

____. Uses

The use regulations of this Section apply to all TOD Districts. In the case of conflicts with other sections of the Zoning Ordinance, these use regulations control.

(1) Use Regulations

(a) No structure or land may be used or occupied unless allowed as a permitted or special use within the zoning district.

(b) All uses must comply with any applicable federal and state requirements, and any additional federal, state, or city ordinances. For select uses, specific federal, state, or city ordinances may be cross-referenced but this is not intended to indicate that only those ordinances apply to such uses or that other uses within this ordinance are not subject to additional ordinances not referenced.

(c) Certain uses are defined to be inclusive of specific uses. When a use is inclusive of other uses, an applicant may request a zoning interpretation to determine if a specific use is part of a use listed. The following regulations apply:

1. When a use meets a specific definition, it is regulated as such and cannot be regulated as part of a more inclusive use category.
2. A use that is not listed in the use matrix and cannot be interpreted as part of another use definition is prohibited.
3. Adult uses are defined and regulated in Sections 12.518 (Adult Establishments) and 2.201 (Definitions). No use in the use matrix may be interpreted as inclusive of adult uses.

Discussion Note

This reference was included to clarify that adult uses are prohibited in the TOD Districts. This statement is provided rather than create another set of adult use controls for these districts in order to minimize conflicts. Adult uses should be allowed within the TOD Districts.

(d) A site may contain more than one principal use, so long as each principal use is allowed in the district. Each principal use is approved separately. In certain cases, uses are defined to include select ancillary uses. Ancillary uses are uses that provide necessary support to the principal use and are typical or integral to the function of that principal use.

(e) All uses must comply with the prescribed conditions of Section ____.(3) as applicable, as well as all other regulations of this Ordinance and the City.

(2) Use Matrix

(a) Table 1: Use Matrix identifies the principal uses allowed within each zoning district.

(b) P indicates that the use is permitted by-right in the district. S indicates that the use is a special use in the district and requires special use approval per Section _____. If a cell is blank, that use is not allowed in the district.

Discussion Note:

This is a comprehensive set of uses that serves as the basis for all the TOD Districts. Therefore, uses that are not applicable to the TOD-A District are still included as a preview. Use definitions are included for all uses in the table. However, prescribed conditions are only included for those uses anticipated to be in the TOD-A District at this time.

TABLE 1: USE MATRIX		
PRINCIPAL USE	TOD-A	PRESCRIBED CONDITIONS
RESIDENTIAL USES		
Dormitory	P	
Dwelling - Four-Family (Quadruplex)		
Dwelling - Single-Family Detached		

TABLE 1: USE MATRIX		
PRINCIPAL USE	TOD-A	PRESCRIBED CONDITIONS
Dwelling - Townhouse		
Dwelling - Three-Family (Triplex)		
Dwelling - Two-Family (Duplex)		
Dwelling - Multi-Family	P	
Group Home	P	
Residential Care Facility	P	
COMMERCIAL USES		
Amusement Facility - Indoor	P	Sect. ____.(3)(a)
Animal Care Facility	P	Sect. ____.(3)(b)
Art Gallery	P	
Arts and Fitness Studio	P	
Bar	P	Sect. ____.(3)(a)
Bed and Breakfast		
Body Modification Establishment	P	
Broadcasting Facility - No Antennae	P	
Convention Center	P	
Day Care Center	P	Sect. ____.(3)(f)
Day Care Home		
Design Studio with Retail	P	
Financial Institution	P	
Gas Station		
Hotel/Motel	P	
Industrial Design	P	
Live Entertainment - Secondary Use	P	Sect. ____.(3)(a)
Live Performance Venue	P	Sect. ____.(3)(a)
Lodge/Meeting Hall	P	
Medical/Dental Office	P	
Micro-Brewery/Distillery/Winery	P	Sect. ____.(3)(h)
Mobile Food Vendors	P	Sect. ____.(3)(i)
Office	P	
Open Air Fresh Food Market	P	Sect. ____.(3)(j)
Outdoor Dining	P	Sect. ____.(3)(k)
Personal Service Establishment	P	
Reception Facility	P	Sect. ____.(3)(n)
Research and Development		
Restaurant	P	Sect. ____.(3)(a)
Retail Goods Establishment	P	
Self-Storage Facility: Enclosed		
Specialty Food Service	P	
Vehicle Dealership – Enclosed		
Vehicle Rental – Enclosed	S	Sect. ____.(3)(o)
Vehicle Repair/Service		
INSTITUTIONAL & GOVERNMENTAL USES		
Cultural Facility	P	
Community Center	P	
Educational Facility - Pre-School/Kindergarten	P	Sect. ____.(3)(f)
Educational Facility - Primary or Secondary	P	
Educational Facility - University or College	P	
Educational Facility - Vocational	P	

TABLE 1: USE MATRIX		
PRINCIPAL USE	TOD-A	PRESCRIBED CONDITIONS
Government Office/Facility	P	
Place of Worship	P	
Public Safety Facility	P	
Public Works Facility	S	
PUBLIC HEALTH & SOCIAL SERVICE USES		
Alternative Correction Facility		
Children's Home	P	
Domestic Violence Shelter	P	
Drug/Alcohol Treatment Facility, Residential	P	
Emergency Shelter	P	Sect. ____.(3)(g)
Food Bank	P	
Food Pantry	P	
Halfway House	P	
Healthcare Institution	P	
Homeless Shelter	P	
Social Service Facility	P	
TRANSPORTATION USES		
Bicycle-Sharing Station	P	Sect. ____.(3)(c)
Bus Stop Shelter	P	Sect. ____.(3)(d)
Drive-Through Facility		
Parking Lot (Principal Use)		
Structured Parking Facility (Principal Use)	P	Sect. ____.(3)(l)
Transit Station	P	
OPEN SPACE USES		
Community Garden	P	Sect. ____.(3)(e)
Public Park	P	
INFRASTRUCTURE		
Public Utility (Includes Transmission & Distribution)	P	Sect. ____.(3)(m)
Wireless Telecommunications	S	Sect. ____.(3)(p)

(3) Prescribed Conditions

Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Ordinance.

(a) Amusement Facility – Indoor, Bar, Live Entertainment - Secondary Use, Live Performance Venue, Restaurant

1. If at any time between the hours of 11:00 p.m. and 8:00 a.m., food and/or beverages are consumed in an outdoor dining area or outdoor entertainment occurs, the use must meet the following:
 - a. The outdoor dining or outdoor entertainment area must be separated by a distance of at least 100 feet from the nearest property line of a vacant lot or a residential use, excluding multi-family, when such vacant lot or residential use is located in a single-family zoning district.
 - b. If the outdoor dining or outdoor entertainment area is less than 100 feet from the nearest property line of a vacant lot or a residential use, excluding multi-family, when such vacant lot or residential use is located in a single-family zoning district, then the outdoor area must be separated by a Class A buffer (see Section 12.302) along all corresponding side and rear property lines.

