Minutes' tab. You may contact the Planning Office at (864) 467-4476 for questions.

PUBLIC HEARING ITEMS

A. AX-30-2026

Application for ANNEXATION and REZONE of approximately 1.66 acres located on A STREET, 2ND AVENUE, 3RD AVENUE, AND 4TH AVENUE from R-6, Single-family residential district, and R-7.5, Single-family residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM# 0153000600200, 0153000700400, 0153000700500, 0153000701000, and 0153000600201)

B. AX-31-2026

Application for ANNEXATION and REZONE of approximately 6.12 acres located on N. 6TH STREET from R-7.5, Single-family residential district, in Greenville County to RC-2, Community 2 District, in the City of Greenville. (TM# 0124000600100)

C. AX-32-2026

Application for ANNEXATION and REZONE of approximately 0.54 acre located at 405, 407, AND 409 LAKE CIRCLE DRIVE from R-7.5, Single-family residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM# 0106001901800, 0106001901701, and 0106001901700)

D. Z-17-2026

Application for REZONE of approximately 0.17 acre of land located on INDUSTRIAL DRIVE from RH-C, House C District, to RNX-B, Neighborhood Flex B District (TM# 0257000401700)

E. Z-18-2026

Application to ADOPT new Downtown Design Guidelines for the City of Greenville's -DD, Downtown Design Overlay District.

F. Z-19-2026

Application for REZONE of approximately 15.13 acre of land located at 1021 Woodruff Road from PD, Planned Development, to BH, Business Heavy District (TM# 0547020102511)

G. Z-20-2026

Application for REZONE of approximately 0.60 acre of land located on MEADOW STREET from PK, Park District, to RC-3, Community 3 District (Portion of TM# 0053000401800)

*The Planning Commission's action on Zoning Map Amendments and Text Amendments constitute a **Recommendation to the City Council**. The City Council will consider these items at scheduled, Public Meetings (two readings of an ordinance to either approve, or disapprove, a proposal are required). You will not receive a separate notice of those meetings, but you are invited to attend and register with the City Clerk if you wish to comment upon an Application at the Meeting(s). You may contact the City Clerk's Office at (864) 467-4441 to verify the date of the City Council Meeting or refer to the meeting schedule reflected on the City's web site (www.greenvillesc.gov).*

APPLICATIONS FOR STREET NAME CHANGES

None

*The Commission's action for applications involving Street Name Changes represent a **Decision of the Planning Commission** (i.e., no further actions are required).*

NOTE: Other projects and applications may be considered at the Planning Commission meeting in addition to those provided in this mailed notice, some of which may also be subject to a public hearing.

You are invited to review documents relating to these and other applications before the meeting. Application materials are posted online at <http://www.greenvillesc.gov/pc>. You may contact the Planning Office at (864) 467-4476 for more information. Application materials are subject to change.

PUBLIC COMMENT INSTRUCTIONS

Any person may comment on an application requiring a public hearing at the Planning Commission meeting. Each speaker is limited to 3 minutes. Repetitive statements should be avoided; individuals sharing similar concerns are encouraged to appoint a spokesperson to represent their group. It is NOT necessary to register or sign up to speak before the Planning Commission meeting (however, City Council meetings do require pre-registration for public comments).

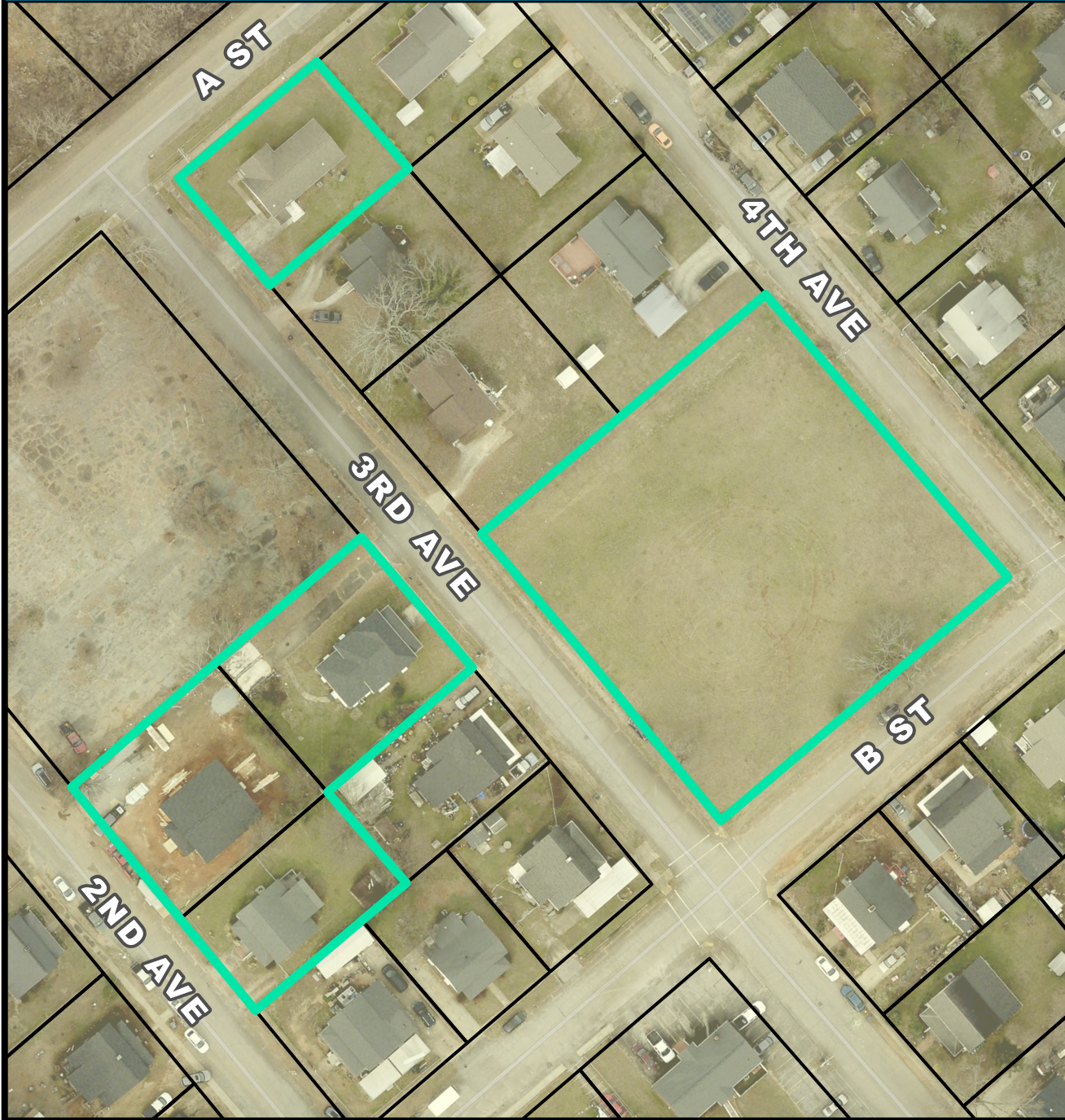
Procedure for Public Comment PRIOR TO Meeting

In addition to providing spoken comments at the hearing, you may submit written comments to: Planning & Development Office, PO Box 2207, Greenville, SC 29602 or by email at planning@greenvillesc.gov. Written comments must be received by 2PM on the Monday before the meeting in order to be given adequate time for consideration by the Planning Commission prior to the meeting. Comments received after 2PM Monday will be provided to the Commissioners at the meeting. Please reference the application number and include your name and address on all correspondence. All comments will be made part of the public record.

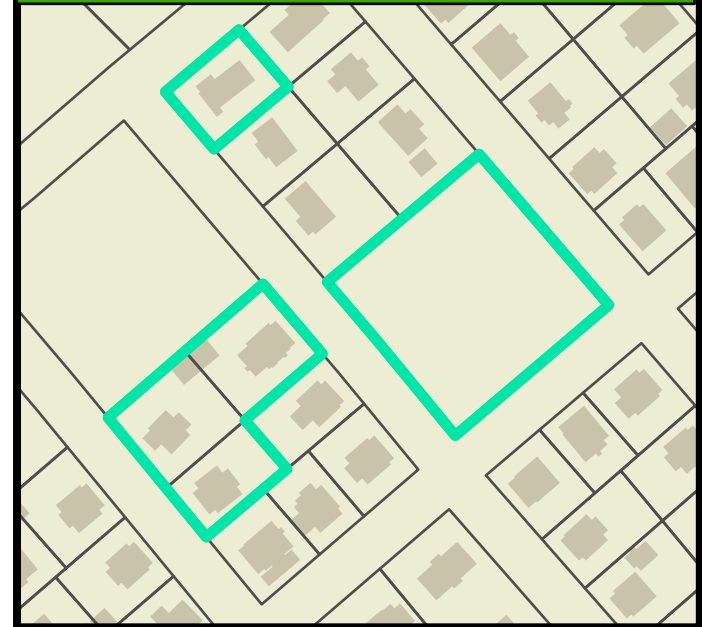
Please contact the Planning Office if you have any questions regarding this mailed notice (864) 467-4476 or planning@greenvillesc.gov.



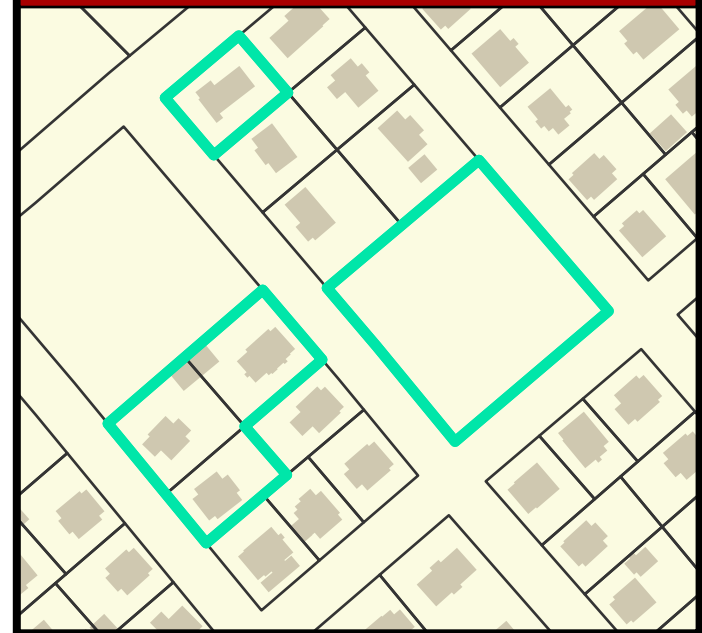
AERIAL VIEW



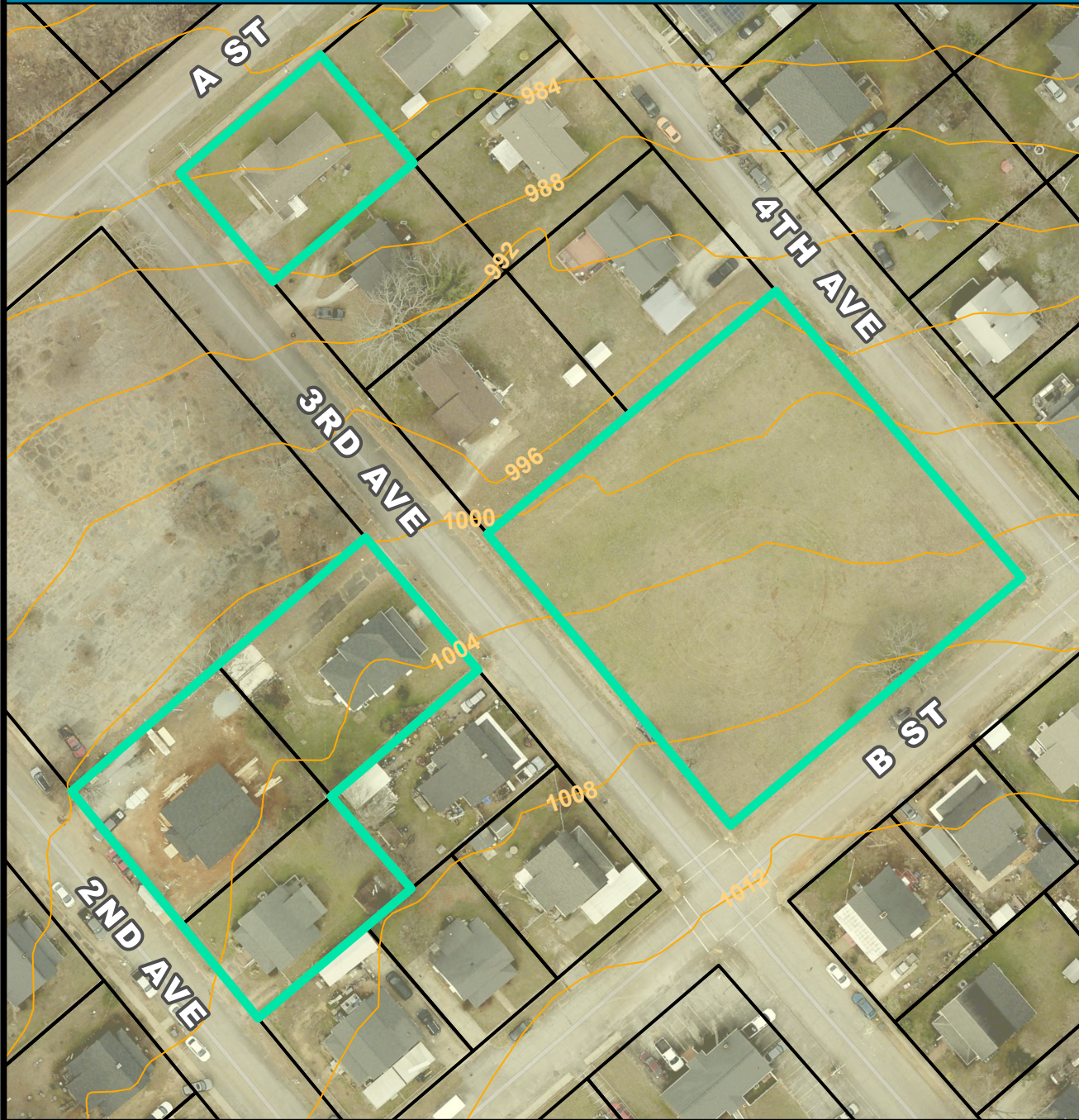
CURRENT ZONING



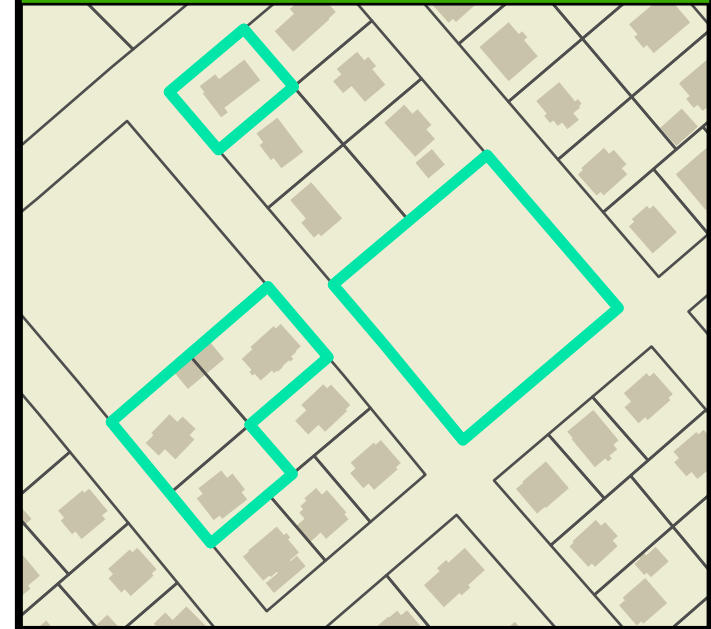
FUTURE LAND USE



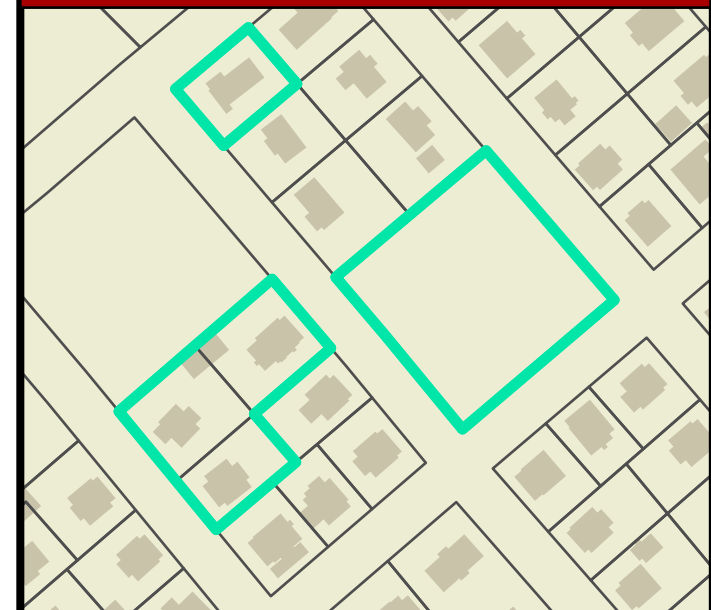
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

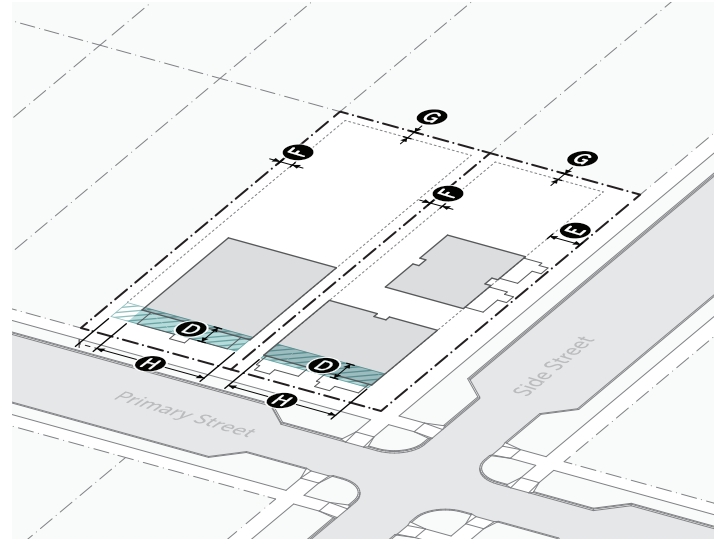
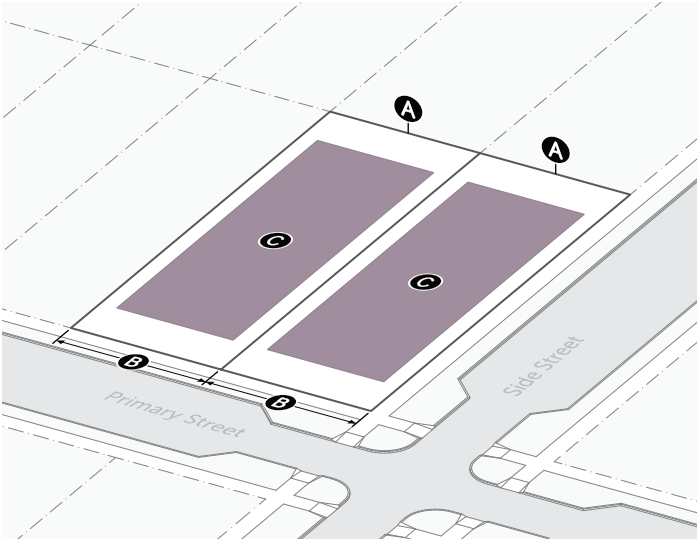


