The Philadelphia Zoning Code Commission
One Parkway Building, 1515 Arch Street, 13th Floor, Philadelphia, PA 19102
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Change Memo – Draft #2, revised June 9. 2010

Section	Recommended Change	Last Revision
Module 1 – Administration and Procedures		
Chapter 14-100 General Provisions		
§14-101 Purpose	Update and modernize this section as follows: This Zoning Code is enacted to promote the public health, safety and general welfare of the City. The provisions of this Zoning Code are designed to: • Ensure consistency with and implement the policies and goals contained with the City's Comprehensive Plan. • Provide adequate light, air, privacy and access to property and open space. • Protect the character and stability of the city's neighborhoods. • To conserve property value. • Establish clear and efficient development review and approval procedures that promote predictable and consistent land development. • Restore and conserve the city's natural and historic resources. • Promote orderly, compatible and beneficial development patterns that are supported by an adequate, fair and efficient distribution of public facilities and services. • Maintain and promote safe pedestrian, bicycle, transit and vehicular circulation. • Encourage environmentally-responsible development practices. • Preserve and enhance the public realm, including the streetscape and pedestrian environment. • Promote and maintain a balanced mix of housing choices.	6.9.2010
§14-105 Relationship to Plan Documents	Clarify the distinction between adopted and accepted plans in accordance with PCPC's policy language. Adopted plans **will** be considered by City agencies; accepted plans **may** be considered by City agencies.	4.14.2010
Chapter 14-200 Administration and Procedures		
§14-201 Reviewers and Decision Makers	Add the L&I Board of Licenses and Inspections Review to the list of Reviewers and Decision Makers .	6.9.2010
	Add L&I's, the Planning Commission's and the ZBA's ability to impose conditions as authorized powers and duties in Section 14-201. Reference subsection 14-203(9) for the specific restrictions on imposing conditions.	
	Add to the Planning Commission's powers and duties: establish and maintain an annual registry of community organizations.	
	Correct reference to Independence National Park to Independence National Historical Park.	

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Module 1 – Administration and Procedures		
§14-201(6) [Civic] Design Review Committee	Rename the "Design Review Committee" to "Civic Design Review Committee".	6.9.2010
	Revise the composition of the committee such that it includes (2) architects, (1) landscape architect, (1) transportation/urban planner, (1) real estate development professional, (1) person with civic association review experience, and (1) rotating seat for a representative of the Registered Community Organization(s) located in the project area. For the rotating seat, the Zoning Administrative Manual will contain criteria for representatives and the procedures for selecting the representative. In the case of multiple Registered Community Organizations located in the project area, those organizations shall agree on one representative withine one week of the CDR meeting, otherwise the District Councilmember shall appoint the representative. In cases where no organizations are registered, the District Councilmember shall appoint the representative.	
	State that the Committee must make its recommendations in accordance with the design guidelines in the Administrative Manual. The Committee will issue a single opinion per project.	
	Amend the Committee's powers and duties so that it may incorporate recommendations from other design entities, such as the Art Commission and Historical Commission.	
§14-202 Procedures Summary Table	Remove column specifying required pre-application meetings with L&I.	6.9.2010
	Maintain column for early public input meetings between the applicant and the community. The procedures text will indicate that both parties must document the meeting's proceedings.	
	Revise Public Notice column per the changes listed below in §14-203(6). Also add early notice to Registered Community Organizations via the preferred method as indicated by the organizations, for projects that need ZBA approval (variance or conditional use) or projects that meet Civic Design Review triggers. See §14-203(1) below for timing of early notice.	
	Provide clearer definitions for "Review" and "Decision". Clarify whether the stated procedures are a restatement of laws external to the Zoning Code, or established by the Zoning Code itself. Use definitions that are relevant from case law.	
	L&I is listed as the reviewer for major and minor amendments to plans of development. This responsibility should be shifted to Planning Commission.	
	Include code section citations under the "Type of Application" column.	