Distances are measured from the closest edge of any outdoor dining area or outdoor seating/activity area to the nearest property line of a vacant lot or a residential use, excluding multi-family, when located in a single-family zoning district.

(b) Animal Care Facility

1. If an animal care facility has an exterior exercise area, then a minimum separation distance of 250 feet is required from the nearest property line of a vacant lot or a residential use, excluding multi-family, when such vacant lot or residential use is located in a single-family zoning district. Distances are measured from the closest edge of any exterior exercise area to the nearest property line of a vacant lot or a residential use, excluding multi-family, when such vacant lot or residential use is located in a single-family zoning district.
2. Animal care facilities must locate exterior exercise areas in the rear or interior side yard only. Exterior exercise areas must provide covered areas over a minimum of 30% of the exterior area to provide shelter against sun/heat and weather. A fence a minimum of six feet and a maximum of eight feet in height is required for all exterior exercise areas.
3. Animal care facilities must locate all overnight boarding facilities indoors.

(c) Bicycle-Sharing Station

1. Bicycle-sharing stations located on public property must obtain an encroachment agreement from the Charlotte Department of Transportation.
2. Bicycle-sharing stations located on private property, or a combination of public/private property must obtain a zoning permit.
3. All bicycle-sharing stations must meet the following requirements:
 - a. If located in a residential district, the bicycle-sharing station must not exceed a length of 52 feet.
 - b. If located in a non-residential district, the following requirements apply:
 - (1) If the bicycle-sharing station is oriented approximately perpendicular to the street, it may exceed a length of 52 feet.
 - (2) If the bicycle-sharing station is oriented approximately parallel to the street, each bicycle-sharing station must not exceed a length of 52 feet. If more than one bicycle-sharing station is planned for a site, then a minimum pedestrian access of six feet is required between stations.
 - c. The station must be located on an impervious surface area.
 - d. The station may be located in the required setback or on public property with approval from the City of Charlotte Director of Transportation or designee.
 - e. The station and bicycles must provide an adequate pedestrian clearance of at least six feet in width for required sidewalks.
 - f. The station must be free of obstruction of underground utilities, tree boxes, bus stops, and ADA ramps.
4. The Planning Director, or his or her authorized designee, has the authority to approve specific locations for bicycle-sharing stations as an accessory use on previously approved conditional district (CD) plans if the location meets the intent of the ordinance, and Subsections 1, 2, and 3 above. A site plan showing the proposed location for bicycle-sharing station(s) must be submitted to the Planning Director for review. Approval must be received prior to issuance of a zoning permit or encroachment agreement.

(d) Bus Stop Shelter

CATS and non-CATS bus stop shelters may be constructed and maintained in any district. Non-CATS bus stop shelters must meet the standards listed below:

1. Bus stop shelters may be located within any street right-of-way or within the required setback of property which abuts a street, but may not be located so that they obstruct the vision of drivers on the street as regulated in City Code, Section 14-16 [19-245] and Section 12.109. However, only governmental signs are permitted in association with a bus stop shelter.
2. A schematic plan must be submitted and approved by the Charlotte Department of Transportation and Planning Department for the construction of a bus shelter. The plan must include the following information:
 - a. The location of the proposed shelter relative to street, property, and setback lines.
 - b. The size and design of the shelter, including all four elevations, building materials, and any public convenience or safety features such as a telephone, lighting, heating or trash containers.
3. A building permit will be issued for a bus stop shelter only after all of the following conditions are met:
 - a. The plan has been approved by the Charlotte Department of Transportation regarding the design, location, construction, and transit service used for the shelter.
 - b. The plan has been approved by the Planning Department regarding the integration of the shelter with the surrounding properties and its impact on nearby residential areas.
4. A bus stop shelter may be removed if the Charlotte Department of Transportation determines that it no longer serves the best interest of the public.

(e) Community Garden

1. Community gardens are exempt from dimensional and design requirements of the applicable TOD District. They must meet the following:
 - a. All areas in cultivation must be set back a minimum of five feet from a lot line.
 - b. Any accessory structures used must be set back a minimum of ten feet from a lot line. Accessory structures are limited to 15 feet in height. Accessory structures are limited to 120 square feet in area, with the exception of greenhouses and farmstands that are limited to 300 square feet in area.
2. Where a community garden abuts a street lot line, a fence of 60% open construction, a minimum of five and a maximum of six feet in height, is required.

Discussion Note:

There may be different fence requirements, based upon the TOD District in which the community garden is located.

3. A community garden must provide identification on the site in a visible area of the organization responsible for the garden's operation and maintenance with contact information.
4. Farmstands are permitted and are limited to sales of items grown at the site. Farmstands must be removed from the premises during that time of the year when the use is not open to the public. Only one farmstand is permitted per community garden.
5. The keeping of livestock, including chicken coops and apiaries, is prohibited.

(f) Day Care Center, Educational Facility - Pre-School/Kindergarten

1. Each facility must comply with all applicable state and federal regulations. The operator must be licensed and such license displayed publicly.
2. When a facility is part of a multi-tenant commercial center, the pickup/drop off area must not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.

(g) Emergency Shelter

1. The facility operator must provide continuous on-site supervision by an employee(s) and/or volunteer(s) during hours of operation.
2. The shelter must be accessed by a major thoroughfare.
3. The shelter may only provide temporary housing to people and/or families during times of severe life-threatening weather conditions (including, but not limited to hurricanes, natural disasters, extreme temperatures) or other emergency conditions.

(h) Micro-Brewery/Distillery/Winery

Micro-breweries, micro-distilleries, and micro-wineries are subject to the following:

1. The establishment must include a restaurant and/or within the same building. The restaurant and/or bar must meet the following conditions:
 - a. The standards of Section ____.(3)(a) above must be met.
 - b. The minimum size of the restaurant and/or bar must be 20% of the total square footage for the establishment and the restaurant and/or bar or 1,500 square feet, whichever is less.
2. Maximum size for the establishment and the restaurant and/or bar is 15,000 square feet. To encourage the adaptive reuse of older or underutilized buildings, the maximum size is increased to 25,000 square feet, if the establishment is located in a building constructed prior to 1980.
3. If the establishment is located on a public right-of-way, private street, or rapid transit line, the restaurant and/or bar must have fenestration through vision glass, doors, or active outdoor spaces along 30% percent of the length of the building side that fronts the public right-of-way, private street, or rapid transit line. If the building architecture or site prohibits meeting the above condition, the Planning Director, or designee, may approve alternative approaches.
4. Off-site distribution of manufactured beer, wine, or spirits is permitted if vehicular access is from a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.
5. In case of conflict with State regulations and the above standards, the State regulations control.