PRESERVATION OVERLAYS



19-2.3.2. RN-A NEIGHBORHOOD A

A. SITE

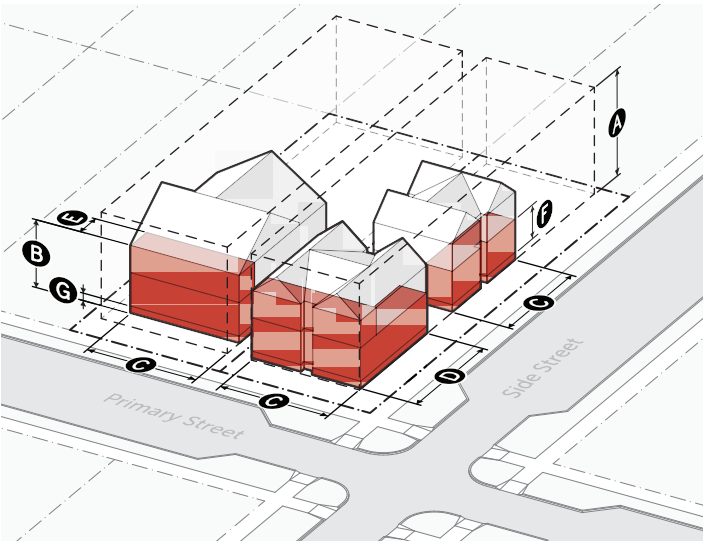


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	2,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	4
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	60%

4. BUILDING SETBACKS⁴	Sec. 2.11.5.
D Primary street lot line (min)	Setback Range*
E Side street/side alley lot line (min)	10'
F Side lot line (min)	5'
G Rear/rear alley lot line (min)	4'
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
H Primary street	50%
Side street	None
6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	5'
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

RN-A

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet) ¹	2.5 / 32'
B Side wall (max)	25'
2. MASSING	Sec. 2.11.11.
C Building width (max)	40'
D Building depth (max)	70'
E Active depth (min)	9'
3. GROUND STORY	Sec. 2.11.12.
F Story height (min)	9'
G Finish floor elevation (min/max)	0' / 5'



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
H Ground story (min)	25%	20%
I Upper story (min)	15%	15%
J Blank wall width (max)	10'	20'
5. ENTRANCES ⁴	Sec. 2.11.14.	
K Street-facing entry spacing (avg)	30'	50'
Entry feature	Yes	Yes

NOTES: ⁴

* If a Setback Range cannot be established, a 10' minimum/20' maximum primary street lot setback shall be used.

** Additional standards apply to all lots within the Neighborhood Revitalization Overlay District.

[View the Neighborhood Revitalization Overlay District Map](#)

[View the Neighborhood Revitalization Overlay District Design Standards](#)

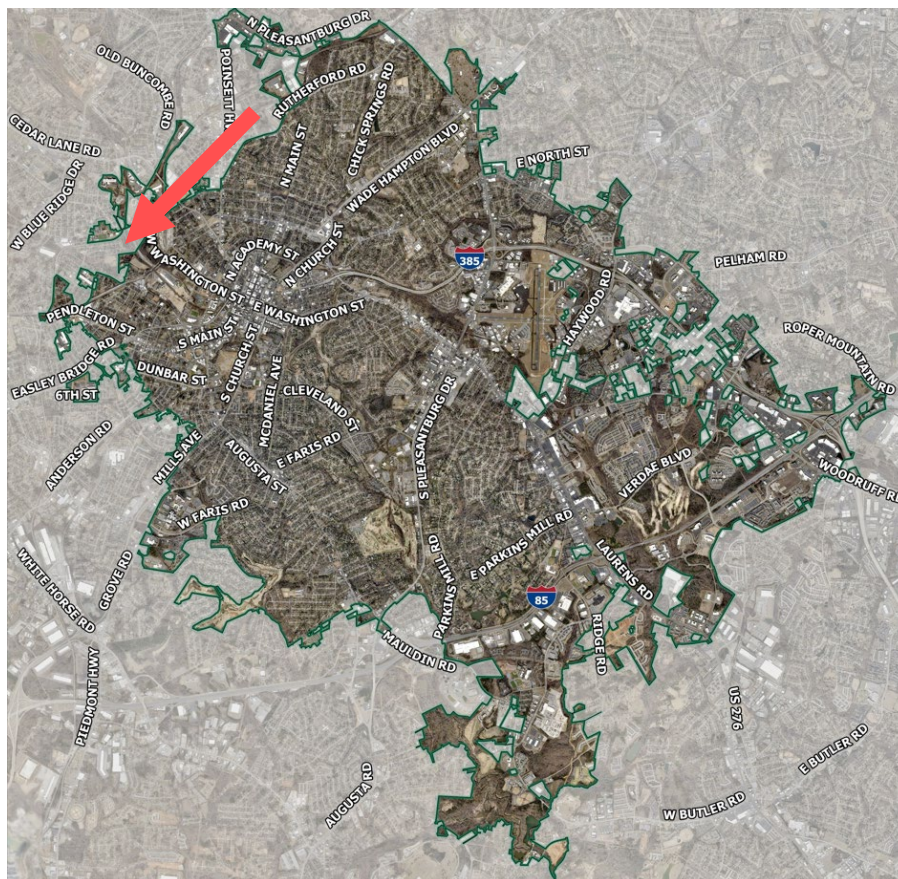
PROJECT SUMMARY

AX-31-2026

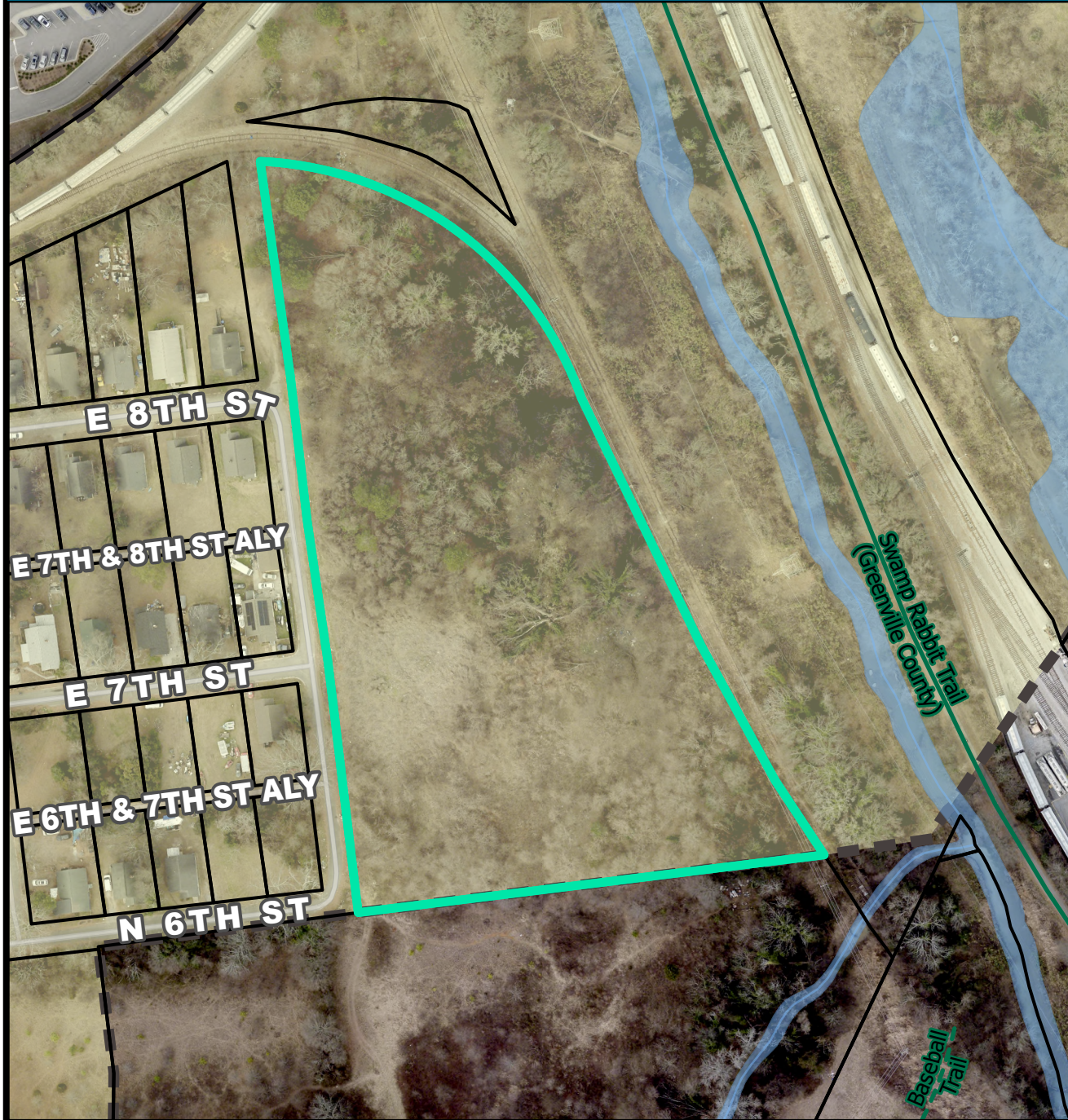
Property Location:	North 6 th Street
Tax Map Number(s):	0124000600100
Property Area:	6.12 acres
Request:	Annex and Rezone to RC-2, Community 2 District

[Location map of the property for rezoning]

LOCATION MAP



AERIAL VIEW



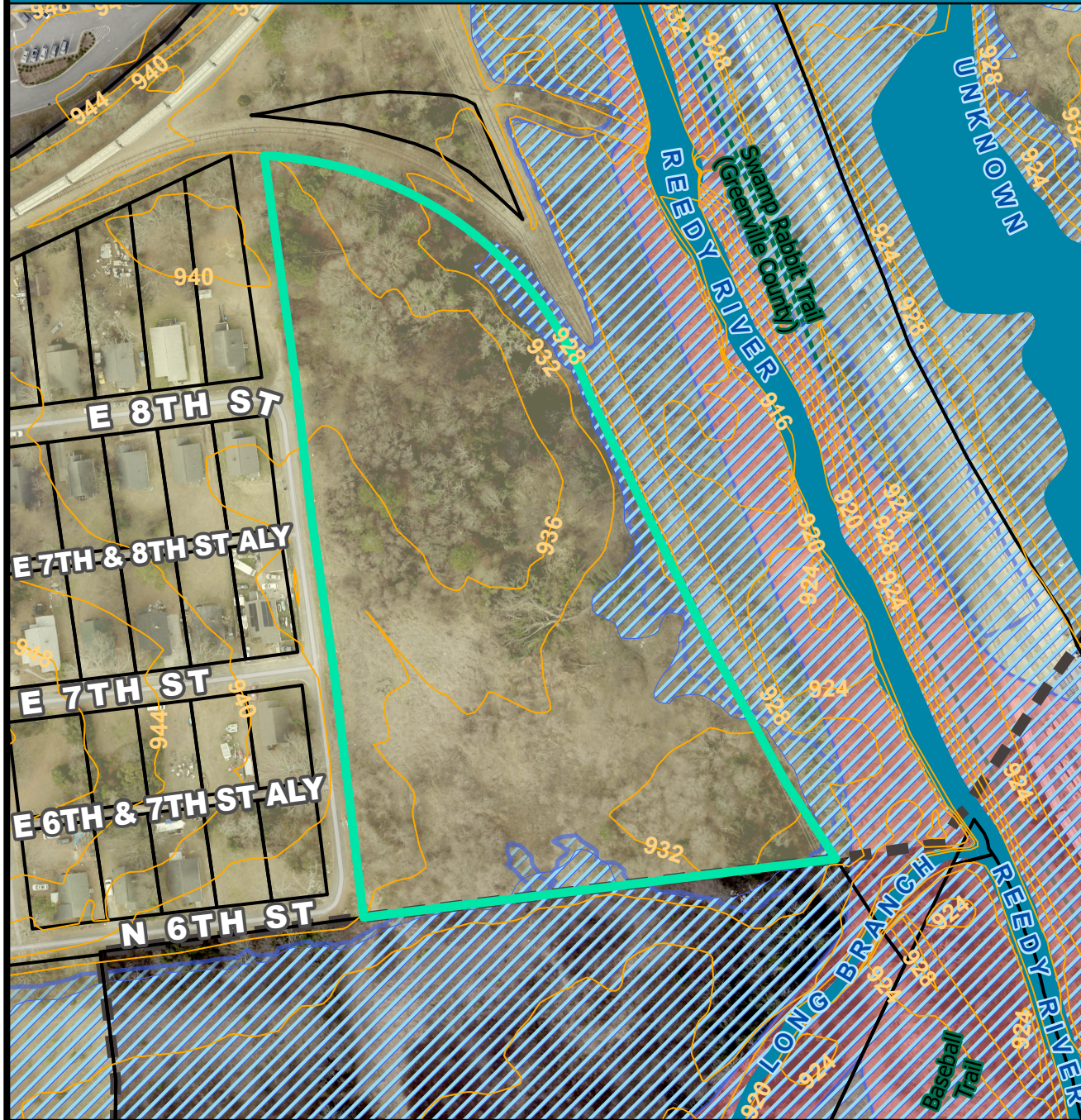
CURRENT ZONING



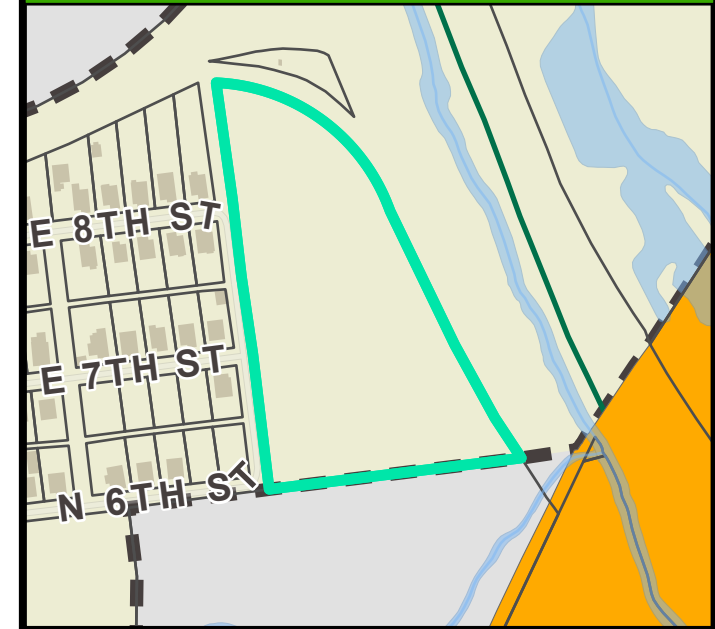
FUTURE LAND USE



NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

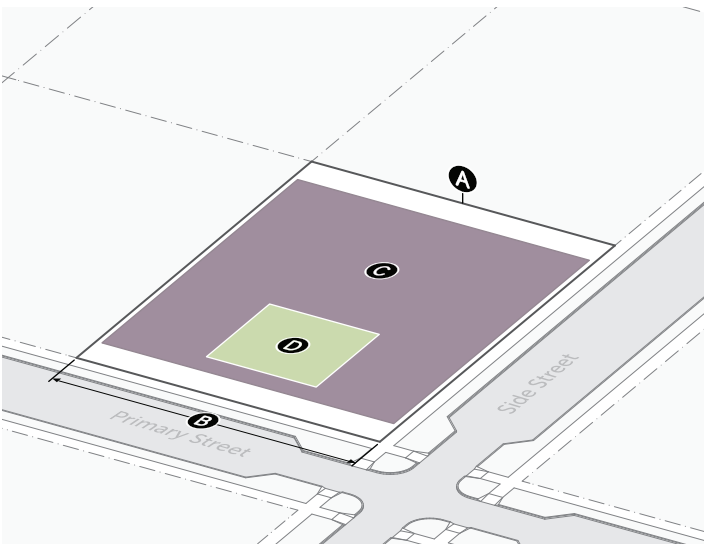


PRESERVATION OVERLAYS

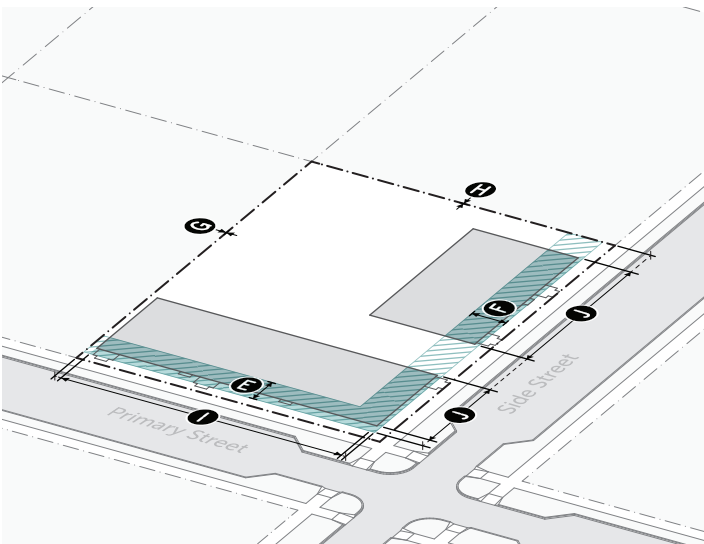


19-2.4.2. RC-2 COMMUNITY 2

A. SITE



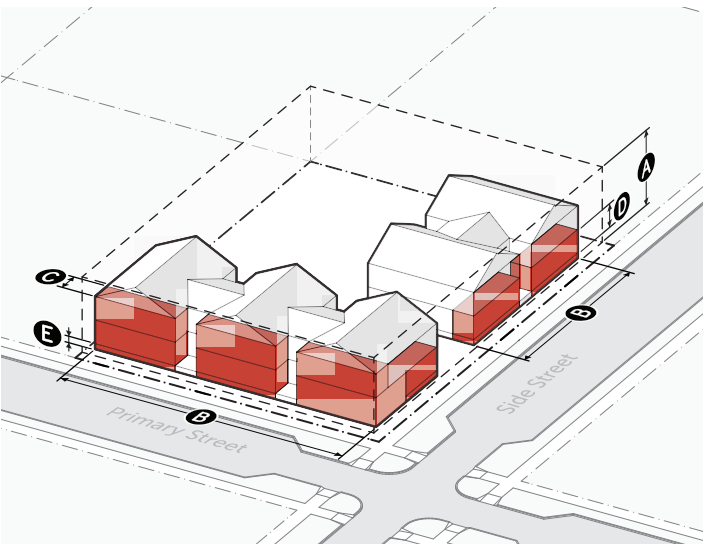
1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	15'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
D Outdoor amenity space (min)	10%



3. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	5' / 20'
F Side street lot line (min/max)	5' / 15'
G Side lot line (min)	0'
H Rear lot line (min)	0'
Alley lot line (min)	5'
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary street	75%
J Side street	45%
6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	20'
Side street (min)	5'
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

RC-2

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet)	
Base	2 / 30'
Bonus	4 / 54'
2. MASSING	Sec. 2.11.11.
B Building width (max)	175'
C Active depth (min)	9'
3. GROUND STORY	Sec. 2.11.12.
D Story height (min)	10'
E Finish floor elevation (min/max)	0' / 5'



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
F Ground story (min)	35%	30%
G Upper story (min)	20%	20%
H Blank wall width (max)	15'	25'
5. ENTRANCES ⁴	Sec. 2.11.14.	
I Street-facing entry spacing (avg)	40'	60'
Entry feature	Yes	Yes

NOTES: ⁴
* Additional standards apply to all lots within the Neighborhood Revitalization Overlay District.