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Module 1 – Administration and Procedures		
§14-203(1) ~~Pre-Applications~~ [Early Notice] and Neighborhood Meetings	Replace this section with the proposal on public input that was presented at the April 14, 2010 ZCC meeting: • Pre-ppplication meetings between the applicant and L&I will not be required. • Community groups may register annually with the Planning Commission. During registration, groups will name a contact person, describe their boundaries, name a participant for the Civic Design Review Committee and agree to conduct meetings with zoning applicants within X days. • Registered community groups will receive early notice of projects that: (1) Require ZBA approval (variance or conditional use). The applicant must provide early notice after (s)he has received a refusal or referral and before (s)he files an application for appeal to the ZBA. The timing of notice may appear in §14-203(6) Public Notice. (2) Meet the Civic Design Review triggers. The applicant must provide early notice before (s)he can file a completed zoning permit application with L&I. The timing of notice may appear in §14-203(6) Public Notice. • Zoning applicants must convene one community-based meeting, not managed by a City entity, with the registered community group(s) whose boundaries contain the project site. Both the applicant and the registered community organizations must document the meeting and submit this documentation to the Zoning Board of Adjustment, Civic Design Review Committee or Planning Commission prior to the first scheduled meeting on this project of the applicable entity/entities.	6.9.2010
§14-203(2) Authority to File Applications	Modify language to ensure all equitable owners have the authority to file a zoning application and clarify the language regarding authorized agents to reflect current practice.	4.14.2010
§14-203(6) Public Notice	Confirm notice requirements with the Historical Commission. When sign notice is required, add a new mailed notice requirement to abutting properties. Specific procedures for identifying abutting property owners and methods for notifying condo/homeowner associations and housing cooperatives will be in the Zoning Administrative Manual. Add additional detail re: required notice to include: • Require adequate and clear posting of signs. Specific guidelines re: the number and coverage of signs will be in the Administrative Manual; • Require re-posting of signs for continued hearings; • Extend the time period for sign posting from 12 days to 21 calendar days; • Require the applicant's name to be listed on notices; and • Web notice for zoning applications.	6.9.2010

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Module 1 – Administration and Procedures		
§14-203(7) Public Hearings	Clarify that the ZBA must allow everyone, including translators and family members entering testimony on behalf of another individual, the opportunity to be heard.	6.9.2010
	ZBA will allow attorneys representing applicants or protestants, such as civic groups, to cross-examine, present evidence and request the issuance of subpoenas.	
	Any corporation that takes an appeal of a Departmental action to the ZBA must be represented by an attorney at the ZBA hearing, as required by state administrative agency law. Incorporated non-profits, including those with IRS 501(c)(3) tax-exempt status, are subject to this requirement.	
	Clarify the issue of representation by expeditors in the Administrative Manual.	
	Amend code language on standing for appeal to reference state court requirements.	
	The ZBA Fast Track procedures will be specified in the Zoning Administrative Manual and/or the ZBA regulations.	
§14-203(10) Referral from L&I to ZBA	Delete this section.	4.14.2010
§14-203(14)(a) Appeals to the ZBA	Ensure that new code incorporates any new legislation restricting the ability to file an appeal if taxes are due.	4.14.2010
§14-204(2)(e)(.2) Zoning Map and Text Amendments, Special Provisions for Neighborhood Conservation Overlay Districts	Simplify the procedures for establishing an NC-O district.	4.14.2010
§14-204(4) Conditional Use Approval	Section 14-1803 requires the applicant to present additional evidence with special use applications such as traffic impact studies and proof of leasehold interest. The proposed code should carry forward these requirements with objective standards as to the types and sizes of applications where they apply.	4.14.2010

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Module 1 – Administration and Procedures		
§14-204(6) Civic Design Review	Replace the triggers for design review with those presented at the April 14, 2010 ZCC meeting. Reference Attachment 1.1 to review a chart of the triggers. The consultants will translate this chart into code language.	6.9.2010
	Clarify how "adopted" and "accepted" plans will inform design review (see §14-105 above). Adopted plans **will** be considered by the Committee; accepted plans **may** be considered by the Committee.	
	Clarify when L&I will determine if a project requires civic design review: • During a preliminary review (currently for a $100 fee); OR • During the zoning permit application process, once the applicant has paid the submittal fee and L&I has accepted the application for processing.	
	Clearly describe how and when Civic Design Review will intersect with the processes of other reviewers and decision-makers (including L&I, ZBA, Art Commission, Historical Commission and City Council).	
	Clarify that more detailed criteria for civic design review will appear in the Administrative Manual.	
	Specify that the Administrative Manual will state the type of documentation a developer must provide to the CDR Committee.	
§14-204(10) (d)(.1) Use Variances	Amend this section to more accurately reflect current Pennsylvania case law.	4.14.2010
§14-204(10) (d)(.2)(.c) & (.d) Variances to Dimensional Standards or Conditions	Amend this section to more accurately reflect current Pennsylvania case law.	4.14.2010
§14-204(11) Administrative Permits	Replace the term "Administrative Permit" with "Zoning Compliance Permit". List the "Accommodations for Federal Laws" as alternative criteria for approval.	4.14.2010
	The rules governing the administration of temporary use permits will be in the Administrative Code. Either delete the Temporary Use Permit as a subclass of Zoning Compliance Permits or cross-reference the Administrative Code.	
§14-204(11) (c)(.3) Administrative Permits, Permit Expiration	Extend the three-month timeframe for use registration permits to six months.	4.14.2010