(i) Mobile Food Vendors

1. A property owner, or designee (proof required) of a property on which mobile food vending will be placed must obtain a zoning use permit from neighborhood and business services.
2. A permit is valid for 365 consecutive calendar days, and may be renewed on an annual basis.
3. Mobile food vending vehicle(s) or trailer(s) cannot be located in any required setback, yard, sight distance triangle, or required buffer, and cannot block driveways or other access to buildings.
4. Location of a mobile food vending use on a site with an approved conditional site plan is permitted if the approved site plan does not specifically prohibit mobile food vending.
5. The property owner will be issued a notice of violation if no permit has been issued for the location, however, the mobile food vendor will be cited if located on a property without property owner approval.
6. Trash receptacles must be provided by the property owner, or designee, for customers to dispose of food wrappers, food utensils, paper products, cans, bottles, food, and other such waste. The property owner, or designee, is responsible for removing all trash, litter, and refuse from the site at the end of each business day.

8. The property owner must submit a site plan for zoning review by Planning Department, Charlotte Department of Transportation, and the City of Charlotte Fire Department if four or more vendors locate on a site. The site plan approval is valid for the duration of the use. The setback and yard standards must be met.

9. The property where four or more mobile food vending vehicles and trailers are located must abut a major or minor thoroughfare, collector, or non-residential local street.

10. Mobile food vehicle or trailer cannot be located within 50 feet of any restaurant and/or bar serving food, measured from the closest point of the entrance to the closest mobile food vehicle or trailer, with two exceptions:

a. The mobile food vehicle(s) or trailer(s) is under the same ownership as the restaurant and/or bar serving food, and operated on the same lot; or

b. The vendor has written approval from all restaurants and/or bars establishment tenant(s) located within 50 feet of the mobile food vendor(s).

11. All applicable local and state codes must be met, including returning to a commissary daily, as required by state law.

(j) Open Air Fresh Food Market

1. The hours of operation are from between 7:00 a.m. and 9:00 p.m.

2. Open air fresh food market facilities cannot protrude onto the public right-of-way or be placed in such a way that customers occupy the sidewalk or the public right-of-way.

3. All selling areas must be set back a minimum of ten feet from each lot line.

4. The sale of food for consumption on or off the premises must comply with all applicable local and state codes.

(k) Outdoor Dining

1. Outdoor dining is considered a separate principal use. Outdoor dining may only be established when allowed as a use within a zoning district and in conjunction with another principal use such as a bar or restaurant.

2. Outdoor dining must not be located in and must not interfere with any pedestrian access or parking spaces and aisles.

3. If at any time between the hours of 11:00 p.m. and 8:00 a.m., food and/or beverages are consumed in an outdoor dining area or outdoor entertainment occurs, the use must meet the following:

a. The outdoor dining or outdoor entertainment area must be separated by a distance of at least 100 feet from the nearest property line of a vacant lot or a residential use, excluding multi-family, when such vacant lot or residential use is located in a single-family zoning district.

b. If the outdoor dining or outdoor entertainment area is less than 100 feet from the nearest property line of a vacant lot or a residential use, excluding multi-family, when such vacant lot or residential use is located in a single-family zoning district, then the outdoor area must be separated by a Class A buffer (see Section 12.302) along all corresponding side and rear property lines.

Distances are measured from the closest edge of any outdoor dining area or outdoor seating/activity area to the nearest property line of a vacant lot or a residential use, excluding multi-family, when located in a single-family zoning district

(l) Structured Parking Facility (Principal Use)

For the street-abutting façade(s) of a Structured Parking Facility, the ground floor façade(s) must include active uses along 90% of the of its length, excluding required access areas from the calculation. Active spaces must be a minimum of 20 feet in width and 30 feet deep, minimum height of 14' feet with utility stubs and able to

accommodate restaurants. Active uses include residential, retail, office, Structured Parking Facility lobbies, and bike facilities.

(m) Public Utility

1. Public Utility Structures

- a. Lots must conform to minimum setback and yard requirements of the zoning district in which they are located. Unmanned utility structures with internal floor space of less than 300 square feet are exempted from the minimum lot size requirement.
- b. Electric and gas substations and sewage treatment plants will be separated by a **buffer per ____ (this will either reference or describe the appropriate buffer)** from the street and any abutting property located in a residential zoning district, and screened from any use in any other district, in accordance with **screening per ____ (this will either reference or describe the appropriate screening)**.
- c. Water treatment plants must be located on a lot a minimum of ten acres in size.
- d. Control houses, pump and lift stations, cellular transmission facilities and other similar uses must be screened in accordance with **screening per ____ (this will either reference or describe the appropriate screening)** from the street and any abutting property located in a residential zoning district.
- d. A fence and safety devices must be installed and maintained in order to make the facility inaccessible to the public.
- e. The design of structures on a site must meet the design standards of the site, unless it can be shown that incorporating certain elements creates a public safety issue.
- f. Any public utility structures not specifically listed are require a special use approval.
- g. The following requirements apply to all recycling collection centers:
 - i. Except as provided in item ii below, any such use or structure must be screened on three sides by a fence, wall or planting materials from the public view from any abutting properties located in a residential zoning district in accordance with **screening per ____ (this will either reference or describe the appropriate screening)**.
 - ii. Screening is not required where any buffer, as set out in **buffer per ____ (this will either reference or describe the appropriate buffer)** separates uses and structures from abutting property located in a residential zoning district.

2. Public Utility Transmission and Distribution Lines

- a. All electricity, telephone, and other utility distribution lines, which deliver service to the end user from a transmission line providing service to an area larger than the individual parcel or project area in developing or redeveloping areas, must be installed underground unless terrain, subsurface or surface obstructions inhibit installation.

(n) Reception Facility

1. A general admission fee or any other monetary donations (payment at the door by the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship, or educational facilities.
2. If outdoor entertainment occurs at any time between the hours of 11:00 p.m. and 8:00 a.m., then a minimum separation distance of 100 feet from the nearest property line of a vacant lot or a residential use, excluding multi-family, when such vacant lot or residential use is located in a single-family zoning district. Distances are measured from the closest edge of any outdoor seating/activity area to the nearest property line of a vacant lot or a residential use, excluding multi-family, when such vacant lot or residential use is located in a single-family zoning district.

(o) Vehicle Rental – Enclosed

Enclosed vehicle rental establishments must maintain operations entirely within structures. Any associated outdoor vehicle storage may only be located within districts that permit such establishments to operate unenclosed/outdoors.

(p) Wireless Communications

All wireless communications infrastructure must comply with Section 12.108(8) of the Zoning Ordinance.

Discussion Note:

This references current standards which we will not revise at this time.

(4) Use Definitions

Alternative Correctional Facility. A facility for adults or minors that is court ordered as an alternative to incarceration, also referred to as community correctional centers.

Amusement Facility - Indoor. A facility for spectator and participatory uses conducted within an enclosed building including, but not limited to, movie theaters, indoor sports arenas, bowling alleys, skating centers, escape room/physical adventure game facilities, and pool halls. Indoor amusement facilities do not include live performance venues. An indoor amusement facility may include uses such as, but not limited to, concession stands, restaurants, and retail sales as ancillary uses.