[View the Neighborhood Revitalization Overlay District Map](#)

[View the Neighborhood Revitalization Overlay District Design Standards](#)



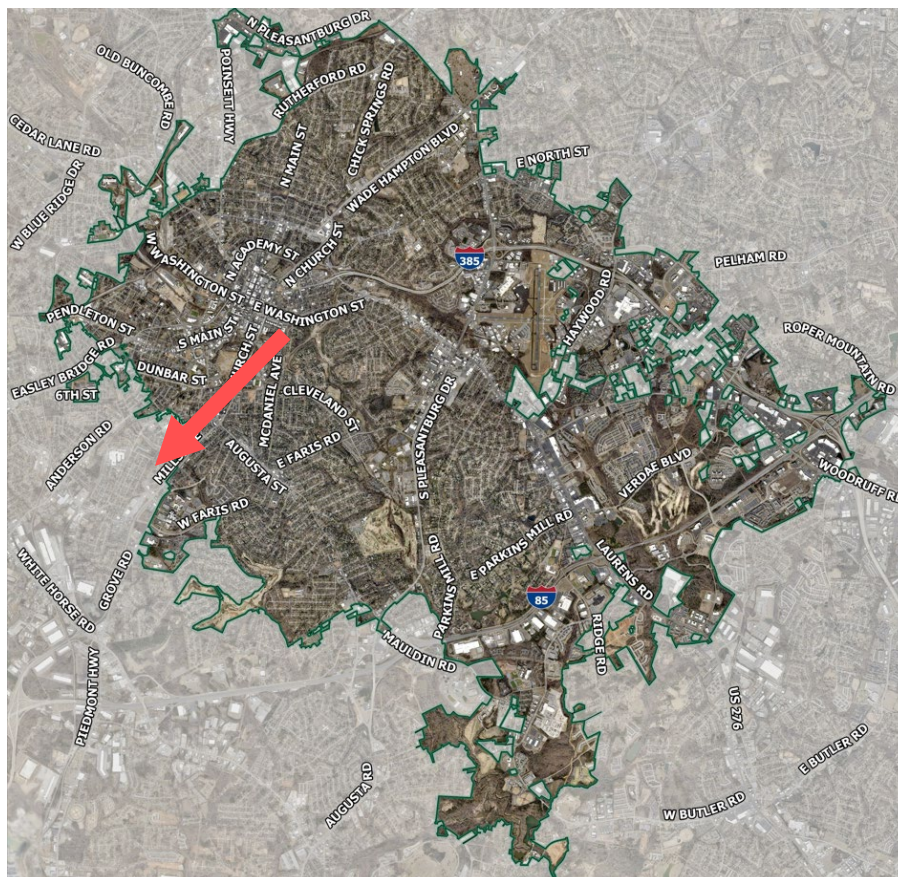
PROJECT SUMMARY

AX-32-2026

Property Location: 405, 407, & 409 Lake Circle Drive
Tax Map Number(s): 0106001901800, 0106001901701, 0106001901700
Property Area: 0.54 acres
Request: Annex and Rezone to RN-A, Neighborhood A District

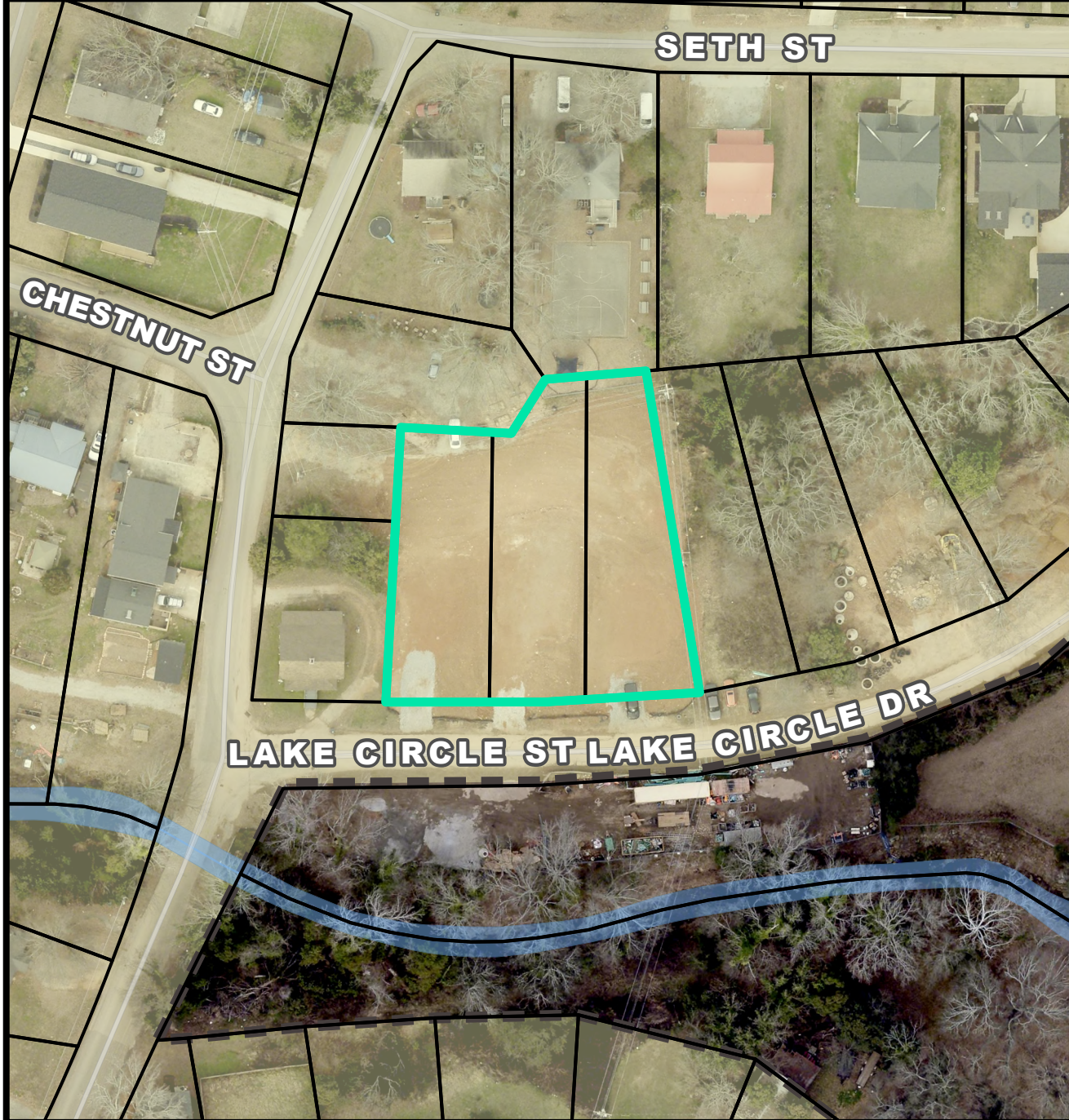
[Location map of the property for rezoning]

LOCATION MAP

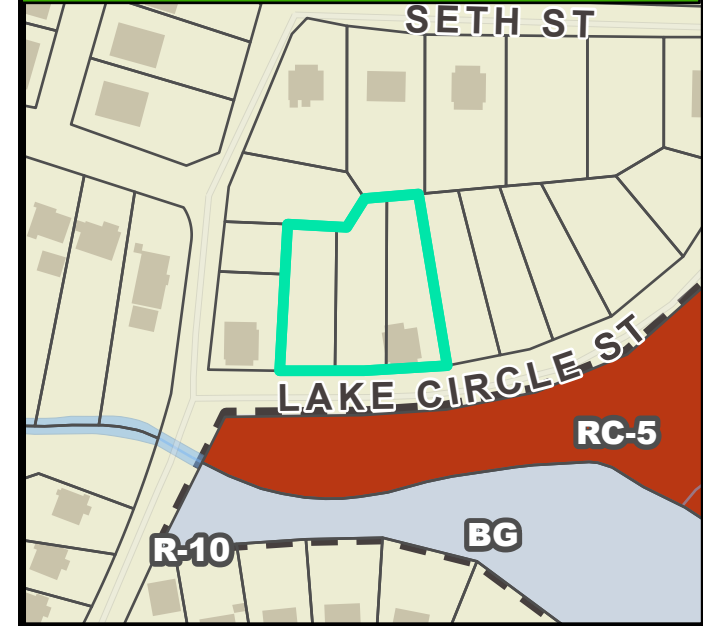


AX-32-2026 • 405, 407, AND 409 LAKE CIRCLE DRIVE

AERIAL VIEW



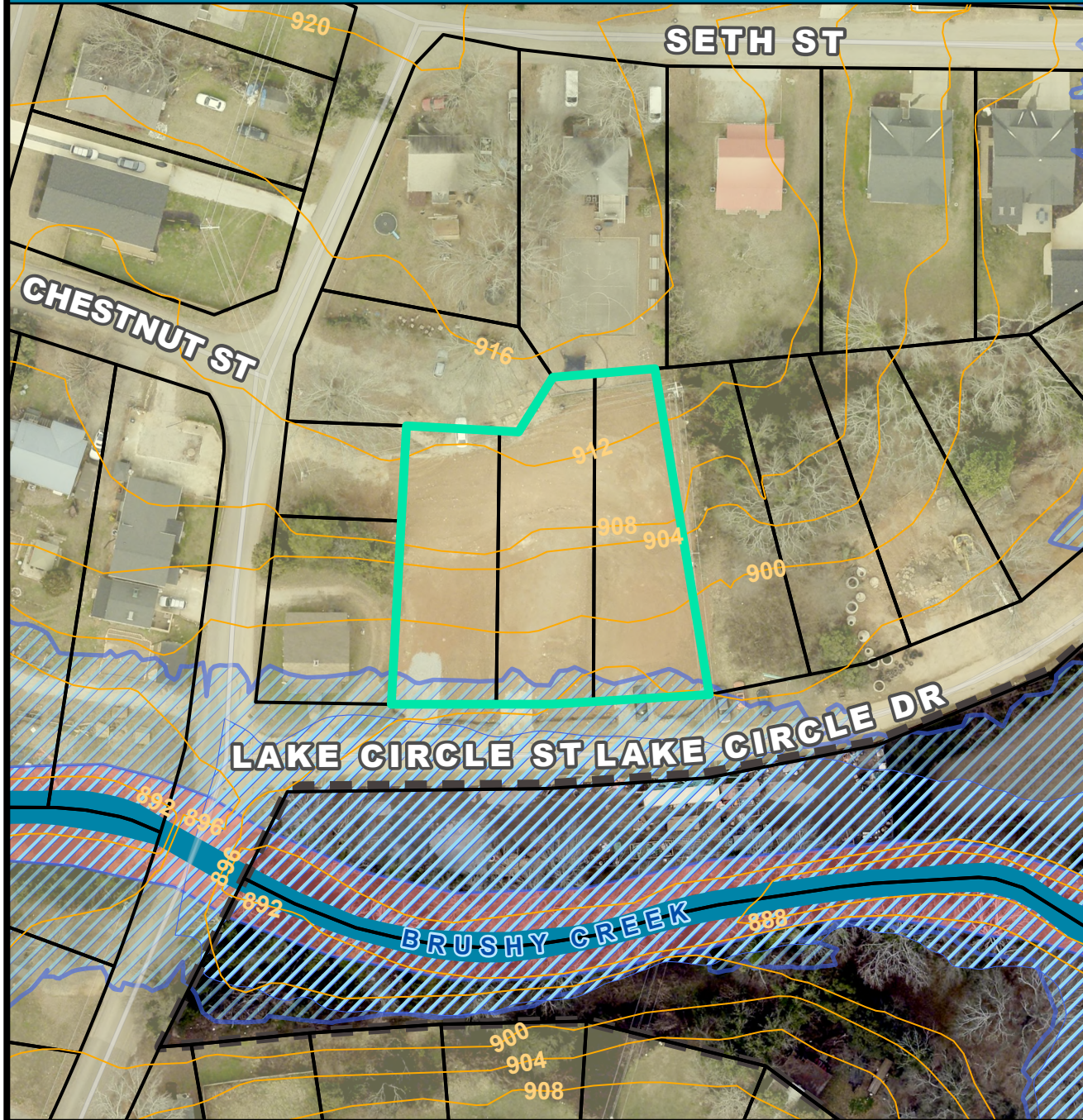
CURRENT ZONING



FUTURE LAND USE



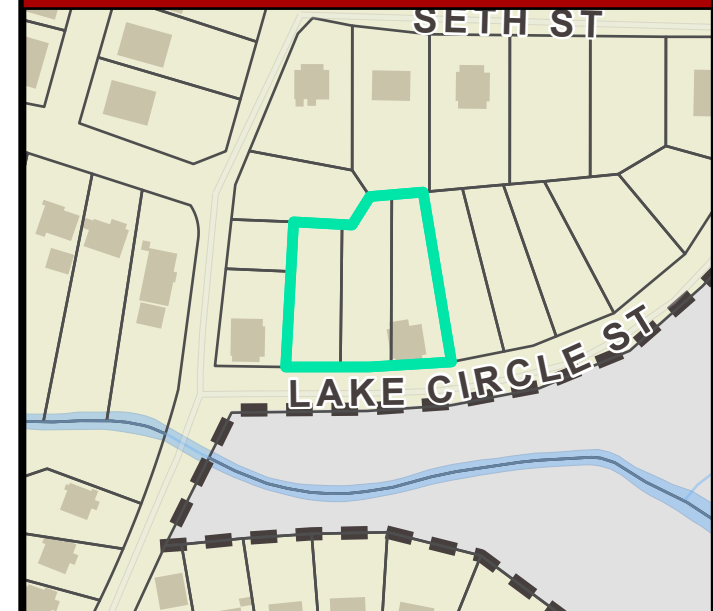
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

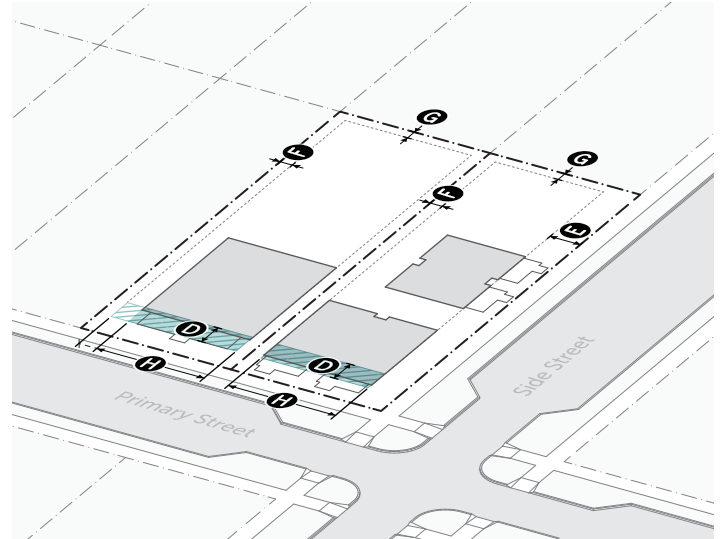
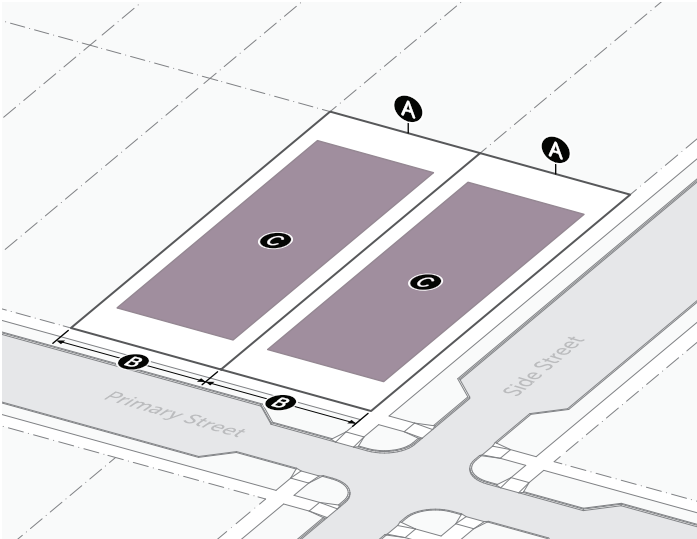


PRESERVATION OVERLAYS



19-2.3.2. RN-A NEIGHBORHOOD A

A. SITE

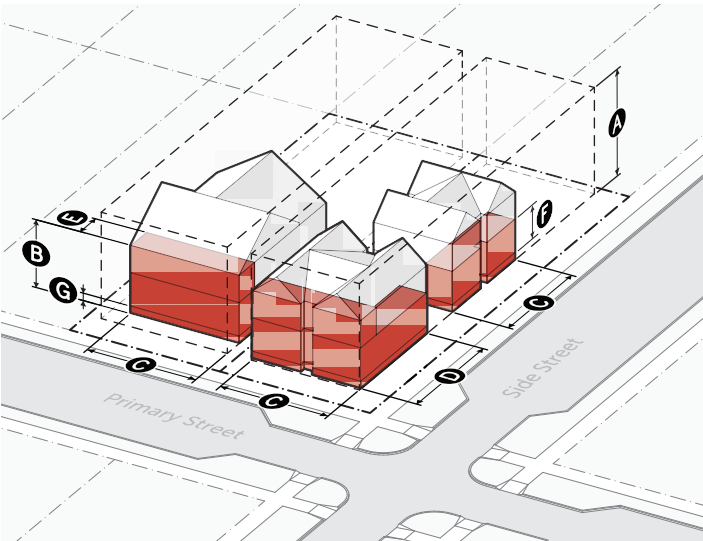


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	2,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	4
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	60%

4. BUILDING SETBACKS⁴	Sec. 2.11.5.
D Primary street lot line (min)	Setback Range*
E Side street/side alley lot line (min)	10'
F Side lot line (min)	5'
G Rear/rear alley lot line (min)	4'
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
H Primary street	50%
Side street	None
6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	5'
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

RN-A

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet) ¹	2.5 / 32'
B Side wall (max)	25'
2. MASSING	Sec. 2.11.11.
C Building width (max)	40'
D Building depth (max)	70'
E Active depth (min)	9'
3. GROUND STORY	Sec. 2.11.12.
F Story height (min)	9'
G Finish floor elevation (min/max)	0' / 5'



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
H Ground story (min)	25%	20%
I Upper story (min)	15%	15%
J Blank wall width (max)	10'	20'
5. ENTRANCES ⁴	Sec. 2.11.14.	
K Street-facing entry spacing (avg)	30'	50'
Entry feature	Yes	Yes

NOTES: ⁴

* If a Setback Range cannot be established, a 10' minimum/20' maximum primary street lot setback shall be used.