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Module 1 – Administration and Procedures		
§14-205 Nonconformities	State in the code that either (1) proof of a prior permit showing the nonconformity or (2) other documentation that enables L&I to verify the existence of the nonconformity is required. The burden of proof shall be on the applicant.	6.9.2010
§14-205(5)(b)(.4)(.c) Determination of Discontinued Nonconforming Use	There are situations where an application for a permitted use or conditional use was filed, but that use was never instituted. If there is acceptable documentation that the use was never instituted, L&I will permit the prior nonconforming use so long as that use has been discontinued for less than 3 years. Revise text to reflect this practice.	4.14.2010
§14-205(6) Nonconforming Buildings	Add accompanying graphics that illustrate how a nonconforming building may be expanded or extended.	4.14.2010
Additional Items	Transfer and map the historical district designations that currently reside in the Property Maintenance Code (Sections PM-703.0 and PM-704.0) to the Zoning Code in Module 3.	6.9.2010
	Determine the extent to which to incorporate the Historic Preservation Ordinance into the Zoning Code.	

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Section	Recommended Change	Last Revision
Module 2 – Zoning Districts and Uses		
General Considerations		
Document	Create a clear and consistent method for listing uses in the body text. The current method of "Category" ("subcategory") is difficult to understand, e.g. Group Living (Nursing Home).	6.9.2010
Use Tables	Add a legend to the heading of the use tables. Also note in the heading that if a use category or subcategory is not listed in the table, it is prohibited.	
	Repeat use table footnotes at the bottom of each table break.	
	Delete rows that contain the following specific use types: Taxidermy Services, Radio/Television Tower, Electric Power Plant. These use types are not defined in Section 14-502 and are not subject to any use-specific standards.	
Maps	Develop consistent, readable scale for maps. Ensure that all map areas are distinguishable from one another and that area boundaries are labeled and legible. Avoid using filled-in shapes so that the illustrations can be easily reproduced in black & white.	6.9.2010
	Use descriptive names for all overlay district subareas.	
Chapter 14-300 Base Zoning Districts		
Chapter 14-300 Base Zoning Districts	Create use tables for the Special Purpose Districts to replace the existing permitted uses lists.	6.9.2010
	Consider whether a mobile home park district is necessary to accommodate the use of mobile homes (unattached to a foundation), which do not qualify as dwelling structures.	
§14-301 Residential Mixed-use Districts	Consider reclassifying RMX-3, Residential Mixed-use-3 District, as a commercial mixed-use district as proposed by the *Detailed Recommendations.*	6.9.2010
§14-302 Commercial and Commercial Mixed-use Districts	Rename C7 to CA-1, Commercial Auto-oriented District.	6.9.2010
	Refer to CMX-1 as "Corner Commercial Mixed-use District" to reflect a wider range of commercial activity beyond the corner retail store. Revise the description to accurately reflect the existing C1 district's residential characteristics, which are more varied than currently described as "retail and service uses in storefront buildings that may contain residential dwelling units on upper floors".	