Animal Care Facility. An establishment which provides care for domestic animals, including veterinary offices for the treatment of animals, where animals may be boarded during their convalescence, pet grooming facilities, animal training centers and clubs, and pet boarding facilities, where animals are boarded during the day and/or for short-term stays. Animal care facilities do not include animal breeding facilities or public facilities that shelter and train canine and equine units of public safety agencies.

Art Gallery. An establishment that sells, loans and/or displays paintings, sculpture, photographs, video art, or other works of art. Art gallery does not include a cultural facility, such as a library or museum, which may also display paintings, sculpture, photographs, video art, or other works.

Art and Fitness Studio. An establishment where an art or activity is taught, studied, or practiced such as dance, martial arts, photography, music, painting, gymnastics, pilates, or yoga. An art and fitness studio also includes private exercise studios for private sessions with trainers and/or private classes.

Bar. An establishment where the primary purpose is the sale of alcoholic beverages for consumption on the premises. Snack foods or other prepared food may be available for consumption on the premises as an ancillary use. A bar also includes establishments serving alcoholic beverages for consumption on the premises where areas have been designed for dancing.

Bed and Breakfast. A single-family dwelling where an owner, who lives on the premises, provides lodging for a daily fee in guest rooms with no in-room cooking facilities, and prepares breakfast meals for guests.

Bicycle-Sharing Station. Facilities that store and offer bicycles for rental.

Body Modification Establishment. An establishment that offers tattooing services, body piercing, and/or non-medical body modification. Body modification establishment does not include an establishment that offers only ear piercing as an ancillary service.

Broadcasting Facility. Commercial and public communications facilities, including radio, internet, television broadcasting and receiving stations, and studios.

Bus Stop Shelter. A freestanding structure, of less than 100 square feet located on a bus transit route which is designed to accommodate embarking and disembarking bus transit passengers.

Children's Home. An institutional residential facility that provides housing for and care to minors who are wards of the state, whose parents or guardians are deceased or otherwise unable or unwilling to care for them. This includes institutions that are located in one or more buildings on contiguous property with one administrative body.

Community Center. A facility used as a place of meeting, recreation, or social activity, that is open to the public

and is not operated for profit, and offers a variety of educational and community service activities. A community center may serve as a local "food hub" where regionally grown food, including value added food products, can be produced and/or brought for distribution and sale.

Community Garden. The cultivation of fruits, flowers, vegetables, or ornamental plants by one or more persons, households, or organizations. Community gardens do not include the raising of any livestock or the use of heavy machinery.

Convention Center. A facility designed and used for conventions, conferences, seminars, product displays, recreation activities, and entertainment functions, along with ancillary functions including temporary outdoor displays and food and beverage preparation and service for on-premise consumption.

Cultural Facility. A facility open to the public that provides access to cultural exhibits and activities including, but not limited to, museums, cultural or historical centers, non-commercial galleries, historical societies, and libraries. A cultural facility may include uses such as, but not limited to, retail sales of related items and restaurants as ancillary uses.

Day Care Center. A facility where, for a portion of a 24-hour day, care and supervision is provided for children or elderly and/or functionally-impaired adults in a protective setting that are not related to the owner or operator.

Day Care Home. A residential dwelling where a permanent occupant of the dwelling provides care for children or adults from outside households in a protective setting for less than 24 hours per day. A day care home does not include facilities that only receive children from a single household.

Design Studio with Retail. A commercial establishment from where home decorating and similar types of services are provided that may include the on-site retail sale of home furnishings and/or showrooms.

Domestic Violence Shelter. A facility that provides temporary shelter, protection, and support for those escaping domestic violence and intimate partner violence, including victims of human trafficking. A domestic violence shelter also accommodates the minor children of such individuals. The facility may also offer a variety of services to help individuals and their children including counseling and legal guidance. Domestic violence shelters may distinguish populations served by age and/or gender.

Dormitory. A building intended or used principally for sleeping accommodations where such building is related to an educational or public institution, including religious institutions.

Drug/Alcohol Treatment Facility, Residential. A licensed care facility that provides 24-hour medical and/or non-medical/therapeutic care of persons seeking rehabilitation from a drug and/or alcohol addiction. Such facilities include medical detoxification. This includes institutions that are located in one or more buildings on contiguous property with one administrative body.

Drive-Through Facility. That portion of a business where transactions occur directly with customers via a service window that allows customers to remain in their vehicle. A drive through facility must be approved separately as a principal use when in conjunction with another principal uses such as restaurants and financial institutions. A standalone drive-through ATM is considered a drive-through facility for the purposes of this ordinance.

Dwelling - Four-Family (Quadruplex). A structure containing four dwelling units on a single lot.

Dwelling - Single-Family Detached. A structure containing only one dwelling unit on a single lot.

Dwelling - Townhouse. A structure consisting of two or more dwelling units, the interior of which is configured in a manner such that the dwelling units are separated by a party wall. A townhouse is typically designed so that each unit has a separate exterior entrance and yard area. A townhouse dwelling does not include a multi-family dwelling.

Dwelling - Three-Family (Triplex). A structure containing three dwelling units on a single lot.

Dwelling - Two-Family (Duplex). A structure containing two dwelling units on a single lot. Also called a "duplex."

Dwelling - Multi-Family. A structure containing three or more attached dwelling units used for residential occupancy. A multi-family dwelling does not include a townhouse dwelling.

Educational Facility - Pre-School/Kindergarten. An educational establishment that offers early childhood education prior to the start of required education at the primary school level.

Educational Facility - Primary or Secondary. A public, private, or parochial facility that offers instruction at the elementary, junior high, and/or high school levels.

Educational Facility - University or College. A facility for post-secondary higher learning that grants associate or bachelor degrees. The institution may also have research facilities and/or professional schools that grant master and doctoral degrees. Educational facilities – university or college include ancillary uses such as dormitories, cafeterias, restaurants, retail sales, indoor or outdoor recreational facilities, and similar uses.

Educational Facility - Vocational. A facility that offers instruction in industrial, clerical, computer, managerial, automotive, repair (electrical, plumbing, carpentry, etc.), or commercial skills, or a business conducted as a commercial enterprise, such as a school for general educational development or driving school. Educational facility - vocational also applies to privately operated schools that do not offer a complete educational curriculum.

Emergency Shelter. A shelter or facility that provides temporary housing to people and/or families during times of severe life-threatening weather conditions including, but not limited to, hurricanes, natural disasters, extreme temperatures, or other emergency conditions.

Financial Institution. A bank, savings and loan, credit union, or mortgage office.

Financial institutions also include alternative financial service (AFS) that are provided outside a traditional banking institution, including check cashing establishments, and currency exchanges.

Food Bank. A non-profit organization that collects and distributes food to hunger relief organizations. Food is not distributed to those in need from a food bank.

Food Pantry. A non-profit organization that provides food directly to those in need. Food pantries receive, buy, store, and distribute food. Food pantries may also prepare meals to be served at no cost to those who receive them. A food pantry may be part of a place of worship, social service facility, and/or homeless shelter.