** Additional standards apply to all lots within the Neighborhood Revitalization Overlay District.

[View the Neighborhood Revitalization Overlay District Map](#)

[View the Neighborhood Revitalization Overlay District Design Standards](#)



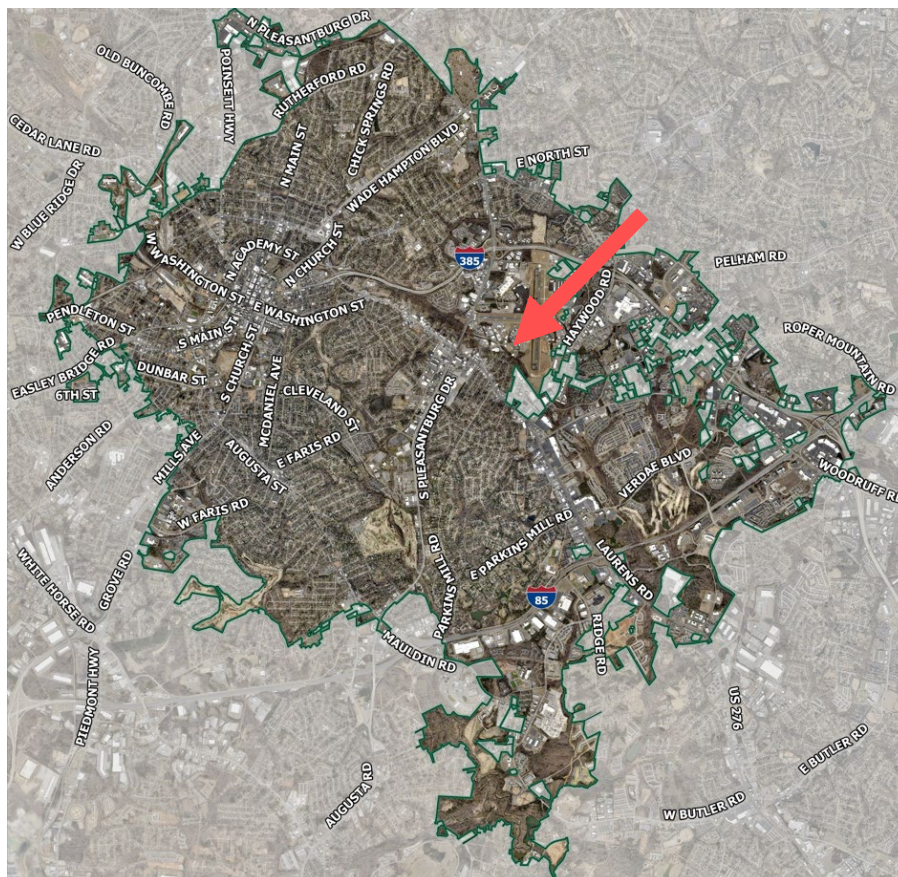
PROJECT SUMMARY

Z-17-2026

Property Location: Industrial Drive
Tax Map Number(s): 0257000401700
Property Area: 2.84 acres
Request: Rezone from RH-C to RNX-B

[Location map of the property for rezoning]

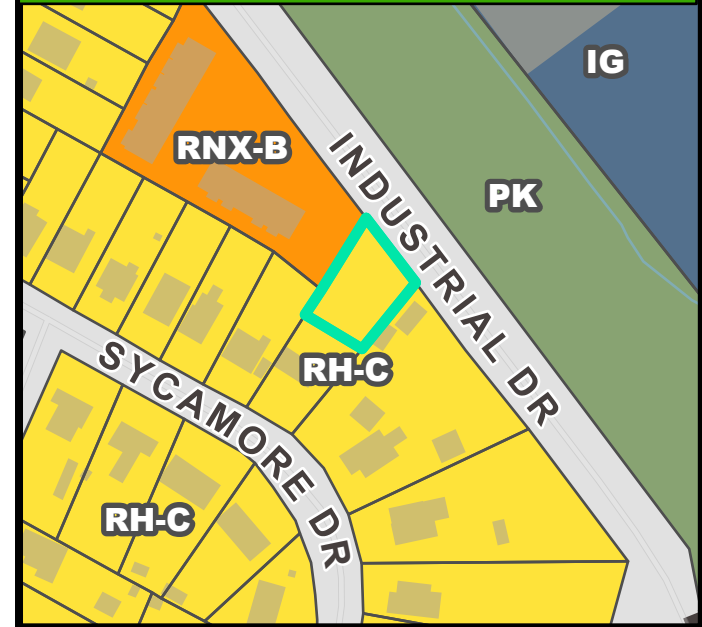
LOCATION MAP



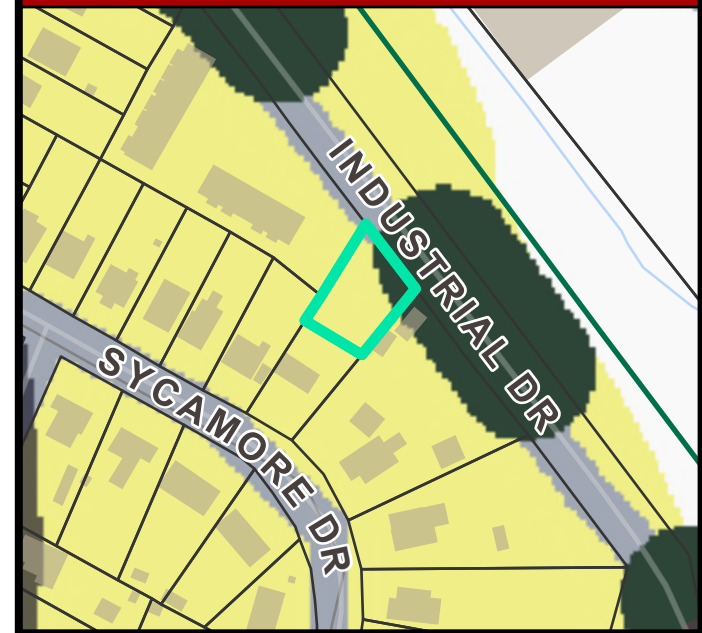
AERIAL VIEW



CURRENT ZONING



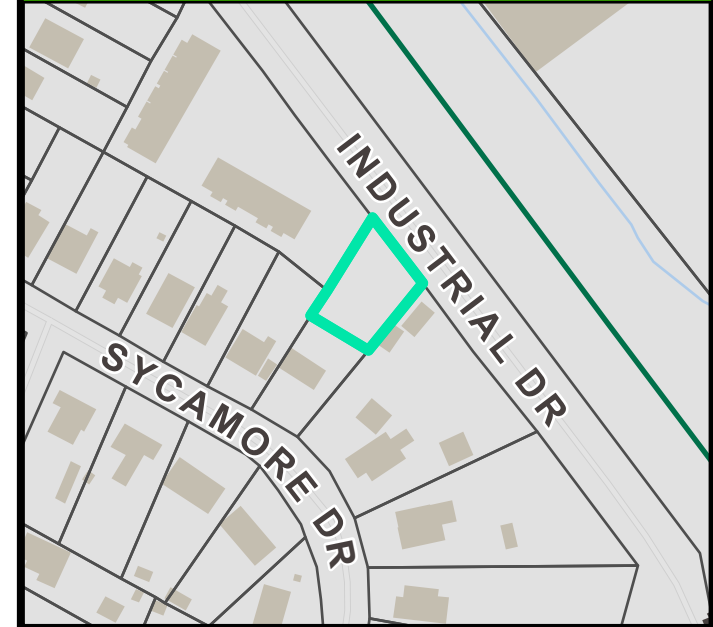
FUTURE LAND USE



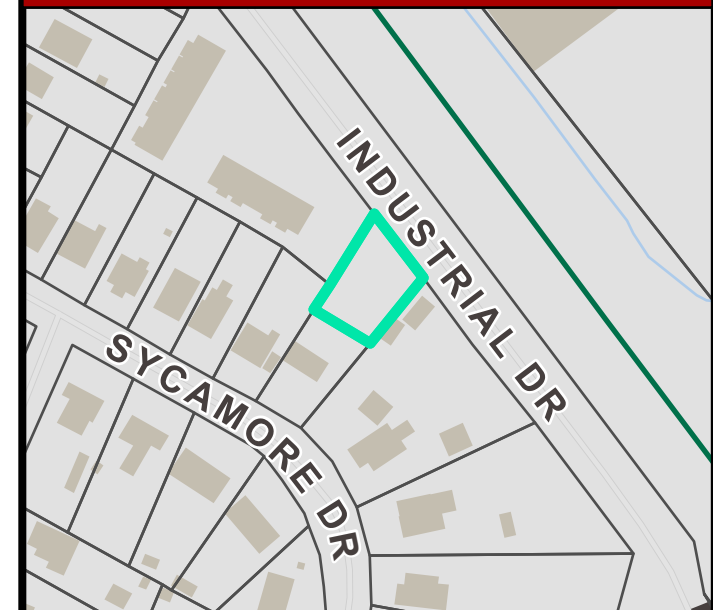
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

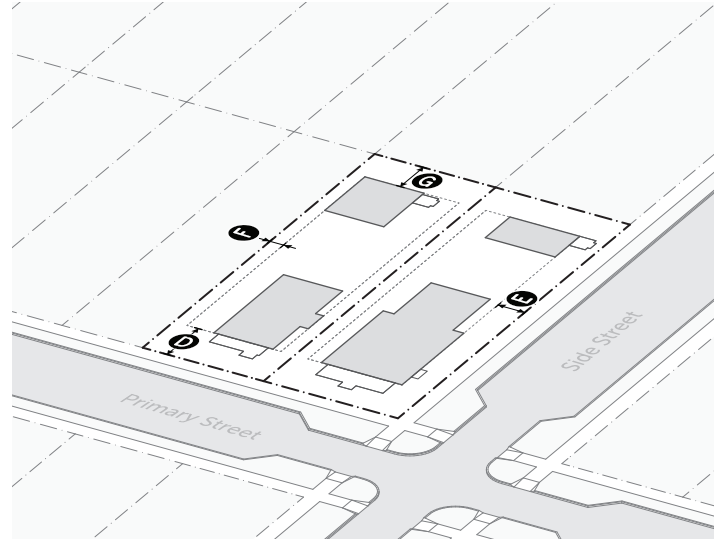
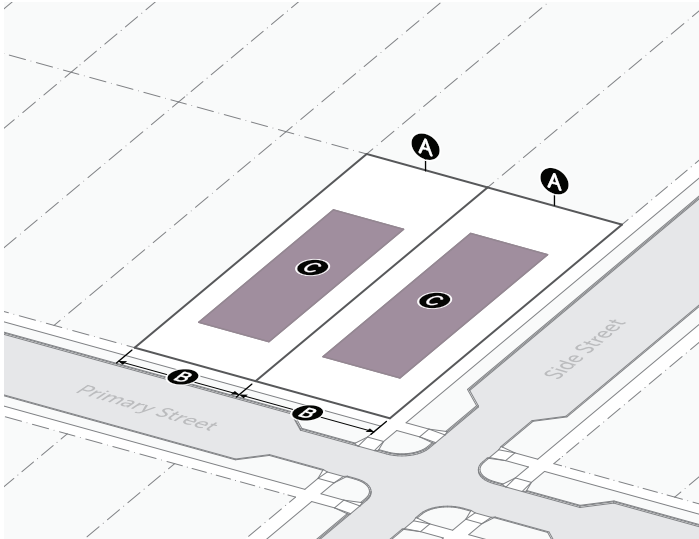


PRESERVATION OVERLAYS



19-2.2.4. RH-C HOUSE C

A. SITE

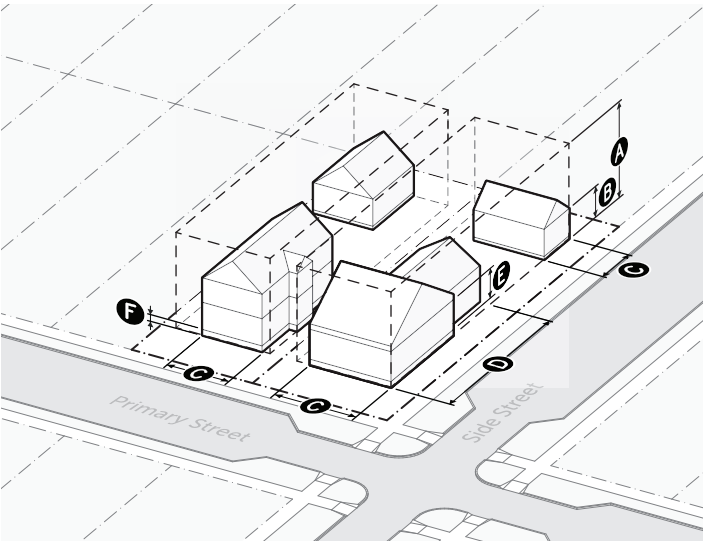


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	6,000 SF
B Width (min)	40'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	
Primary units	1
Accessory Dwelling units	1
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	
Up to 9,000 SF lot	45%
9,001 to 14,000 SF lot	40%
14,001 to 20,000 SF lot	35%
Above 20,000 SF lot	30%

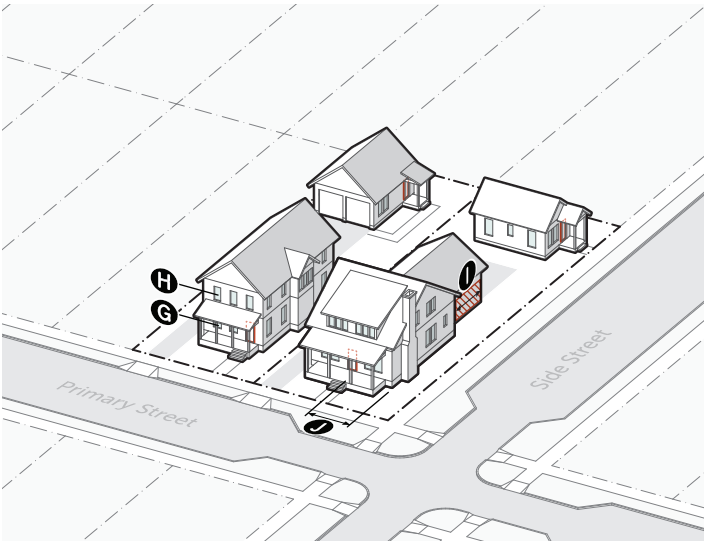
4. BUILDING SETBACKS ⁴	Sec. 2.11.5.
D Primary street lot line (min)	
Primary structure	Setback Range or 20'*
Accessory structure	50'
E Side street/side alley lot line (min)	
Primary structure	10'
Accessory structure	20'
F Side lot line (min)	
Up to 60' wide lot	5'
61' to 100' wide lot	7'
Above 100' wide lot	10'
G Rear/rear alley lot line (min)	
Primary structure	15'
Accessory structure	5'
5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	10'
6. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

RH-C

B. BUILDING



1. HEIGHT ⁴	Sec. 2.11.10.
A Overall height (max stories/feet)	
Primary structure ¹	2.5 / 32'
Accessory structure ⁴	2 / 20'
B Side wall (max)	
Primary structure	25'
Accessory structure	16'
2. MASSING	Sec. 2.11.11.
C Building width (max)	
Up to 60' wide lot	40'
61' to 80' wide lot	50'
81' to 100' wide lot	60'
Above 100' wide lot	70'
D Building depth (max)	70'
3. GROUND STORY	Sec. 2.11.12.
E Story height (min)	9'
F Finish floor elevation (min/max)	0' / 5'



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
G Ground story (min)	25%	20%
H Upper story (min)	15%	15%
I Blank wall width (max)	10'	20'
5. ENTRANCES ⁴	Sec. 2.11.14.	
J Street-facing entry spacing (avg)	40'	40'
Entry feature	Yes	No

NOTES: ⁴

* If a Setback Range cannot be established, a 20' minimum primary street lot setback shall be used.

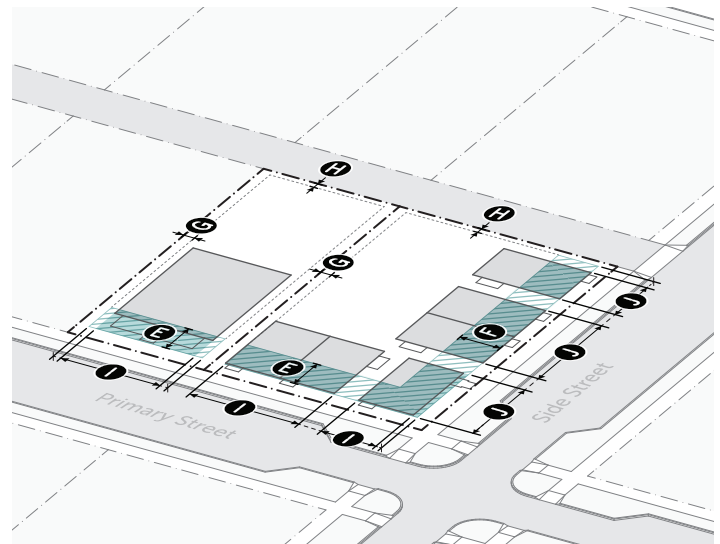
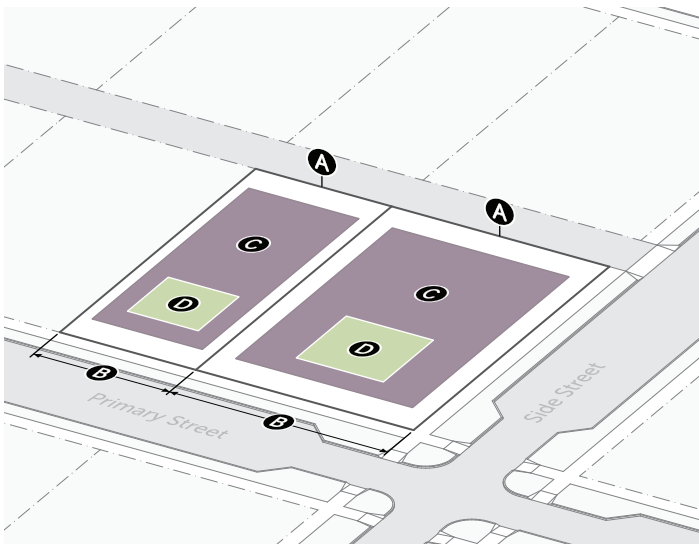
** Additional standards apply to all lots within the Neighborhood Revitalization Overlay District.