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Module 2 – Zoning Districts and Uses		
§14-303 Industrial and Industrial Mixed-use Districts	Revise the language in Subsection (b), Purposes and Subsection (c), Descriptions, to be consistent with the PIDC Industrial Land Use Study. The descriptions need to accommodate a wider range of industrial activities than currently described, including extraction, construction, utilities, manufacturing, wholesaling, logistics, fright and passenger transportation, research and development, and waste management.	6.9.2010
	Rename IMX to IRMX, Industrial Residential Mixed-use District	
	Rename I-BF to ICMX, Industrial Commercial Mixed-use District.	
§14-304 SP-INS, Institutional (Special Purpose) District	Subsection (2), Use Regulations: Revise to include dormitories and fraternity and sorority houses.	6.9.2010
	Subsection (8), Signs: Revise as follows: *(a) For uses specified in 14-304(2)(a) through (j), each building in the SP-INS district will be permitted* ***accessory signs****, including freestanding signs,* ***without size limitations****.* *(b) For uses specified in 14-304(2)(k), no freestanding signs are permitted. The total area of signs permitted on buildings* ***shall meet the requirements of the CMX-2 district****.*	
§14-307(c) SP-PO, Parks and Open Space (Special Purpose) District	Describe "use of land or buildings for *any type of recreational use or activity* " in more specific terms in order to avoid the allowance of unintended uses.	6.9.2010
	Subsection (3), Permitted Uses: Revise the definition to include examples that convey a wider range of urban agriculture uses, as well as a variety of vendor activities such as bicycle rental, food stands and farmer's markets.	
Chapter 14-400 Overlay Zoning Districts		
Chapter 14-400 Overlay Zoning Districts	Simplify the overlay districts further either through elimination or consolidation. The inclusion of district maps and the co-location of overlay provisions into the same section is an improvement, but more streamlining is necessary.	6.9.2010
§14-402 /CTR, Center City Overlay	The ZCC will convene a special working group to make recommendations on ways to improve and streamline the Center City Overlay.	6.9.2010

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Module 2 – Zoning Districts and Uses		
§14-403 /NCC, Neighborhood Commercial Corridor Overlay District	Consider writing the consolidated provisions of the /NCC Overlay into a base commercial mixed-use district. Evaluate whether the remaining controls that are specific to certain subareas should remain in an overlay district or can be written into the development standards of Module 3.	6.9.2010
	Consider renaming the overlay district as "Neighborhood Commercial Area" to recognize that these areas can take many forms, including corridors and nodes.	
	Add the Overbrook Farms Special Controls District (Bill No. 090071, approved December 1, 2009).	
	Subsection (2)(a), East Falls Neighborhood: • Revise the map boundaries to include the Schuylkill River and "Ridge Avenue between the Roosevelt Boulevard and Scotts Lane". • Confirm whether or not the area includes the properties fronting on Conrad Street between Midvale Avenue and Indian Queen Lane.	
	Subsection (7), Parking: Where required parking may be placed on a lot within 1,000 feet of the application lot/parcel, revise the condition "where public parking is a permitted use" to state "where non-accessory parking is a permitted use".	
§14-406 /NDA, North Delaware Avenue Overlay District	Consider whether to: • reduce the geographic coverage of the North Delaware Avenue Overlay; and/or • refine Subsection (3), Prohibited Uses. Prohibit restaurants, night clubs and private clubs with a license from the PA Liquor Control Board for the sale of alcoholic beverages.	6.9.2010
§14-407 /NCP, North Central Philadelphia Overlay	Currently in litigation. Consider whether these use controls can be addressed through the base district(s).	6.9.2010
§14-409 /M30, 30th and Market Overlay District	Upon completion of Module 3, evaluate whether the provisions of the base zoning district in combination with bonus incentives could achieve the same result as this overlay.	6.9.2010
	Consider adding contingency provisions in the case that the applicant does not obtain LEED certification.	
§14-410 /PNE, Philadelphia Northeast Airport Overlay District	Reserve space for proposed ordinances for (1) a hazard surface overlay that would address FAA regulations pertaining to imaginary surfaces to protect airspace above and surrounding both Philadelphia International Airport (PHL) and Northeast Philadelphia Airport (PNE) from man-made structures that may protrude into airspace; (2) a proposed land use compatibility overlay to ensure that sensitive land uses within PHL and PNE noise contours are controlled and exposure to noise levels higher than 65 decibels are limited under land use development parameters.	6.9.2010