Gas Station. An establishment where fuel for vehicles is stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. A gas station may also include ancillary retail uses, an ancillary car wash bay, and solar and/or electric charging stations.

Government Office/Facility. Offices owned, operated, or occupied by a governmental agency to provide a governmental service to the public, such as city offices and post offices. Government offices do not include public safety or public works facilities.

Group Home. A group care facility in a residential dwelling for up to ten residents for the: 1) care of persons in need of personal services or assistance essential for activities of daily living; or 2) care of persons in transition or in need of supervision, including drug and alcohol rehabilitation (excluding medical detoxification). Group home does not include a halfway house or an alternative correctional facility.

Halfway House. A residential facility for persons who have been institutionalized for criminal conduct and require a group setting to facilitate the transition to society. Residency at a halfway house may or may not be court ordered.

Healthcare Institution. Facilities for primary health services and medical or surgical care to people, primarily in-patient, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities, dormitories, or educational facilities, and ancillary uses such as, but not limited to, cafeterias, restaurants, retail sales, and similar uses. A healthcare institution may have a helistop as part of its facilities. A helistop is used for the landing and take-off of helicopters with no facilities for service or permanent basing of such aircraft.

Homeless Shelter. A facility that provides overnight, temporary, or transitional shelter to the homeless in general. Homeless shelters may distinguish populations served by age and/or gender.

Hotel/Motel. A commercial facility that provides sleeping accommodations for a fee and customary lodging services. Related ancillary uses include, but are not be limited to, meeting facilities, restaurants, bars, and

recreational facilities for the use of guests.

Industrial Design. An establishment where the design, marketing, and/or brand development of various products are researched and developed typically integrating the fields of art, business, science, and/or engineering. An industrial design establishment may create prototypes and products, but cannot mass manufacture products on the premises.

Live Entertainment - Secondary Use. A live performance by one or more persons including, but not limited to, musical acts (including disc jockeys), theatrical plays, performance art, stand-up comedy, and magic, included as part of the operation of a bar, restaurant, amusement facility, or similar use. As a secondary use, the other principal use operating on the site is open to public during hours when no performance is scheduled. Live entertainment - secondary use is approved separately as a principal use. Live entertainment - secondary use does not include:

- (a) Any adult use per Sections 12.518 (Adult Establishments) and Section 2.201 (Definitions).
- (b) Live performance venue.
- (c) Periodic performances or entertainment at educational facilities, places of worship, cultural facilities, reception facilities, and performances at weddings and similar events.
- (d) Incidental entertainment, which is defined as background music provided at a bar or restaurant.

Live Performance Venue. A facility for the presentation of live entertainment, including musical acts (including disc jockeys), theatrical plays, stand-up comedy, and similar performances. Performances are scheduled in advance and tickets are required for admission and available for purchase in advance, though tickets may be purchased at the venue's box office on the day of the performance. A live performance venue is only open to the public when a live performance is scheduled. A live performance venue may include classroom and/or rehearsal space utilized during hours it is not open to the public for a performance. A live performance venue may include concession stands, including sale of alcohol, but only when it is open to the public for a performance. This does not include any adult use per Sections 12.518 (Adult Establishments) and Section 2.201 (Definitions).

Lodge/Meeting Hall. A facility operated by an organization or association for a common purpose, such as, but not limited to, a meeting hall for a fraternal or social organization or a union hall, but not including clubs organized primarily for-profit or to render a service which is customarily carried on as a business.

Medical/Dental Office. A facility operated by one or more physicians, dentists, chiropractors, psychiatrists, physiotherapists, or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis. Medical/dental offices also include alternative medicine clinics, such as acupuncture and holistic therapies, and physical therapy offices for physical rehabilitation.

Micro-Brewery. A facility for the production and packaging of malt beverages of alcoholic content for wholesale distribution and including a bar and/or restaurant for consumption and tasting on-premises. It may also include ancillary retail to purchase beverages manufactured on site and related items.

Micro-Distillery. A facility for the production and packaging of alcoholic spirits and including a bar and/or restaurant for consumption and tasting on-premises. It may also include ancillary retail to purchase beverages manufactured on site and related items.

Micro-Winery. A facility for the production and packaging of any alcoholic beverages obtained by the fermentation of the natural contents of fruits or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol or spirits, and including a bar and/or restaurant for consumption and tasting on-premises. It may also include ancillary retail to purchase beverages manufactured on site and related items.

Mobile Food Vendors. A service establishment operated from a licensed and moveable vehicle (with or without an attached trailer) that vends or sells food and/or drink processed or prepared on-site to walk-up customers.

Office. An establishment that engages in the processing, manipulation, or application of business information or professional expertise. Such an office may or may not offer services to the public. An office is not materially involved in fabricating, assembling, or warehousing of physical products for the retail or wholesale market, nor engaged in the repair of products or retail services. An office does not include financial institution, alternative financial service, government office/facility, or industrial design.

Open Air Fresh Food Market. A market located on private property which involves booths, tables, platforms, mobile units, or similar displays where producers and/or growers sell fresh produce and/or value-added products at stalls or mobile units in an open air location. Individual vendors may operate one or more booths, under the supervision of a market proprietor, who rent or otherwise arrange for assigned space(s) for each vendor.

Outdoor Dining. A seating area that is located outdoors and contiguous to a restaurant or bar, typically in addition to an indoor seating area. Outdoor dining is approved separately as a principal use. Outdoor dining areas may be roofed or covered with an awning.

Outdoor Entertainment. Outdoor entertainment means any activity or game that is live, broadcast, or recorded, including dancing, music, theater or comedy performance, sporting event, trivia game, or game of skill or chance which occurs on the premises of, but outside a restaurant, bar, amusement facility, and similar uses. Entertainment occurs outdoors when it is outside a permanent enclosed area, contained by permanent walls, roof, and solid flooring.

Outdoor Seating/Activity Area. Any area outside the permanent enclosed building contained by permanent walls, roof, and solid flooring, including without limitation, patios, decks, rooftops, open areas, or parking lots where food or beverages are consumed or entertainment takes place.

Parking Lot (Principal Use). An open, hard-surfaced area, excluding a street or public way, used for the storage of operable vehicles, whether for compensation or at no charge.

Structured Parking Facility. A structure used for the parking or storage of operable vehicles, whether for compensation or at no charge. A roofed structure of one level of parking is also considered a Structured Parking Facility.

Personal Service Establishment. An establishment that provides frequent or recurrent needed services of a personal nature. Typical uses include, but are not limited to, beauty shops, barbershops, tanning salons, electronics repair shops, nail salons, laundromats, health clubs, dry cleaners, and tailors.

Place of Worship. A facility where persons regularly assemble for religious purposes and related social events, and may include group housing for persons under religious vows or orders. Places of worship may also include ancillary uses such as day care facilities, meeting rooms, auditoriums, and/or classrooms for religious instruction.