[View the Neighborhood Revitalization Overlay District Map](#)

[View the Neighborhood Revitalization Overlay District Design Standards](#)

19-2.3.4. RNX-B NEIGHBORHOOD FLEX B

A. SITE

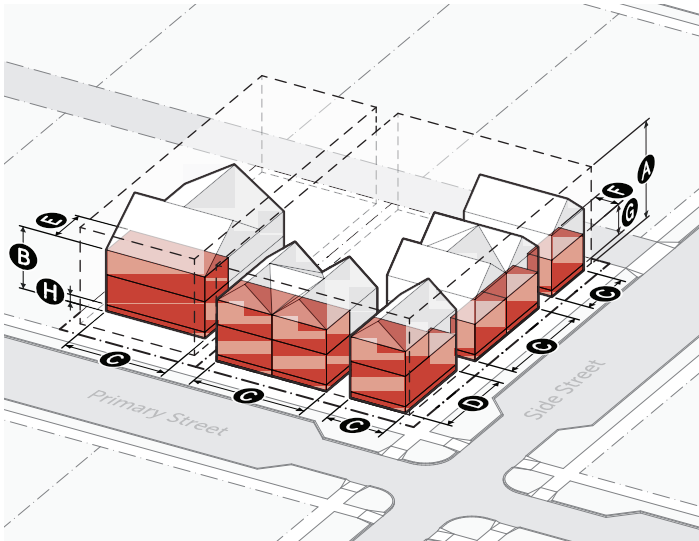


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	
Base	8
Bonus	10
3. COVERAGE ²	Sec. 2.11.4.
C Building coverage (max)	
0 to 8 units and Nonresidential	65%
9 to 10 units	70%
D Outdoor amenity space (min)	10%

4. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	5' / 20'
F Side street lot line (min/max)	5' / 20'
G Side lot line (min)	4'
H Rear/alley lot line (min)	4'
5. TRANSITION	Sec. 2.11.6.
Transition type	Type A
6. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary street	65%
J Side street	40%
7. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	20'
Side street (min)	5'
8. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

RNX-B

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet) ¹	2.5 / 32'
B Side wall (max)	25'
2. MASSING ⁴	Sec. 2.11.11.
C Building width (max)	
Base	60'
Bonus	80'
D Building depth (max)	90'
Active depth (min)	
E Primary street	15'
F Side street	9'
3. GROUND STORY	Sec. 2.11.12.
G Story height (min)	10'
H Finish floor elevation (min/max)	
Residential	0' / 5'
Nonresidential	-2' / 5'

	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
I Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
J Upper story (min)	20%	20%
K Blank wall width (max)	10'	20'
5. ENTRANCES ⁴	Sec. 2.11.14.	
L Street-facing entry spacing (avg)	30'	50'
Entry feature	Yes	Yes

NOTES: ⁴

* Additional standards apply to all lots within the Neighborhood Revitalization Overlay District.

[View the Neighborhood Revitalization Overlay District Map](#)

[View the Neighborhood Revitalization Overlay District Design Standards](#)

19-3.2.2. USE TABLE

Use Category Specific Use	HOUSE-SCALE				NEIGHBORHOOD-SCALE				COMMUNITY-SCALE			MIXED USE				SHOPFRONT MIXED USE				BUSINESS		INDUSTRIAL		SPECIAL			Intensity	Use Standards		
	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RNX-B	RNX-C	RNX-C	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BG	BH	IX	IG	CV	CM			PK	
RESIDENTIAL USES																														
Household Living																														
Single-unit living	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	P	-	L	
Multi-unit living	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P*	P*	P*	P*	P	-	P	-	-	P	-	M	Sec. 3.4.2.A.	
Manufactured home park	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	H	Sec. 3.4.2.A.
Group Living																														
General group living	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	P	-	M		
PUBLIC AND INSTITUTIONAL USES																														
Civic																														
General civic	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	M		
Detention center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	-	H		
Religious assembly ⁵	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M		
Shelter	-	-	-	-	-	-	-	-	-	-	-	-	S*	S*	S*	-	-	-	-	-	P*	-	P*	-	P*	-	-	H	Sec. 3.4.3.A.	
Day Care																														
Group day care home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	M		
Day care center or preschool	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	M		
Education																														
School	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	H		
College, university or trade school	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	P*	-	H	Sec. 3.4.3.B.	

KEY: P = Use allowed S = Use requires Special Exception approval * = Use standards apply - = Use not allowed

H = High Intensity Use M = Medium Intensity Use L = Low Intensity Use

Use Category Specific Use	HOUSE-SCALE				NEIGHBORHOOD-SCALE				COMMUNITY-SCALE			MIXED USE				SHOPFRONT MIXED USE				BUSINESS		INDUSTRIAL		SPECIAL			Intensity	Use Standards							
	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RNX-B	RNX-C	RNX-C	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BG	BH	IX	IG	CV	CM			PK						
Parks and Open Space																																			
General parks and open space (up to 1 acre)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	L	Sec. 3.4.3.C.					
General parks and open space (1+ acres)	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	L						
Commercial Greenhouse/ Nursery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	P	M						
Cemetery, columbarium or mausoleum	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	S	S	-	-	S	-	P	P	L						
Utilities																																			
Utility, major	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	H						
Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	H						
Wireless communications facilities, freestanding tower ²	S	S	S	S	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	P*	P*	-	P*	P*	P*	P*	P*	P*	P*	P*	H	Sec. 3.4.3.D.					
Wireless communications facilities, all other	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	L	Sec. 3.4.3.D.					
COMMERCIAL USES																													Sec. 3.4.4.A.						
Entertainment and Recreation																																			
General indoor entertainment and recreation (up to 6,000 SF) ²	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	S	P*	-	H	Sec. 3.4.4.B.						
General indoor entertainment and recreation (6,000+ SF) ³	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	P*	P*	P*	P*	P*	P*	S	P*	-	H	Sec. 3.4.4.B.						
General outdoor entertainment and recreation ²	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	-	P*	S	P*	P*	P*	S	P*	S	H	Sec. 3.4.4.B.						
Casino or gambling establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	H							
Private civic club or lodge	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	M							

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Use Category Specific Use	HOUSE-SCALE				NEIGHBORHOOD-SCALE				COMMUNITY-SCALE			MIXED USE				SHOPFRONT MIXED USE				BUSINESS		INDUSTRIAL		SPECIAL				Intensity	Use Standards
	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RNX-B	RNX-C	RNX-C	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BG	BH	IX	JG	CV	CM	PK		
Food and Beverage																													
General food and beverage (up to 6,000 SF)	-	-	-	-	-	-	S*	-	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	H	Sec. 3.4.4.C.
General food and beverage (6,000+ SF)	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	H	Sec. 3.4.4.C.
Bar or nightclub	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	H	Sec. 3.4.4.C.
Brewpub ⁵	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	H	Sec. 3.4.4.C.
Microbrewery, small winery or microdistillery ⁵	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	H	Sec. 3.4.4.C.
Lodging																													
General lodging (up to 10 guest rooms)	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	H	Sec. 3.4.4.D.
General lodging (10+ guest rooms)	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	H	Sec. 3.4.4.D.
Medical																													
General medical (up to 6,000 SF)	-	-	-	-	-	-	P*	-	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	M	Sec. 3.4.4.E.
General medical (6,000+ SF)	-	-	-	-	-	-	-	-	P*	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	M	Sec. 3.4.4.E.
Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	P	-	P	P	-	-	P	P	-	H	
Medical collection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	H	
Medical laboratory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	M	
Office																													
General office (up to 6,000 SF) ²	-	-	-	-	-	-	P	-	P	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	M	Sec. 3.4.4.F.
General office (6,000+ SF) ³	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	P	P	P	P	P	S	P	P	P	P	-	M	Sec. 3.4.4.F.
Data center	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	-	P*	-	M	Sec. 3.4.4.F.
Bail bond service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	P	-	-	M	

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Use Category Specific Use	HOUSE-SCALE				NEIGHBORHOOD-SCALE				COMMUNITY-SCALE			MIXED USE				SHOPFRONT MIXED USE				BUSINESS		INDUSTRIAL		SPECIAL			Intensity	Use Standards
	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RNX-B	RNX-C	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BG	BH	IX	IG	CV	CM	PK		
Parking	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	-	-	-	-	P*	P*	P*	P*	P*	P*	-	H	Sec. 3.4.4.G.
Commercial surface parking	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	-	-	-	-	P*	P*	P*	P*	P*	P*	-	H	Sec. 3.4.4.G.
Commercial structured parking	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	-	-	-	-	P*	P*	P*	P*	P*	P*	-	H	Sec. 3.4.4.G.
Remote Parking ³	-	-	-	-	-	-	S*	S*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	P*	P*	P*	P*	P*	P*	-	M	Sec. 3.4.4.G.
Personal Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General personal service (up to 6,000 SF)	-	-	-	-	-	-	P	P	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	M	
General personal service (6,000+ SF)	-	-	-	-	-	-	-	-	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	M	
Animal Care, outdoor ²	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	P*	-	-	-	H	Sec. 3.4.4.H.
Tattoo Facility ²	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	-	-	H	Sec. 3.4.4.H.
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General retail (up to 6,000 SF)	-	-	-	-	-	-	S	P	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	M	
General retail (6,000+ SF)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	M	
Alternative financial service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	-	-	-	-	H	Sec. 3.4.4.I.
Liquor store	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	-	P*	P*	P*	-	-	-	-	H	Sec. 3.4.4.I.
Pawnshop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	H	
Sexually-oriented business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S*	-	-	-	H	Sec. 3.4.4.I.
Smoke or Vape Shops ³	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	P*	-	-	-	H	Sec. 3.4.4.I.
Transportation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Passenger terminal	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	P	P	P	P	P	P	-	H	
Airport or heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	H	
Vehicle Sale and Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle repair or service (up to 10,000 pounds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	P*	-	-	-	H	Sec. 3.4.4.K.
Vehicle repair or service (over 10,000 pounds) ⁴	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	P*	P*	-	-	H	Sec. 3.4.4.K.
Vehicle sale or rental (up to 10,000 pounds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	P*	-	-	-	H	Sec. 3.4.4.K.

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Use Category Specific Use	HOUSE-SCALE				NEIGHBORHOOD-SCALE				COMMUNITY-SCALE			MIXED USE				SHOPFRONT MIXED USE				BUSINESS		INDUSTRIAL		SPECIAL			Intensity	Use Standards		
	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RNX-B	RN-C	RNX-C	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BG	BH	IX	IG	CV	CM			PK	
Vehicle sale or rental (over 10,000 pounds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	H	Sec. 3.4.4.K.	
Fueling station	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	P*	P*	P*	P*	-	-	-	H	Sec. 3.4.4.K.
INDUSTRIAL USES																														
Industrial and Manufacturing																														
Low-impact industrial and manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P	P	P	P	-	P	-	M		
High-impact industrial and manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	H	Sec. 3.4.5.A.		
Research and development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	P*	S	S	P	P	-	P	-	M	Sec. 3.4.5.A.	
Warehouse and Distribution																														
General warehouse and distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	-	H	Sec. 3.4.5.B.	
Distribution storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	H		
Self-service storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	H		
Vehicle storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	H		
Waste-Related Service																														
Waste disposal or treatment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	H		
Recycling drop-off center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	H		
ACCESSORY USES																														
Accessory dwelling unit ⁵	P*	P*	P*	P*																								-	Sec. 3.5.2.A.	
Drive-thru	-	-	-	-	-	-	-	-	-	-	-	-	S*	S*	S*	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	Sec. 3.5.2.B.	
Drive-in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	Sec. 3.5.2.C.	
Home day care	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	P*	-	-	Sec. 3.5.2.D.	
Home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	P*	-	-	Sec. 3.5.2.E.	
Outdoor dining	-	-	-	-	-	-	P*	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	Sec. 3.5.2.F.	
Outdoor display	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	P*	-	-	Sec. 3.5.2.G.	
Outdoor entertainment	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	Sec. 3.5.2.H.	
Outdoor storage	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	Sec. 3.5.2.I.	
Outdoor video screen ³	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	-	-	-	P*	-	-	-	-	-	Sec. 3.5.2.J.	

KEY: P = Use allowed S = Use requires Special Exception approval * = Use standards apply - = Use not allowed

H = High Intensity Use M = Medium Intensity Use L = Low Intensity Use



PROJECT SUMMARY

Z-18-2026

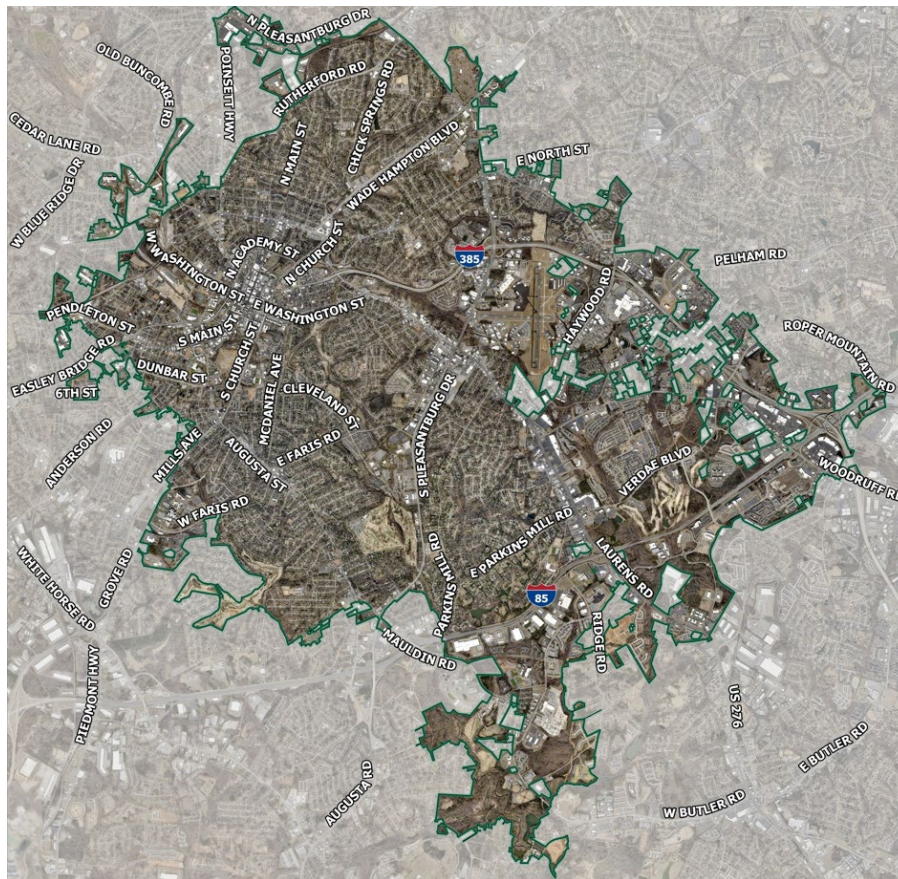
Property Location: -DD, Downtown Design Overlay

Request: Adopt new Downtown Design Guidelines

Staff will present the updated Downtown Design Guidelines for Planning Commission recommendation to City Council.

[Location map of the property for rezoning]

LOCATION MAP



View the Draft Document Here: [Design Guidelines](#)