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Module 2 – Zoning Districts and Uses		
§14-412 /TOD, Transit-oriented Development District	Consider developing TOD development standards in Module 3 in lieu of the /TOD overlay district.	6.9.2010
	Permit non-accessory parking to allow for park-and-ride facilities.	
	Include maximums on accessory parking.	
Chapter 14-500 Use Regulations		
Chapter 14-500 Use Regulations	Place Section 14-502: Use Categories before Section 14-501: Use Tables.	6.9.2010
§14-501(2) Undertanding the Use Tables	Substitute "Y" for yes where uses are permitted. Substitute "N" for no where uses are prohibited. Maintain "C" for conditional uses. Add explanatory text for the table footnotes demarcated as [#].	6.9.2010
	Subsection (2)(a), Use Classification System: Explain the use classification system in greater detail. At a minimum: • Explain that the Chapter classifies land uses and activities on the basis of common functional, product, or physical characteristics as listed in Section 14-502(2)(b), such as the type of of customers or residents related to the activity, the hours of operations, building and site arrangement, vehicle use and traffic generation. • Insert a graphic that illustrates the use classification system. Reference Attachment 2.1 for an example. • Insert a sample use table. Reference Attachment 2.1 for an example.	
Table 14-501.1 Uses Allowed in Residential Districts	Reference Attachment 2.2 to review recommended use changes.	6.9.2010
Table 14-501.2 Uses Allowed in Commercial Districts	Reference Attachment 2.3 to review recommended use changes.	6.9.2010
Table 14-501.3 Uses Allowed in Industrial Districts	Reference Attachment 2.4 to review recommended use changes.	6.9.2010
§14-502(2) Determination of Use Category	Provide additional clarity for L&I to be able to make a determination of use category more easily.	6.9.2010

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Section	Recommended Change	Last Revision
Module 2 – Zoning Districts and Uses		
§14-502(3) Residential Use Category	Insert definitions and illustrations for the "Household Living" sub-types that are called out in the use tables and revise the terminology as follows: • Detached House • Semi-detached House (Twin) • Attached House (Rowhouse) • Multi-dwelling Building, Duplex • Multi-dwelling Building, 3 or more units • Caretaker Quarters	6.9.2010
	Clarify that nursing homes are included in "Group Living".	
	Delete the "Convents and Monasteries" use type under "Group Living"; this use is not specially regulated in any of the base or overlay districts.	
§14-502(5) Public, Civic & Institutional Use Category	Subsection (b): Refine the definition of "Detention and Correctional Facilities" to clarify that the use type includes both public and private facilties.	6.9.2010
	Subsection (d): Clarify that "Fraternal Organization" includes activities such as banquets and the preparation and serving of food and beverages.	
	Subsection (i): Refine the definition of "Transit Station" to exclude street-side boarding locations, such as corner bus and trolley stops. Bus and trolley stops are not zoning uses and instead are street-related features.	
	Subsection (l): Add definitions for use types "Freestanding Tower" and "Building or Tower-mounted Antenna". In accordance with current practice, specify that antennas not exceeding 15' in any direction and related equipment are not considered a facility.	
§14-502(6) Office Use Category	Subsection (b), Medical, Dental and Health Practitioner: • Refine the definition to include the phrase "for the treatment of patients". • Clarify whether this subcategory is intended to include surgicial, rehabilitation and other medical centers with outpatient care (i.e. without overnight stays).	6.9.2010
§14-502(7) Retail Sales Use Category	Subsection (d)(.1), Fresh Food Markets: Refine these criteria to encourage specialty fresh food markets in addition to fresh food markets that carry a general line of grocery products.	6.9.2010