Public Park. A facility that serves the recreational needs of residents and visitors. Public park includes, but is not limited to, playgrounds, ballfields, football fields, soccer fields, basketball courts, tennis courts, dog parks, skateboard parks, passive recreation areas, and gymnasiums. Public parks may also include non-commercial indoor or outdoor facilities, including zoos and amphitheaters, ancillary uses such as, but not limited to, restaurant and retail establishments, and temporary outdoor uses such as festivals and performances.

Public Safety Facility. A facility operated by and for the use of public safety agencies, such as the fire department and the police department, including the dispatch, storage, and maintenance of police and fire vehicles. Public safety facilities include shelter and training facilities for canine and equine units of public safety agencies.

Public Utility. An electricity or gas substation, water or wastewater pumping station, telephone repeater station, water storage tank, reservoir, recycling collection center, cellular and telephone transmission facilities, or similar structure used as an intermediary switching, boosting, distribution, or transfer station for electricity, water, wastewater, cable television, or telephone services between the point of generation and the end user, or a wastewater treatment plant, but not including satellite dish antennas, facilities for the handling of solid waste (except for recycling collection centers), or radio, television, or microwave transmission or relay towers.

Public Works Facility. A facility operated by the municipal public works departments and other governmental agencies to provide municipal services, including dispatch, storage, and maintenance of municipal vehicles.

Reception Facility. A facility that provides hosting and rental services of a banquet hall or similar facilities for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on-site or by a caterer to invited guests during intermittent dates and hours of operation. Live entertainment may be provided as an ancillary use as part of an event. A reception facility is not operated as a restaurant with regular hours of operation.

Research and Development. A facility where research and development is conducted in industries that include, but are not limited to, biotechnology, pharmaceuticals, medical instrumentation or supplies, communication, and information technology, electronics and instrumentation, and computer hardware and software.

Residential Care Facility. A licensed care facility that provides 24-hour medical and/or non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living, or for the protection of the individual. A residential care facility includes nursing care, assisted living, hospice care, and continuum of care facilities. Continuum of care facilities may also include independent living facilities as part of the continuum. Residential care facility does not include a residential drug/alcohol treatment facility. This includes institutions that are located in one or more buildings on contiguous property with one administrative body.

Restaurant. An establishment where food and drinks are provided to the public for on-premises consumption by seated patrons or for carry-out service.

Retail Goods Establishment. An establishment that provides physical goods, products, or merchandise directly to the consumer, where such goods are typically available for immediate purchase and removal from the premises by the purchaser. Retail goods establishment do not include specialty food service.

Self-Storage Facility: Enclosed. A facility for the storage of personal property where individual renters control and access individual storage spaces located within a fully enclosed building that is climate controlled. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Rental of vehicles and other equipment for moving is a separate use from self-storage facility. The heavy retail, rental, and service use must be allowed within the district and requires separate approval.

Social Service Facility. A service establishment that provides assistance for those recovering from chemical or alcohol dependency; survivors of abuse seeking support; those transitioning from homelessness or prior incarceration; and those with health and disability concerns. It does not include in-patient, overnight, or living quarters for recipients of the service or for the staff. Such service does not include medical examinations or procedures, or medical detoxification, dispensing of drugs or medications, or other treatments normally conducted in a medical office.

Specialty Food Service. A business that specializes in the sale of certain food products, such as a delicatessen, bakery, candy maker, meat market, catering business, cheesemonger, coffee roaster, or fishmonger, and may offer areas for ancillary retail sales or restaurants that serve the products processed on-site. Specialty food service also includes preparation, processing, canning, or packaging of food products where all processing is completely enclosed and there are no outside impacts.

Transit Station. Any structure or transit facility that is primarily used, as part of a transit system, for the purpose of loading, unloading, or transferring passengers, or accommodating the movement of passengers from one mode of transportation to another.

Vehicle Dealership - Enclosed. An establishment that sells or leases new or used automobiles, vans, pick-ups, motorcycles, and/or all-terrain vehicles (ATV) vehicles, or other similar motorized transportation vehicles. A motor vehicle dealership may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership.

Vehicle Rental - Enclosed. An establishment that rents automobiles and vans, including incidental parking and servicing of rental vehicles. A motor vehicle rental establishment may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership.

Vehicle Repair – Minor. A business the provides services in minor repairs to motor vehicles, motorcycles, and all-terrain vehicles (ATV) vehicles, including repair or replacement of cooling, electrical, fuel and exhaust systems, brake adjustments, relining and repairs, wheel servicing, alignment and balancing, repair and replacement of shock absorbers, and replacement or adjustment of mufflers and tail pipes, hoses, belts, light bulbs, fuses, windshield wipers/wiper blades, grease retainers, wheel bearings, and the like. Any type of vehicle repair services for recreational vehicles is a major vehicle repair business and does not qualify as minor repair under this Code regardless of the level of repair service.

Wireless Communications. All wireless communications infrastructure are defined as in Section 12.108.(8) of the Zoning Ordinance.

DRAFT

TEMPORARY USE STANDARDS

Temporary uses are required to comply with the standards of this section, in addition to all other regulations of this Ordinance. These regulations are for temporary uses located only on private property. All temporary uses require a temporary use permit unless specifically cited as exempt or are required to obtain a license per the City Code. Temporary uses do not require additional parking unless specifically cited in the temporary use standards or stipulated as a condition of approval.

A. Farmers' Market

A farmers market is the temporary use of structures and/or land for the sale of a variety of fresh fruits, flowers, vegetables, or ornamental plants, and other locally produced farm and food products, including value-added products, directly to consumers from farmers or from vendors that have taken such items on consignment for retail sale.

1. The timeframe of a farmers' market, including number of days per week and overall duration of the event, will be determined and approved as part of the temporary use permit. A temporary use permit for a farmers' market can be issued on a yearly basis, which allows for a schedule of days per week and number of weeks per year.
2. A management plan is required as part of the temporary use permit application that demonstrates the following:
 - a. The on-site presence of a representative of the farmers' market during hours of operation who directs the operations of vendors participating in the market.
 - b. An established set of operating rules addressing the governance structure of the market, hours of operation, and maintenance when open to the public.
 - c. A general site plan including vendor stalls, parking areas, visitor facilities, such as any seating areas and restrooms, and all ingress and egress points to the site.
 - d. Provision for waste removal.
 - e. The days and hours of internal operation, including vendor set-up and take-down times.

B. Farmstand

A farmstand is the temporary sale of food or non-food crops grown on the premises.

1. A temporary use permit may be issued for a farmstand for the sale of food or non-food crops grown only on the premises.
2. Acceptable seasonal produce stands are a portable table, stands, or carts, and cannot exceed an area of 100 square feet.
3. Such stands must be removed when not in use.
4. The timeframe of a farmstand, including number of days per week and overall duration of the event, will be determined and approved as part of the temporary use permit.
5. Seasonal produce stands must be set back a minimum of 15 feet from any lot line.