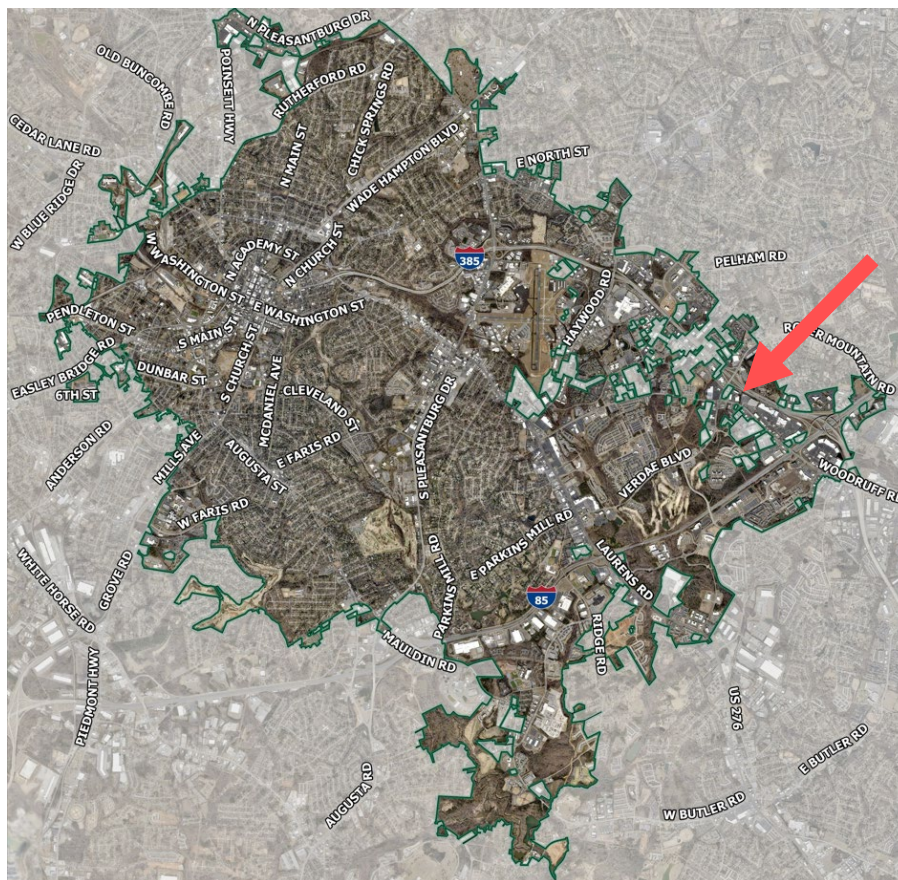
PROJECT SUMMARY

Z-19-2026

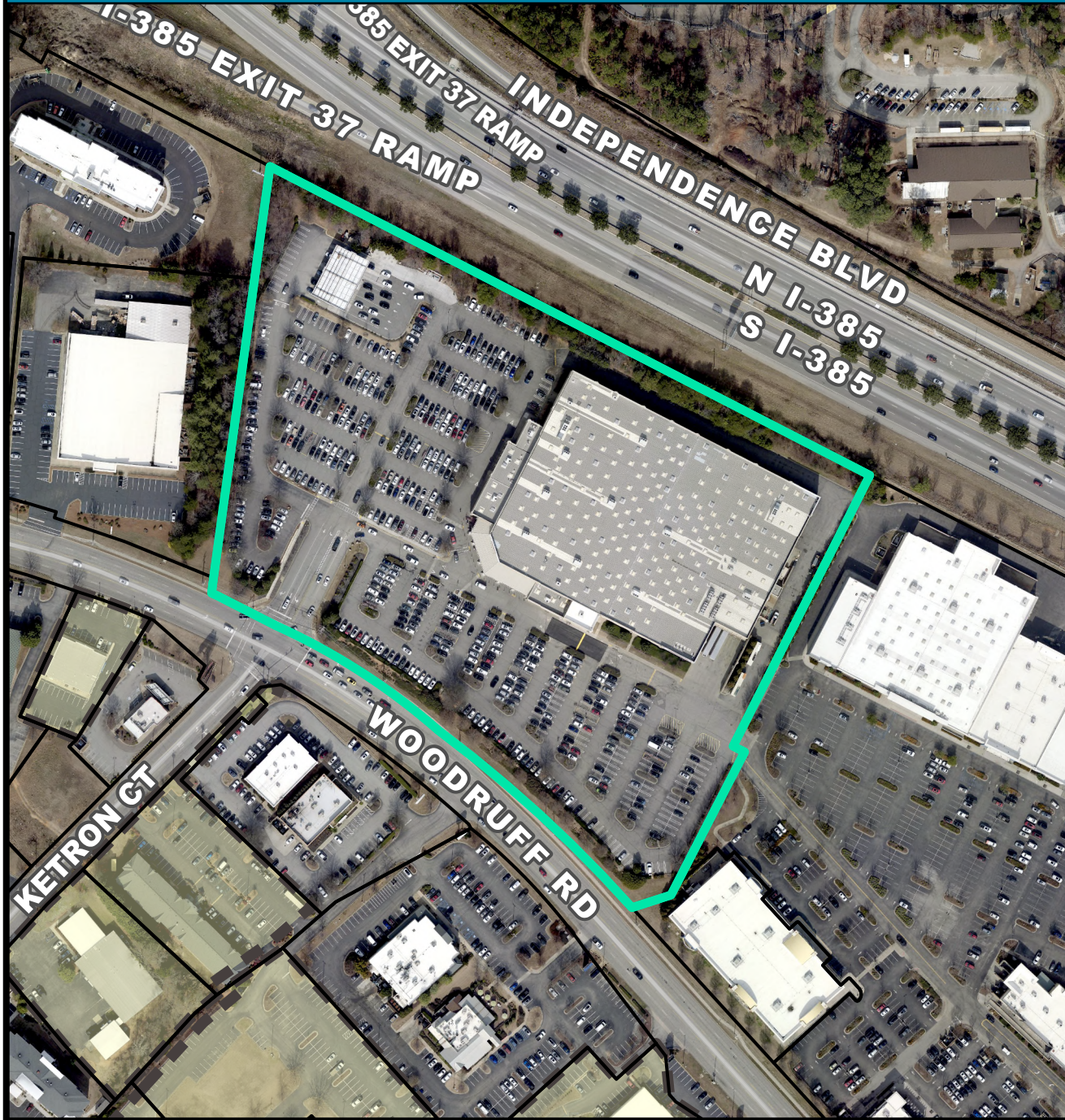
Property Location: 1021 Woodruff Road
Tax Map Number(s): 0547020102511
Property Area: 15.13 acres
Request: Rezone from PD, Planned Development to BH, Business Heavy

[Location map of the property for rezoning]

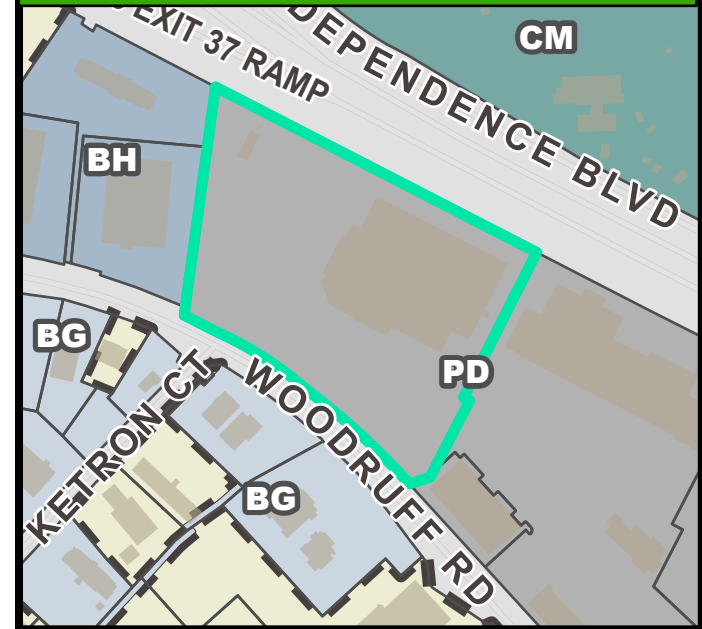
LOCATION MAP



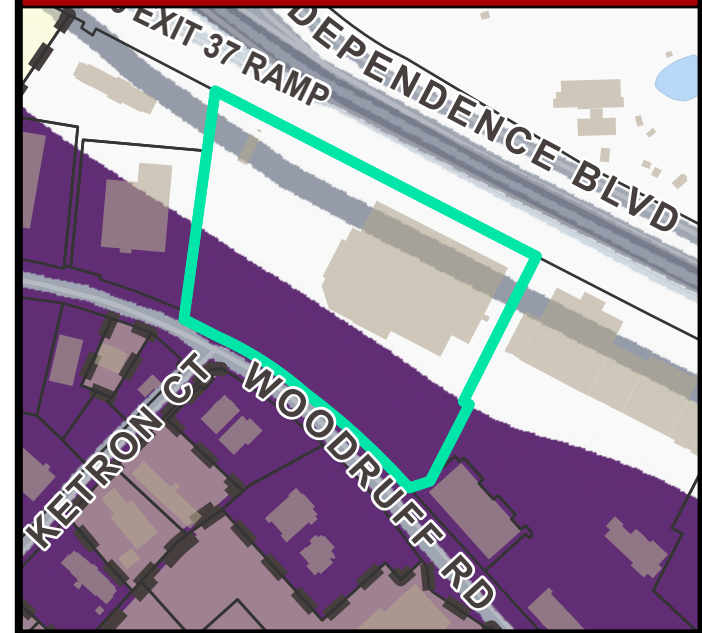
AERIAL VIEW



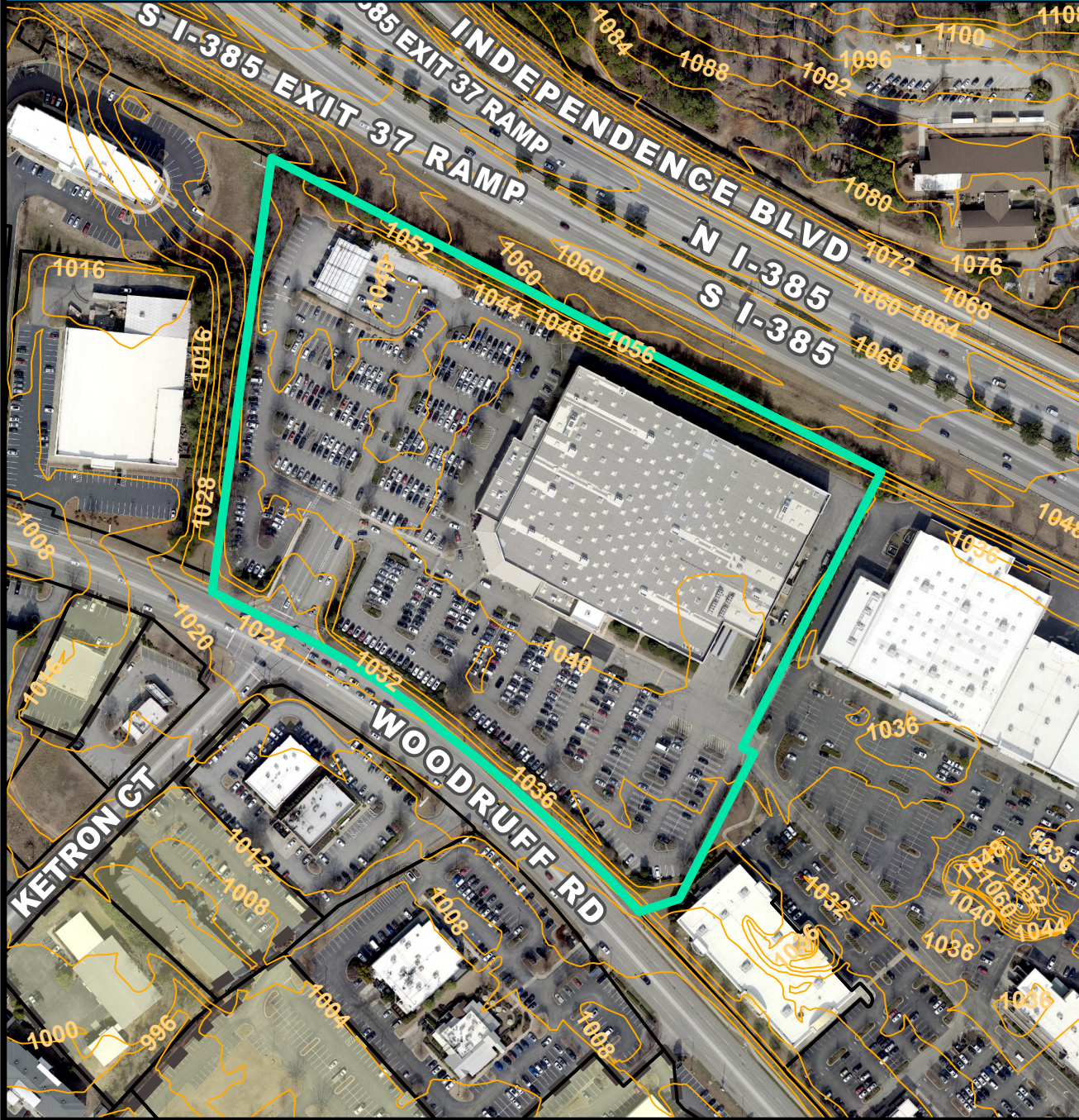
CURRENT ZONING



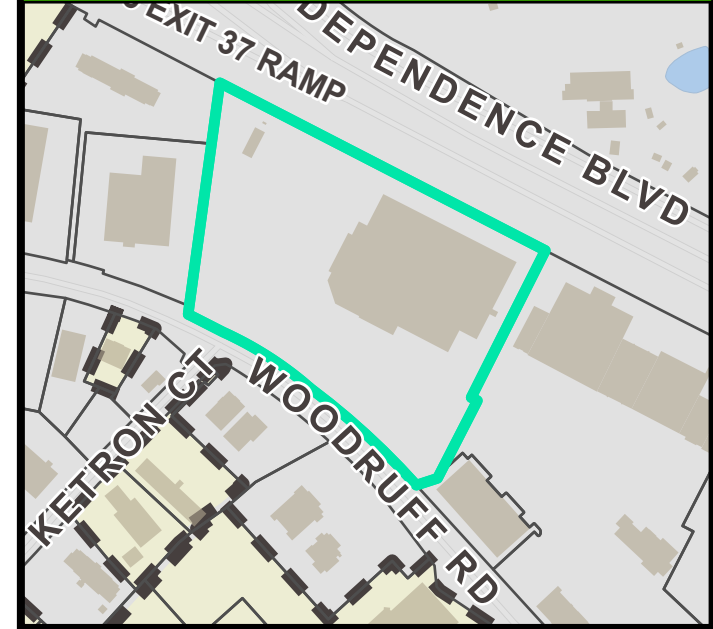
FUTURE LAND USE



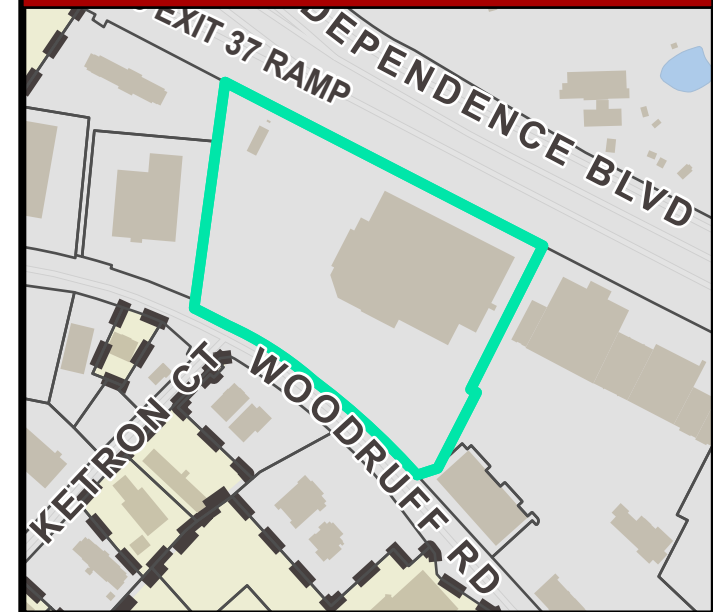
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

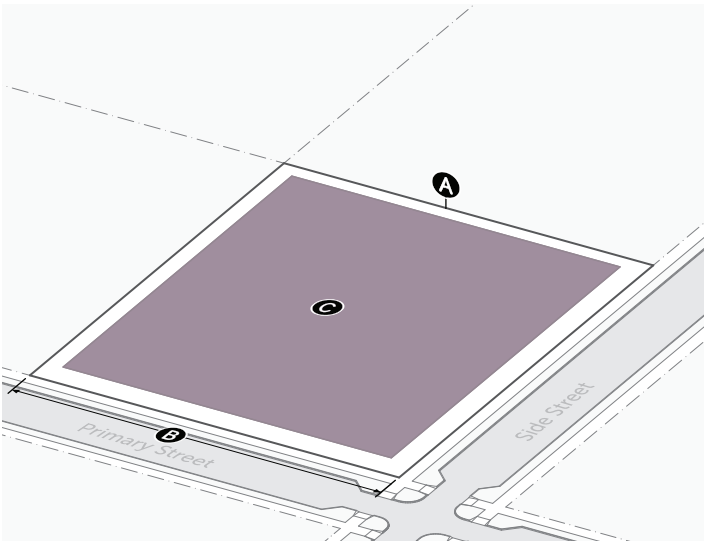


PRESERVATION OVERLAYS

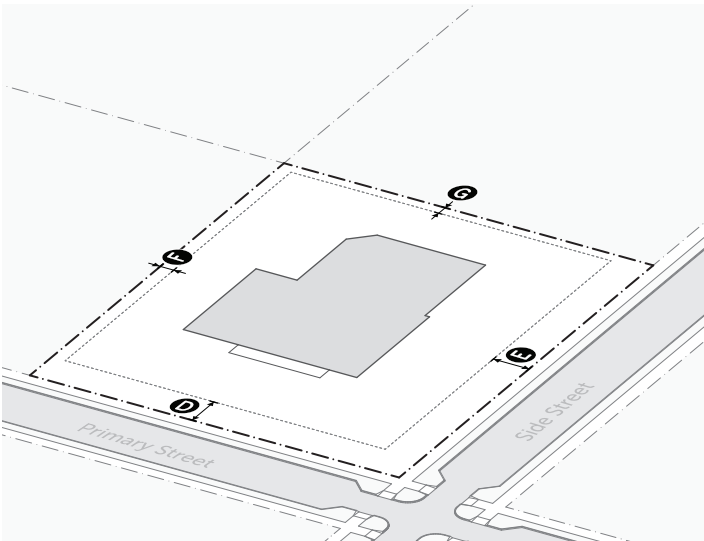


19-2.7.3. **BH** BUSINESS HEAVY

A. SITE

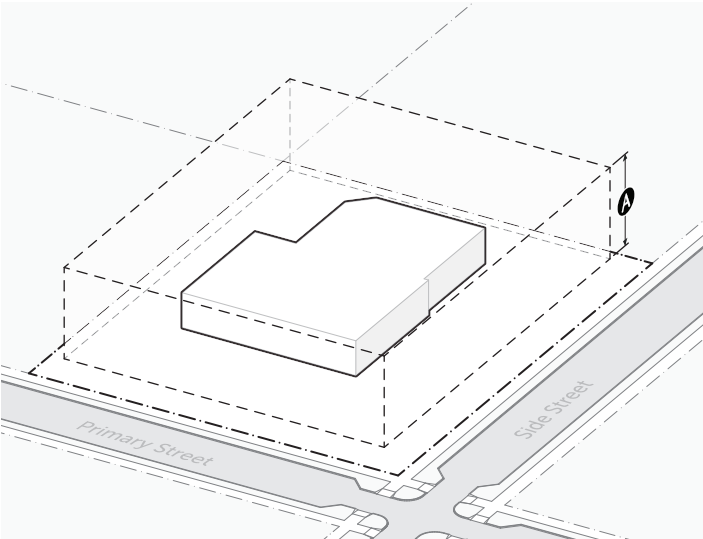


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	7,500
B Width (min)	75'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
Outdoor amenity space (min)	None

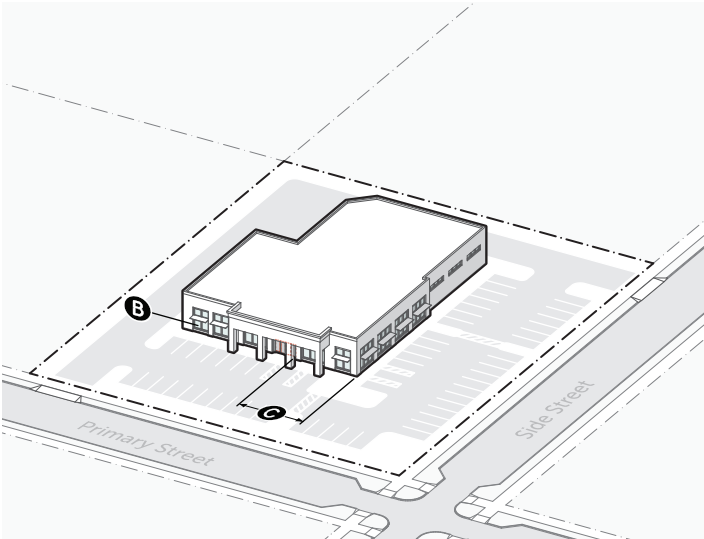


3. BUILDING SETBACKS	Sec. 2.11.5.
D Primary street lot line (min)	20'
E Side street lot line (min)	20'
F Side lot line (min)	10'
G Rear lot line (min)	10'
Alley lot line (min)	5'
4. TRANSITIONS ²	Sec. 2.11.6.
Transition type	Type A, B, C
5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	10'
Side street (min)	5'
6. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type D 8'
Side street yard height (max)	Type D 8'
Side/rear yard height (max)	Type F 8'

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max)	55'
2. MASSING	Sec. 2.11.11.
Building width (max)	None
Active depth (min)	None
3. GROUND STORY	Sec. 2.11.12.
Story height (min)	None
Finish floor elevation (min/max)	None



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
B Ground story (min)	30%	15%
Upper story (min)	None	None
Blank wall width (max)	None	None
5. ENTRANCES ⁴	Sec. 2.11.14.	
C Street-facing entry spacing (avg)	150'	None
Entry feature	Yes	No

19-3.2.2. USE TABLE

Use Category Specific Use	HOUSE-SCALE				NEIGHBORHOOD-SCALE					COMMUNITY-SCALE			MIXED USE				SHOPFRONT MIXED USE				BUSINESS	INDUSTRIAL	SPECIAL				Intensity	Use Standards	
	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RNX-B	RN-C	RNX-C	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BS	BH	IX	IG	CV	CM			PK
RESIDENTIAL USES																													
Household Living																													
Single-unit living	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	P	-	L	
Multi-unit living	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P*	P*	P*	P*	P	-	P	-	-	P	-	M	Sec. 3.4.2.A.
Manufactured home park	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	H	Sec. 3.4.2.A.
Group Living																													
General group living	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	P	-	M	
PUBLIC AND INSTITUTIONAL USES																													
Civic																													
General civic	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	M	
Detention center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	-	H	
Religious assembly ⁵	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	
Shelter	-	-	-	-	-	-	-	-	-	-	-	-	S*	S*	S*	-	-	-	-	-	P*	-	P*	-	P*	-	-	H	Sec. 3.4.3.A.
Day Care																													
Group day care home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	M	
Day care center or preschool	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	M	
Education																													
School	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	H	
College, university or trade school	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	P*	-	H	Sec. 3.4.3.B.

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Use Category Specific Use	HOUSE-SCALE				NEIGHBORHOOD-SCALE				COMMUNITY-SCALE			MIXED USE				SHOPFRONT MIXED USE				BUSINESS	INDUSTRIAL	SPECIAL				Intensity	Use Standards			
	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RNX-B	RN-C	RNX-C	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BG	BH	IX	IG	CV			CM	PK	
Parks and Open Space																														
General parks and open space (up to 1 acre)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	L	Sec. 3.4.3.C.	
General parks and open space (1+ acres)	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	L		
Commercial Greenhouse/ Nursery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	M		
Cemetery, columbarium or mausoleum	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	S	S	-	-	S	-	P	L		
Utilities																														
Utility, major	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	H	
Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	H		
Wireless communications facilities, freestanding tower ²	S	S	S	S	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	P*	P*	-	P*	P*	P*	P*	P*	P*	P*	H	Sec. 3.4.3.D.	
Wireless communications facilities, all other	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	L	Sec. 3.4.3.D.	
COMMERCIAL USES																												Sec. 3.4.4.A.		
Entertainment and Recreation																														
General indoor entertainment and recreation (up to 6,000 SF) ²	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	S	P*	-	H	Sec. 3.4.4.B.	
General indoor entertainment and recreation (6,000+ SF) ³	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	P*	P*	P*	P*	P*	P*	S	P*	-	H	Sec. 3.4.4.B.	
General outdoor entertainment and recreation ²	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	-	P*	S	P*	P*	P*	S	P*	S	H	Sec. 3.4.4.B.	
Casino or gambling establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	H		
Private civic club or lodge	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	M		

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Use Category Specific Use	HOUSE-SCALE				NEIGHBORHOOD-SCALE				COMMUNITY-SCALE			MIXED USE				SHOPFRONT MIXED USE				BUSINESS	INDUSTRIAL		SPECIAL			Intensity	Use Standards		
	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RNX-B	RN-C	RNX-C	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BG	BH	IX	IG	CV			CM	PK
Food and Beverage																													
General food and beverage (up to 6,000 SF)	-	-	-	-	-	-	S*	-	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	H	Sec. 3.4.4.C.
General food and beverage (6,000+ SF)	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	H	Sec. 3.4.4.C.
Bar or nightclub	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	H	Sec. 3.4.4.C.
Brewpub ⁵	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	H	Sec. 3.4.4.C.
Microbrewery, small winery or microdistillery ⁵	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	H	Sec. 3.4.4.C.
Lodging																													
General lodging (up to 10 guest rooms)	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	H	Sec. 3.4.4.D.
General lodging (10+ guest rooms)	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	H	Sec. 3.4.4.D.
Medical																													
General medical (up to 6,000 SF)	-	-	-	-	-	-	P*	-	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	M	Sec. 3.4.4.E.
General medical (6,000+ SF)	-	-	-	-	-	-	-	-	P*	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	M	Sec. 3.4.4.E.
Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	P	-	P	P	-	-	P	P	-	H	
Medical collection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	H	
Medical laboratory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	M	
Office																													
General office (up to 6,000 SF) ²	-	-	-	-	-	-	P	-	P	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	M	Sec. 3.4.4.F.
General office (6,000+ SF) ³	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	P	P	P	P	P	S	P	P	P	P	-	M	Sec. 3.4.4.F.
Data center	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	-	P*	-	M	Sec. 3.4.4.F.
Bail bond service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	P	-	-	M	

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	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RNX-B	RN-C	RNX-C	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BH	BH	IX	IG			CV	CM	PK
Parking																													
Commercial surface parking	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	-	-	-	-	P*	P*	P*	P*	P*	P*	-	H	Sec. 3.4.4.G.
Commercial structured parking	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	-	-	-	-	P*	P*	P*	P*	P*	P*	-	H	Sec. 3.4.4.G.
Remote Parking ³	-	-	-	-	-	-	S*	-	S*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	P*	P*	P*	P*	P*	P*	-	M	Sec. 3.4.4.G.
Personal Service																													
General personal service (up to 6,000 SF)	-	-	-	-	-	-	P	-	P	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	M	
General personal service (6,000+ SF)	-	-	-	-	-	-	-	-	-	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	M	
Animal Care, outdoor ²	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	P*	-	-	-	H	Sec. 3.4.4.H.
Tattoo Facility ²	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	-	-	H	Sec. 3.4.4.H.
Retail																													
General retail (up to 6,000 SF)	-	-	-	-	-	-	S	-	P	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	M	
General retail (6,000+ SF)	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	M	
Alternative financial service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	-	-	-	-	H	Sec. 3.4.4.I.
Liquor store	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	-	P*	P*	P*	-	-	-	-	H	Sec. 3.4.4.I.
Pawnshop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	H	
Sexually-oriented business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S*	-	-	-	H	Sec. 3.4.4.I.
Smoke or Vape Shops ³	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	P*	-	-	-	H	Sec. 3.4.4.I.
Transportation																													
Passenger terminal	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	P	P	P	P	P	P	-	H	
Airport or heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	H	
Vehicle Sale and Service																													
Vehicle repair or service (up to 10,000 pounds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	P*	-	-	-	H	Sec. 3.4.4.K.
Vehicle repair or service (over 10,000 pounds) ⁴	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	P*	P*	-	-	H	Sec. 3.4.4.K.
Vehicle sale or rental (up to 10,000 pounds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	P*	-	-	-	H	Sec. 3.4.4.K.

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	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RNX-B	RN-C	RNX-C	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BG	BH	IX	IG	CV			CM	PK	
Vehicle sale or rental (over 10,000 pounds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	H	Sec. 3.4.4.K.	
Fueling station	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	P*	P*	P*	P*	-	-	-	H	Sec. 3.4.4.K.
INDUSTRIAL USES																														
Industrial and Manufacturing																														
Low-impact industrial and manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	P	P	P	P	-	P	-	M	
High-impact industrial and manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	H	Sec. 3.4.5.A.	
Research and development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	P*	-	S	S	P	P	-	P	-	M	Sec. 3.4.5.A.
Warehouse and Distribution																														
General warehouse and distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	-	-	-	H	Sec. 3.4.5.B.
Distribution storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	H		
Self-service storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	H	
Vehicle storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	H		
Waste-Related Service																														
Waste disposal or treatment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	H		
Recycling drop-off center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	H	
ACCESSORY USES																														
Accessory dwelling unit ⁵	P*	P*	P*	P*																								-	Sec. 3.5.2.A.	
Drive-thru	-	-	-	-	-	-	-	-	-	-	-	-	S*	S*	S*	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	Sec. 3.5.2.B.	
Drive-in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	Sec. 3.5.2.C.
Home day care	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	P*	-	-	Sec. 3.5.2.D.
Home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	P*	-	-	Sec. 3.5.2.E.
Outdoor dining	-	-	-	-	-	-	P*	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	Sec. 3.5.2.F.
Outdoor display	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	P*	-	-	Sec. 3.5.2.G.
Outdoor entertainment	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	Sec. 3.5.2.H.
Outdoor storage	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	Sec. 3.5.2.I.
Outdoor video screen ³	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 3.5.2.J.

KEY: P = Use allowed S = Use requires Special Exception approval * = Use standards apply - = Use not allowed

H = High Intensity Use M = Medium Intensity Use L = Low Intensity Use



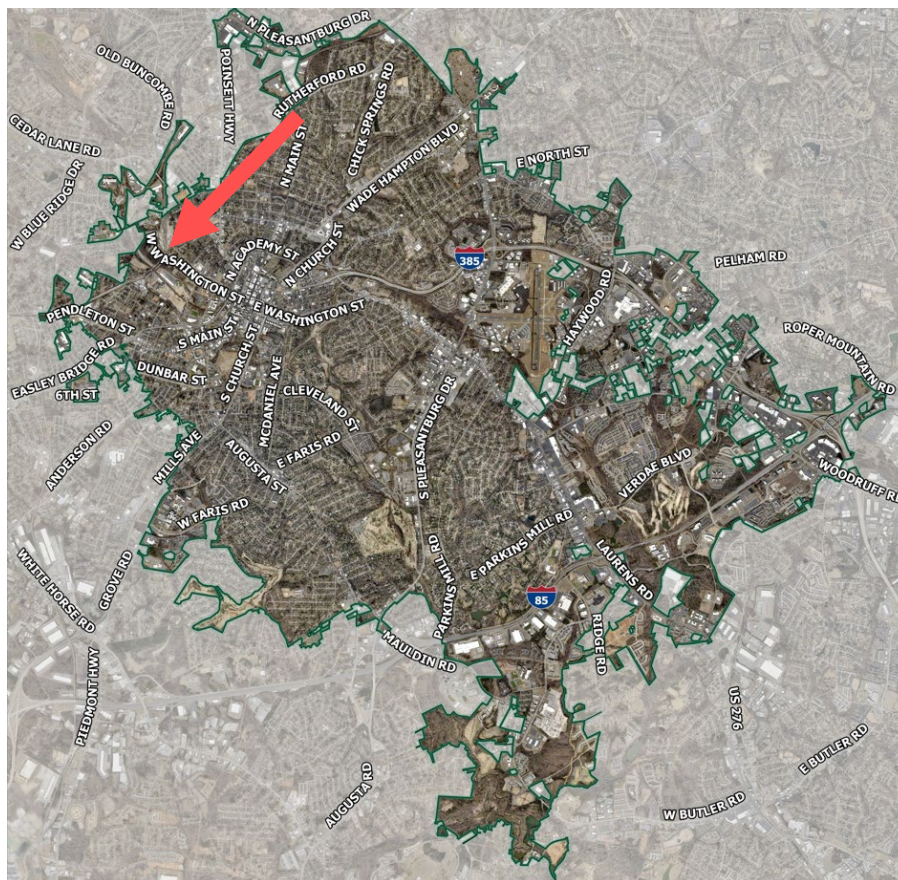
PROJECT SUMMARY

Z-20-2026

Property Location: Meadow Street
Tax Map Number(s): Portion of 00530004018100
Property Area: 0.60 acres
Request: Rezone from PK, Park District to RC-3, Community 3 District

[Location map of the property for rezoning]

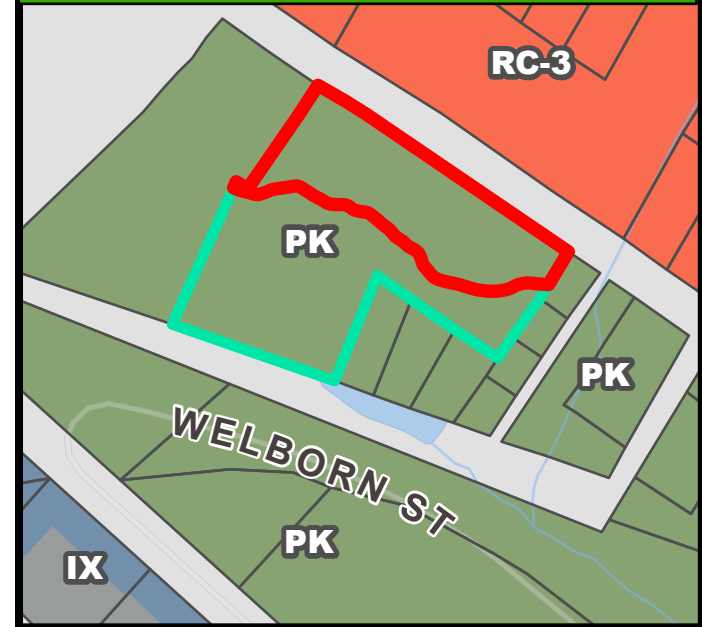
LOCATION MAP



AERIAL VIEW



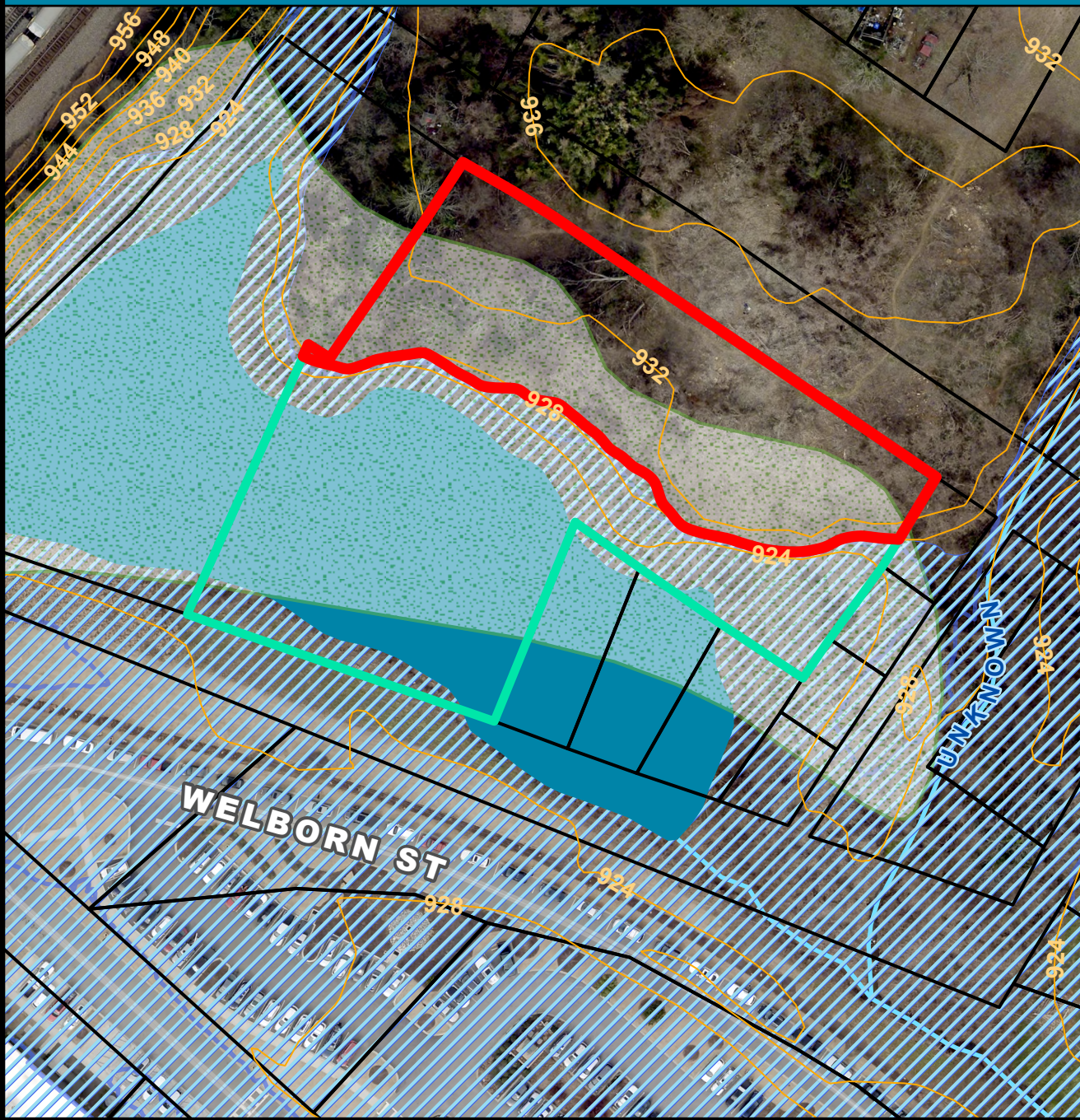
CURRENT ZONING



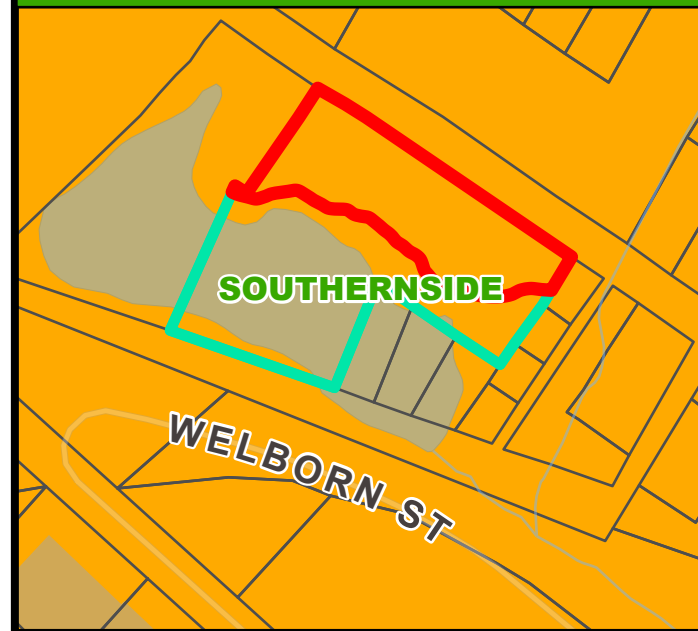
FUTURE LAND USE



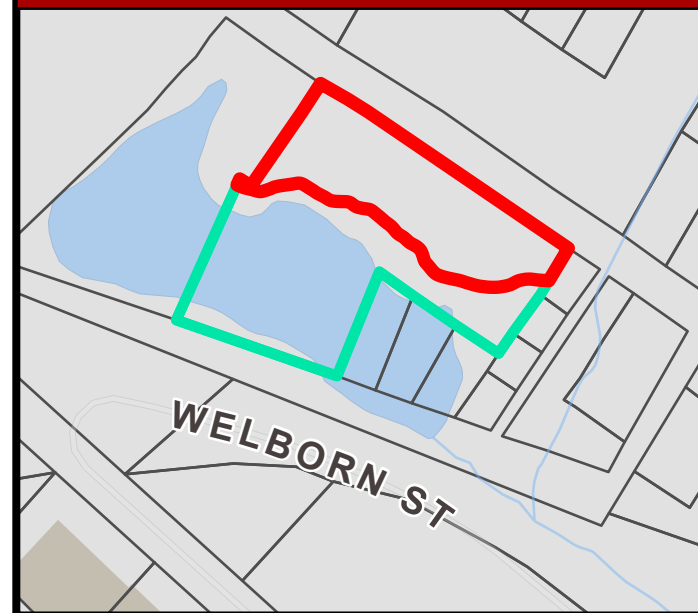
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