C. Mobile Food Service

Mobile food service is a motor vehicle or food trailer towed by another vehicle, designed and equipped to sell food and/or beverages directly to consumers. It does not include wholesale food distributors. The vendor physically reports to and operates from an off-site kitchen for servicing, restocking, and maintenance each operating day.

1. The timeframe of a temporary mobile food sales use, including number of days per week and overall duration of the event, will be determined and approved as part of the temporary use permit.
2. The temporary use permit will be evaluated on the basis of the adequacy of the parcel size, parking provisions, traffic access, and the absence of undue adverse impact, including noise, on other properties.

3. All mobile food establishments must be properly licensed by the health department.
4. If the mobile food establishment operator is not the owner of the site where the truck or trailer will be located, written permission from the property owner must be submitted as part of the temporary use permit application.
5. Sale of alcohol is prohibited.
6. The permit holder must keep the area clear of litter and debris at all times.
7. Outdoor seating may be provided on the site, but no seating may be permanently installed.
9. A permanent water or wastewater connection is prohibited.
9. Electrical service may be provided only by temporary service or other connection provided by an electric utility, or an on-board generator.
10. Drive-through service is prohibited.

D. Real Estate Project Sales Office/Model Unit

A residential unit or other structure within a development that is temporarily used for display purposes as an example of dwelling units available for sale or rental in a residential development and/or sales or rental offices for dwellings within the development.

1. A real estate sales office/model unit(s) is allowed for a residential development.
2. No real estate sales office/model unit(s) may be located in a manufactured home or off-site.
3. The temporary use permit is valid for the life of the project, to be verified by open permits.
4. The real estate sales office must be removed and/or closed within 30 days after the sale or rental of the last unit of the development. The model unit(s) must be closed within 30 days after the sale or rental of the last unit of the development.
5. All activities conducted within real estate sales office/model unit(s) must be directly related to the construction and sale of properties within the particular development. Use as a general office of operation of any firm is prohibited.

E. Temporary Contractor's Office and Contractor's Yard

A temporary, portable, or modular structure utilized as a watchman's quarters, construction office, or equipment shed during the construction of a new development. This may include a contractor's yard where materials and equipment are stored in conjunction with a construction project.

1. A temporary contractor's office is allowed incidental to a construction project.
2. The temporary use permit is valid for the life of the project, to be verified by open permits.
3. The temporary contractor's office must be removed within 30 days of completion of the construction project.
4. A contractor's yard is permitted on site and can only be used during the life of the construction project. No sleeping or cooking accommodations are allowed.

F. Temporary Outdoor Entertainment

A temporary live entertainment event, such as the performance of live music, revue, or play within an outdoor space. Temporary outdoor entertainment event includes fireworks shows, carnivals/circuses, temporary worship services, and others.

1. A management plan is required as part of the temporary use permit application that demonstrates the following:
 - a. The on-site presence of a manager during the event.

- b. General layout of performance areas, visitor facilities, such as any seating areas and restrooms, parking areas, and all ingress and egress points to the site.
 - c. Provision for waste removal and for recycling, if available.
 - d. The days and hours of operation, including set-up and take-down times.
 - e. A description of crowd control and security measures.
 - f. A lighting plan describing all temporary lighting to be installed.
2. Any temporary structures must be removed within three days of conclusion of the event.
 3. Time limitations apply to the lot, not the operator of the use. Events are limited to four events per calendar year and a maximum duration of five days per event, with a minimum of 30 days between events. However, a temporary use permit for a carnival or circus is valid for a period of four events per calendar year no more than 15 days per event, with a minimum of 30 days between events.

G. Temporary Outdoor Sales

Temporary uses, which may include temporary structures, where goods are sold, such as consignment auctions, arts and crafts fairs, flea markets, rummage sales, temporary vehicle sales, and holiday sales, such as Christmas tree lots and pumpkin sales lots. This temporary use category does not include outdoor sales related to a retail goods establishment where such goods are part of the establishment's regular items offered for purchase.

1. A management plan is required as part of the temporary use permit application that demonstrates the following:
 - a. An established set of operating rules addressing the governance structure of the sales event, hours of operation, maintenance, and security requirements.
 - b. General layout of vendor stalls, visitor facilities, such as any seating areas and restrooms, parking areas, and all ingress and egress points to the site.
 - c. Provision for waste removal and for recycling, if available.
 - d. The days and hours of operation, including vendor set-up and take-down times.
 - e. A lighting plan describing all temporary lighting to be installed.
2. Any temporary structures must be removed within three days of conclusion of the event.
3. Temporary outdoor sales events are limited to four events per calendar year and a maximum duration of five days per event. This limitation applies to the lot, not the operator of the temporary use. The following exceptions apply:
 - a. A temporary use permit for a seasonal sale, such as Christmas tree lots or pumpkin patches, are limited to four events per calendar year and a maximum duration of 30 days per sale. There is no minimum time between events.
 - b. A portion of a parking area may be used for temporary outdoor sales on a temporary basis for a maximum of 30 days no more than two times in a calendar year, in terms of both display structure and goods displayed or sold. Permanent display structures are prohibited in parking areas. No more than 10% of the required parking area for the existing use may be used for the temporary outdoor sales and display.
4. No sales and display area is permitted in any public right-of-way.

H. Temporary Outdoor Storage Container

Temporary self-storage containers delivered to a residence or business owner to store belongings, and then picked up and returned to a warehouse until called for.

1. The use of an outdoor storage container is limited to no more than 60 consecutive days in any year. In the event the owner of the property suffers a catastrophic loss due to fire, flood or other physical calamity occurring

on the property in question, the temporary use permit may be extended for additional two week periods upon a showing of need. There will be no more than three extensions of any temporary use permit. An exception will be made if the outdoor storage container is being used as temporary storage when work requiring a building or demolition permit is being done to structures or buildings on the property. In such cases, the use of the portable storage container cannot exceed the period for which the building or demolition permit has been issued.

2. Outdoor storage containers cannot be placed in a public right-of-way or located so as to interfere with traffic visibility.

3. Outdoor storage containers cannot be placed in the front yard, unless there is a physical hardship or characteristic of the property that will not allow the placement of the container in any other location, which must be approved as part of the temporary use permit.

TEMPORARY USE PERMIT

A. Purpose

A temporary use permit allows for the short-term use of a lot, including placement of temporary structures. The temporary use permit regulates temporary uses that occur entirely on and within a lot. Temporary uses located within the public right-of-way are regulated separately by the City Code.

B. Initiation

A property owner in the City, or person expressly authorized in writing by the property owner, may initiate a temporary use permit application

C. Authority

The Zoning Administrator will review and make final decisions on temporary use permit applications.

D. Procedure

1. All applications for temporary use permit must be filed with the Zoning Administrator.
2. The Zoning Administrator must render a decision on the temporary use permit within 30 days of the date of receipt of a complete application. The Zoning Administrator must review and evaluate the application, pursuant to the standards of this section, and approve, approve with conditions, or deny the application.