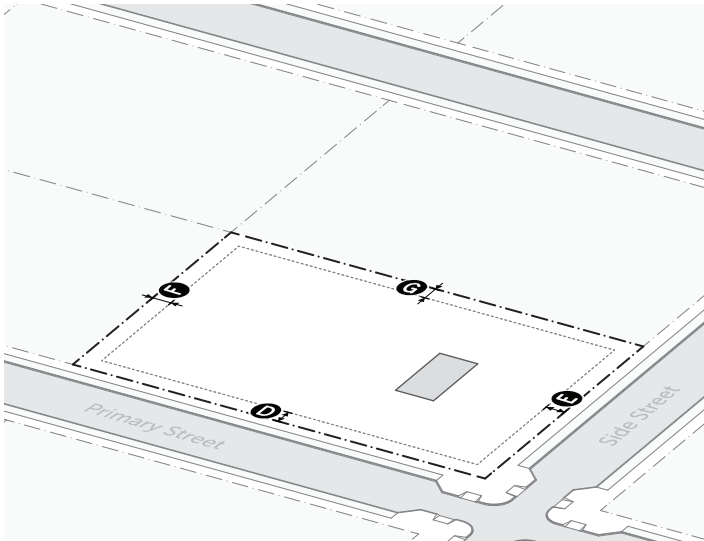
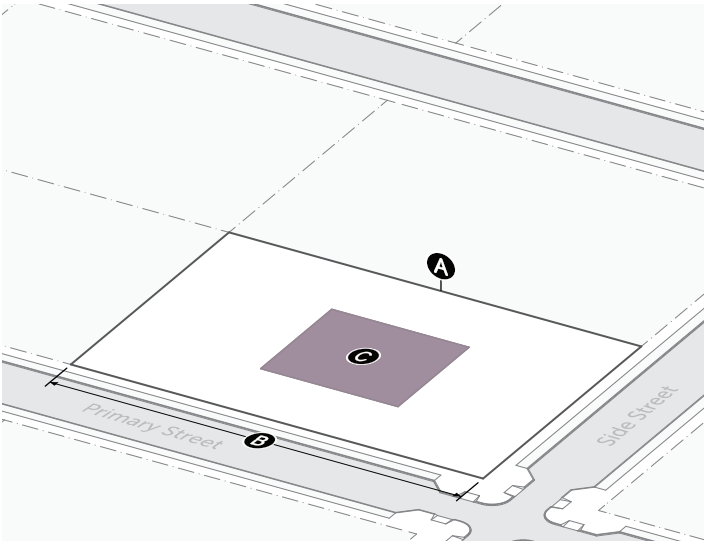


PRESERVATION OVERLAYS



19-2.9.4. PK PARK

A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	2,000 SF
B Width (min)	20'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	15%
Outdoor amenity space (min)	None

3. BUILDING SETBACKS	Sec. 2.11.5.
D Primary street lot line (min)	10'
E Side street lot line (min)	10'
F Side lot line (min)	10'
G Rear lot line (min)	10'
Alley lot line (min)	5'

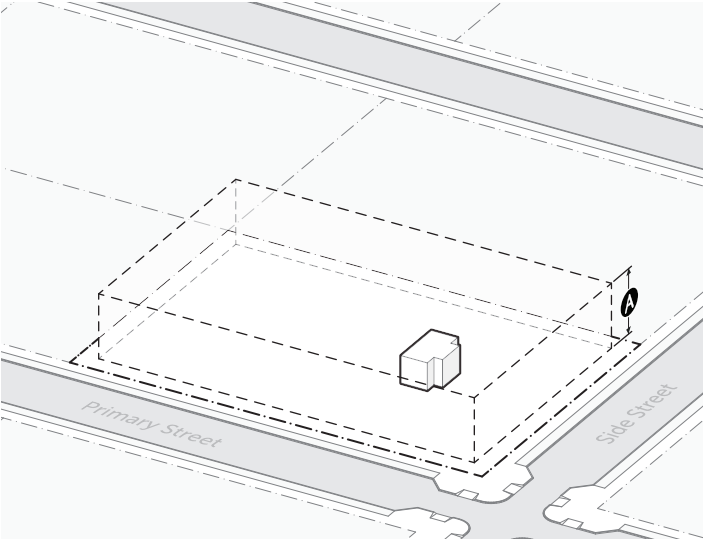
4. TRANSITIONS ²	Sec. 2.11.6.
Transition type	--

5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	10'
Side street (min)	10'

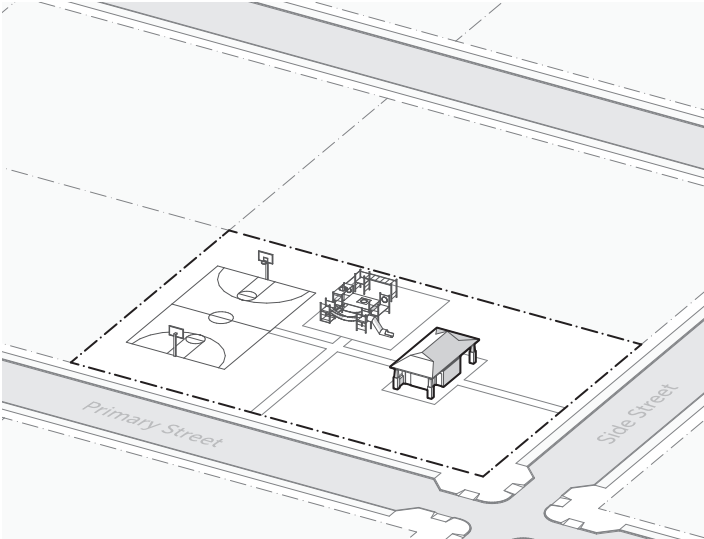
6. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type D 8'
Side street yard height (max)	Type D 8'
Side/rear yard height (max)	Type F 8'



B. BUILDING



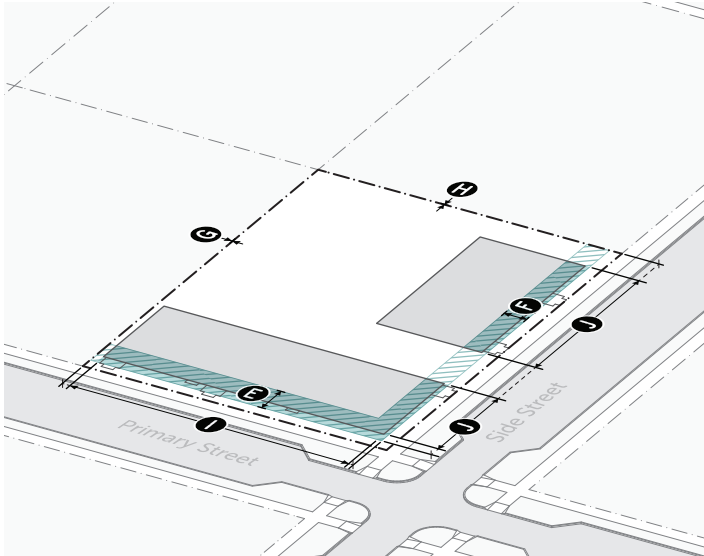
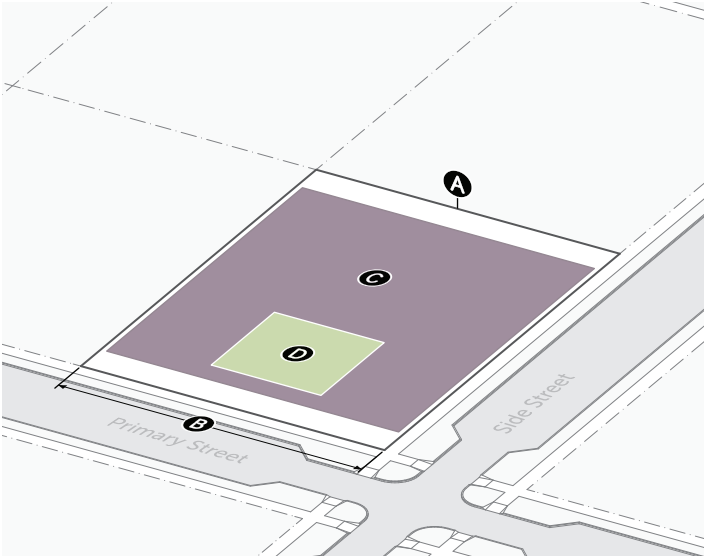
1. HEIGHT	Sec. 2.11.10.
A Overall height (max)	35'
2. MASSING	Sec. 2.11.11.
Building width (max)	None
Active depth (min)	None
3. GROUND STORY	Sec. 2.11.12.
Story height (min)	None
Finish floor elevation (min/max)	None



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
Ground story (min)	None	None
Upper story (min)	None	None
Blank wall width (max)	None	None
5. ENTRY FEATURE ⁴	Sec. 2.11.14.	
Street-facing entry spacing (avg)	None	None
Entry feature	No	No

19-2.4.3. RC-3 COMMUNITY 3

A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	15'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
D Outdoor amenity space (min)	10%

3. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	5' / 20'
F Side street lot line (min/max)	5' / 15'
G Side lot line (min)	0'
H Rear lot line (min)	0'
Alley lot line (min)	5'
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A, B
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary street	75%
J Side street	45%
6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	20'
Side street (min)	5'
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet)	
Base	3 / 42'
Bonus	5 / 68'
2. MASSING	Sec. 2.11.11.
B Building width (max)	175'
C Active depth (min)	9'
3. GROUND STORY	Sec. 2.11.12.
D Story height (min)	10'
E Finish floor elevation (min/max)	0' / 5'



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
F Ground story (min)	35%	30%
G Upper story (min)	20%	20%
H Blank wall width (max)	15'	25'
5. ENTRANCES ⁴	Sec. 2.11.14.	
I Street-facing entry spacing (avg)	40'	60'
Entry feature	Yes	Yes

NOTES: ⁴
* Additional standards apply to all lots within the Neighborhood Revitalization Overlay District.

[View the Neighborhood Revitalization Overlay District Map](#)

[View the Neighborhood Revitalization Overlay District Design Standards](#)

19-3.2.2. USE TABLE

Use Category Specific Use	HOUSE-SCALE				NEIGHBORHOOD-SCALE				COMMUNITY-SCALE			MIXED USE				SHOPFRONT MIXED USE				BUSINESS		INDUSTRIAL		SPECIAL		Intensity	Use Standards			
	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RNX-B	RN-C	RNX-C	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BG	BH	IX	IG	CV			CM	PK	
RESIDENTIAL USES																														
Household Living																														
Single-unit living	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	P	-	L	
Multi-unit living	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P*	P*	P*	P*	P	-	P	-	-	P	-	M	Sec. 3.4.2.A.	
Manufactured home park	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	H	Sec. 3.4.2.A.
Group Living																														
General group living	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	P	-	M	
PUBLIC AND INSTITUTIONAL USES																														
Civic																														
General civic	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	M	
Detention center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	-	H		
Religious assembly ⁵	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	
Shelter	-	-	-	-	-	-	-	-	-	-	-	-	S*	S*	S*	-	-	-	-	-	P*	-	P*	-	P*	-	-	H	Sec. 3.4.3.A.	
Day Care																														
Group day care home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	M	
Day care center or preschool	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	M	
Education																														
School	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	H	
College, university or trade school	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	P*	-	H	Sec. 3.4.3.B.	
KEY: P = Use allowed S = Use requires Special Exception approval * = Use standards apply - = Use not allowed H = High Intensity Use M = Medium Intensity Use L = Low Intensity Use																														

Use Category Specific Use	HOUSE-SCALE				NEIGHBORHOOD-SCALE					COMMUNITY-SCALE			MIXED USE				SHOPFRONT MIXED USE				BUSINESS		INDUSTRIAL		SPECIAL		Intensity	Use Standards	
	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RNX-B	RN-C	RNX-C	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BG	BH	IX	IG	CV	CM			PK
Parks and Open Space																													
General parks and open space (up to 1 acre)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	L	Sec. 3.4.3.C.
General parks and open space (1+ acres)	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	L	
Commercial Greenhouse/ Nursery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	M	
Cemetery, columbarium or mausoleum	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	S	S	-	-	S	-	P	L	
Utilities																													
Utility, major	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	H	
Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	H	
Wireless communications facilities, freestanding tower ²	S	S	S	S	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	P*	P*	-	P*	P*	P*	P*	P*	P*	P*	H	Sec. 3.4.3.D.
Wireless communications facilities, all other	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	L	Sec. 3.4.3.D.
COMMERCIAL USES																													Sec. 3.4.4.A.
Entertainment and Recreation																													
General indoor entertainment and recreation (up to 6,000 SF) ²	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	S	P*	-	H	Sec. 3.4.4.B.
General indoor entertainment and recreation (6,000+ SF) ³	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	P*	P*	P*	P*	P*	P*	S	P*	-	H	Sec. 3.4.4.B.
General outdoor entertainment and recreation ²	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	-	P*	S	P*	P*	P*	S	P*	S	H	Sec. 3.4.4.B.
Casino or gambling establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	H	
Private civic club or lodge	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	M	
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	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RNX-B	RN-C	RNX-C	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BG	BH	IX	IG	CV	CM	PK			
Food and Beverage																														
General food and beverage (up to 6,000 SF)	-	-	-	-	-	-	S*	-	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	H	Sec. 3.4.4.C.
General food and beverage (6,000+ SF)	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	H	Sec. 3.4.4.C.
Bar or nightclub	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	H	Sec. 3.4.4.C.
Brewpub ⁵	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	H	Sec. 3.4.4.C.
Microbrewery, small winery or microdistillery ⁵	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	H	Sec. 3.4.4.C.
Lodging																														
General lodging (up to 10 guest rooms)	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	H	Sec. 3.4.4.D.	
General lodging (10+ guest rooms)	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	H	Sec. 3.4.4.D.	
Medical																														
General medical (up to 6,000 SF)	-	-	-	-	-	-	P*	-	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	M	Sec. 3.4.4.E.	
General medical (6,000+ SF)	-	-	-	-	-	-	-	-	P*	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	M	Sec. 3.4.4.E.	
Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	P	-	P	P	-	-	P	P	-	H		
Medical collection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	H	
Medical laboratory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	M		
Office																														
General office (up to 6,000 SF) ²	-	-	-	-	-	-	P	-	P	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	M	Sec. 3.4.4.F.	
General office (6,000+ SF) ³	-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	P	P	P	P	P	P	S	P	P	P	P	-	M	Sec. 3.4.4.F.	
Data center	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	-	P*	-	M	Sec. 3.4.4.F.	
Bail bond service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	P	-	-	M		

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Use Category Specific Use	HOUSE-SCALE				NEIGHBORHOOD-SCALE					COMMUNITY-SCALE			MIXED USE				SHOPFRONT MIXED USE				BUSINESS		INDUSTRIAL		SPECIAL				Intensity	Use Standards
	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RNX-B	RN-C	RNX-C	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BG	BH	IX	IG	CV	CM	PK			
Parking																														
Commercial surface parking	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	-	L	Sec. 3.4.4.G.
Commercial structured parking	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	-	H	Sec. 3.4.4.G.
Remote Parking ³	-	-	-	-	-	-	S*	-	S*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	-	M	Sec. 3.4.4.G.
Personal Service																														
General personal service (up to 6,000 SF)	-	-	-	-	-	-	P	-	P	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	M		
General personal service (6,000+ SF)	-	-	-	-	-	-	-	-	-	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	M		
Animal Care, outdoor ²	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	P*	-	-	-	-	H	Sec. 3.4.4.H.
Tattoo Facility ²	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	H	Sec. 3.4.4.H.
Retail																														
General retail (up to 6,000 SF)	-	-	-	-	-	-	S	-	P	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	M		
General retail (6,000+ SF)	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	M		
Alternative financial service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	-	-	-	-	-	H	Sec. 3.4.4.I.
Liquor store	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	-	P*	P*	P*	-	-	-	-	-	H	Sec. 3.4.4.I.
Pawnshop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	H	
Sexually-oriented business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S*	-	-	-	-	H	Sec. 3.4.4.I.
Smoke or Vape Shops ³	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	P*	-	-	-	-	H	Sec. 3.4.4.I.
Transportation																														
Passenger terminal	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	P	P	P	P	P	P	P	-	H	
Airport or heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	H	
Vehicle Sale and Service																														
Vehicle repair or service (up to 10,000 pounds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	P*	-	-	-	-	H	Sec. 3.4.4.K.
Vehicle repair or service (over 10,000 pounds) ⁴	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	P*	P*	-	-	-	H	Sec. 3.4.4.K.
Vehicle sale or rental (up to 10,000 pounds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	P*	-	-	-	-	H	Sec. 3.4.4.K.

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	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RNX-B	RN-C	RNX-C	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BG	BH	IX	IG	CV	CM	PK			
Vehicle sale or rental (over 10,000 pounds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	H	Sec. 3.4.4.K.	
Fueling station	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	P*	P*	P*	P*	-	-	-	H	Sec. 3.4.4.K.
INDUSTRIAL USES																														
Industrial and Manufacturing																														
Low-impact industrial and manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	P	P	P	P	-	P	-	M	
High-impact industrial and manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	H	Sec. 3.4.5.A.	
Research and development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	P*	-	S	S	P	P	-	P	-	M	Sec. 3.4.5.A.
Warehouse and Distribution																														
General warehouse and distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	-	H	Sec. 3.4.5.B.	
Distribution storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	H		
Self-service storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	H		
Vehicle storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	H		
Waste-Related Service																														
Waste disposal or treatment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	H		
Recycling drop-off center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	H		
ACCESSORY USES																														
Accessory dwelling unit ⁵	P*	P*	P*	P*						-	-	-	S*	S*	S*	-	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	Sec. 3.5.2.A.
Drive-thru	-	-	-	-	-	-	-	-	-	-	-	-	S*	S*	S*	-	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	Sec. 3.5.2.B.
Drive-in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	Sec. 3.5.2.C.
Home day care	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	P*	-	-	Sec. 3.5.2.D.
Home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	P*	-	-	Sec. 3.5.2.E.
Outdoor dining	-	-	-	-	-	-	P*	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	Sec. 3.5.2.F.
Outdoor display	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	P*	-	-	Sec. 3.5.2.G.
Outdoor entertainment	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	Sec. 3.5.2.H.
Outdoor storage	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	Sec. 3.5.2.I.
Outdoor video screen ³	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	-	-	-	-	P*	-	-	-	-	-	Sec. 3.5.2.J.

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