E. Approval Standards

All temporary uses must comply with the requirements of this Code, including the specific temporary use standards, and the following standards:

1. Unless otherwise allowed by this Code, the temporary use or structure complies with the dimensional requirements of the district in which it is located.
2. The temporary use does not adversely impact the public health, safety, and welfare.
3. The temporary use is operated in accordance with any restrictions and conditions as the Police and Fire Department, or other City officials, may require.
4. The temporary use does not conflict with another previously authorized temporary use.
5. The temporary use provides adequate parking if needed. If located on a lot with an operational principal use, does not impact the parking and site circulation of the principal use.

F. Expiration

The temporary use permit is valid for the time period granted as part of the approval.

Charlotte TOD-Mixed Use District Use Conversion Table

"C" column indicates prescribed conditions

PROPOSED USES	CURRENT USES	C	NOTES
Alternative Correction Facility			
Amusement Facility - Indoor	Athletic and sports facilities		Current proposed draft only allows indoor amusement
	Theaters		
	Stadiums and coliseums		
Animal Care Facility	Pet services indoor		
	Pet services indoor/outdoor	✓	
Art Gallery	Art galleries		
Arts and Fitness Studio			
Bar	Eating, drinking and entertainment establishments (Type 2)	✓	
Bed and Breakfast	Bed and breakfasts		
Bicycle-Sharing Station	Bicycle-sharing station	✓	
Body Modification Establishment	Tattoo establishment		
Broadcasting Facility - No Antennae			
Bus Stop Shelter	Bus stop shelters	✓	
Children's Home			
Community Center	Community recreation centers		
Community Garden			
Convention Center	Convention centers and halls, conference centers, exhibition halls, merchandise marts, and other similar uses		
Cultural Facility	Buildings for dramatic, musical, or cultural activities		
	Libraries		
	Museums		
Day Care Center	Child care centers	✓	
Day Care Home			
Design Studio with Retail	Showrooms	✓	
Domestic Violence Shelter			
Dormitory	Dormitories for the students of colleges, commercial schools, schools providing adult training and for the staff of hospitals		
Drug/Alcohol Treatment Facility, Residential			
Drive-Through Facility			
Dwelling - Four-Family (Quadruplex)	Quadruplex, attached		

PROPOSED USES	CURRENT USES	C	NOTES
Dwelling - Single-Family Detached	Detached		
Dwelling - Townhouse	Attached		
Dwelling - Three-Family (Triplex)	Triplex, attached		
Dwelling - Two-Family (Duplex)	Duplex, attached		
Dwelling - Multi-Family	Attached, multi-family, planned multi-family developments		
Educational Facility - Pre-School/Kindergarten	Public and private elementary		
Educational Facility - Primary or Secondary	Public and private elementary		
	Junior and senior high schools		
Educational Facility - University or College	Colleges, universities		
Educational Facility - Vocational	Commercial schools, schools providing adult training in any of the arts, sciences, trades and professions		
Emergency Shelter	Emergency shelter	✓	
Financial Institution	Professional business and general offices such as banks		
Food Bank			
Food Pantry			
Gas Station			
Government Office/Facility	Government office buildings		
	Post offices		
Group Home	Group homes		Up to ten (10) residents
Halfway House			
Healthcare Institution	Health institutions, including hospitals, clinics, and similar uses		
Homeless Shelter			
Hotel/Motel	Hotels and motels		
Industrial Design			
Live Entertainment - Secondary Use	Eating, drinking and entertainment establishments (Type 1)		
	Eating, drinking and entertainment establishments (Type 2)	✓	
Live Performance Venue	Buildings for dramatic, musical, or cultural activities		
Lodge/Meeting Hall	Buildings for social, fraternal, social service, union and civic organizations, and comparable organizations		
Medical/Dental Office	Clinics, medical, dental and doctor's offices		

PROPOSED USES	CURRENT USES	C	NOTES
	Opticians' offices		
Micro-Brewery/ Distillery/ Winery	Brewery	✓	
Mobile Food Vendors	Mobile food vending	✓	
	Mobile produce market	✓	
Office	Offices		
Open Air Fresh Food Market	Open air, fresh food market on private or public property, not including the streets and sidewalks, for the selling of fresh food, (not consumed on the premises), and plants		
	Outdoor fresh produce stands	✓	
Outdoor Dining	Eating, drinking and entertainment establishments (Type 2)	✓	
Parking Lot (Principal Use)	Privately owned parking lots	✓	
	Parking lots (temporary surface lots)		Subject to additional standards Section 9.1205(18)(a) – (f)
Structured Parking Facility (Principal Use)	Parking decks		
Personal Service Establishment	Personal service establishments		Less than thirty thousand (30,000) square feet of gross floor area per floor, per single tenant
	Services such as beauty shops, barbershops, and dry cleaning establishments		
	Personal service establishments	✓	Section 9.1206(9)
	Service establishments		
	Service establishments		
Place of Worship	Religious institutions, churches, synagogues, parish houses, Sunday school buildings, convents, monasteries		
Public Park	Public and private recreational parks and playgrounds (non-commercial)		
Public Safety Facility	Police and fire stations		
Public Works Facility			
Public Utility	Electric and gas substations	✓	
	Utility and related facilities such as distribution lines and railroad rights-of-way	✓	
Reception Facility			
Research and Development			
Residential Care Facility	Nursing homes, rest homes, homes for the aged	✓	
Restaurant	Eating, drinking and entertainment establishments (Type 2)	✓	
Retail Goods Establishment	Retail sales		Less than thirty thousand (30,000) square feet of gross floor area per

PROPOSED USES	CURRENT USES	C	NOTES
			floor, per single tenant
	Multi-tenant shopping centers		Less than thirty thousand (30,000) square feet of gross floor area per floor, per single tenant
	Retail sales	✓	
Self-Storage Facility: Enclosed			
Social Service Facility			
Specialty Food Service			
Vehicle Dealership – Enclosed	Automobile, motorcycle and moped sales, including offices ... with no outdoor sales, display, or storage		
Vehicle Rental – Enclosed			
Vehicle Repair/Service – Minor	Repair facilities, with no outdoor sales, display, or storage		
Utility and Related Facilities		✓	
Wireless Telecommunications	Wireless Telecommunications	✓	

NOT CATEGORIZED			
	Beneficial fill sites	✓	
	Boarding houses	✓	
	Commercial rooming house	✓	
	Country and swim clubs		
	Mixed-use developments or multi-use developments		Maximum of thirty thousand (30,000) square feet of gross floor area per floor, per single tenant
	Outdoor seasonal sales	✓	<i>Temporary uses and permitting will be added in next delivery set (March 2018)</i>
	Temporary buildings and storage of materials in conjunction with construction of a building	✓	<i>Temporary uses and permitting will be added in next delivery set (March 2018)</i>
	Single room occupancy (SRO) residences	✓	