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Module 2 – Zoning Districts and Uses		
§14-502(8) Commercial Services Use Category	Subsection (b), Animal Services: • Remove the subheadings for "Grooming", "Shelter or Boarding Kennel", "Veterinary" and "Stable" as these uses are not called out in any of the base or overlay districts. Maintain the body text for definition purposes only (i.e., not for classification purposes). • Refine definitions to accommodate pet crematory services.	6.9.2010
	Subsection (d), Building Services: Revise definition for clarity.	
	Subsection (e), Business Support: Revise definition for clarity.	
	Subsection (f), Day Care: The ZCC has convened a special working group on the day care uses. This group will recommend further refinements to these definitions that will supplement the following changes: • Revise the exclusion of day care providers offering services "fewer than 10 hours **per day**" to "fewer than 10 hours **per week**". • Revise the definition for (.3) "Day Care Center" to state: "A day care providing care to **13 or more** adults or **13 or more** children who are not related to the day care provider".	
	Subsection (g), Eating and Drinking Establishments: The ZCC has convened a special working group on the day care uses. This group will recommend further refinements to these definitions.	
§14-502(12) Urban Agriculture	Clarify whether orchards are intended to be accommodated by this use category. Revise the definitions to include rooftop gardens, market farms, etc.	6.9.2010
	Subsection (a), Animal Husbandry: Reference the need to comply with the Philadelphia Code regulations on farm animals (Code sections 10-101(8) and 10-112).	
	Subsection (b), Home Garden: Home gardens are an accessory use. Remove this specific use type and relocate to §14-504, Accessory Structures and Uses.	
	Consolidate Subsections (d), Market Farm and (e) Community Supported Agriculture (CSA) Farm. The only distinguishing characteristics are their ownership/membership structures. These land uses are functionally the same and are subject to the same use-specific standards (§14-504(7)(b)).	
§14-503 Use-Specific Standards	Develop new use-specific standards for: • Building or Tower-mounted Antennas ("Public, Civic and Institutional" Category, "Wireless Service Facility" Subcategory) - height, massing and screening. • Building Supplies and Equipment ("Retail Sales" Category) - prohibit outdoor storage on small sites.	6.9.2010

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Module 2 – Zoning Districts and Uses		
§14-503(4) Fresh Food Market	Consider applying the incentives of this section city-wide.	6.9.2010
§14-504(3) Decks and Patios	Consider adding a requirement for the use of permeable surfaces.	6.9.2010
§14-504(5) Solar Collectors	L&I is currently considering adopting a formal policy which would not require zoning permits for building-mounted solar collectors. If L&I adopts this policy, revise this section to apply to ground-mounted solar collectors only.	6.9.2010
§14-504(6) Satellite Dish Antennas	May be revised in accordance with proposed legislation (Bill No. 100200) that places stricter provisions on satellite dishes in residential districts.	6.9.2010
§14-504(8) Accessory Dwelling Units	Consider allowing ADUs in more single-family housing types.	6.9.2010
	Consider allowing ADUs in accessory structures, such as garages.	
	Consider increasing the maximum ADU size from 650 sqft to 800 sqft.	
	Consider removing the off-street parking requirement.	
	Reevaluate the provisions of Subsection (e), Owner Occupancy for ease of administration.	

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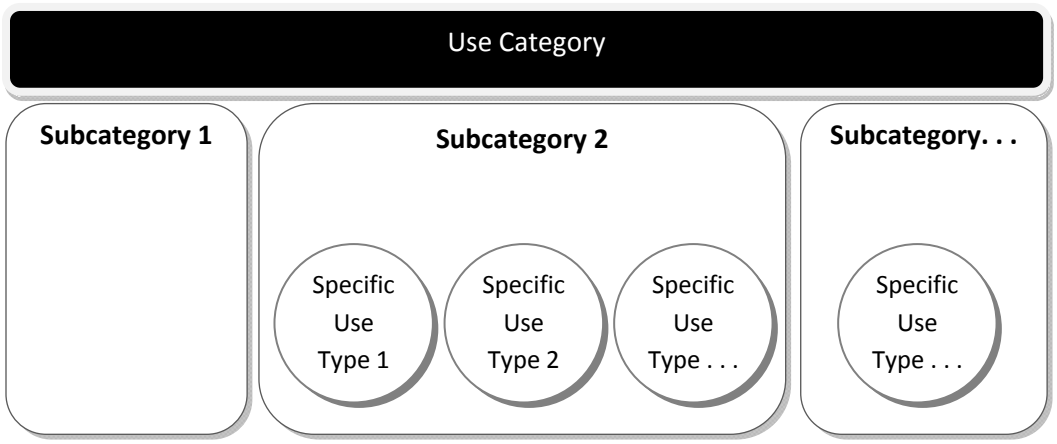
Attachment 1.1: Proposed Civic Design Review Triggers

IF the project parcel is located in this zoning district	**AND** abuts one or more of these zoning districts	**AND** meets any of the following thresholds
Any district [Exception– a solely industrial use building located within an industrial district]	Any district	1. More than 100,000 sq ft of new construction; **OR** 2. More than 100 new dwelling units
Any Commercial, Industrial, or Special Purpose district	Any Residential Multi-family district	1. More than 50,000 sq ft of new construction; **OR** 2. More than 50 new dwelling units; **OR** 3. Exceeds maximum height in an abutting R district by more than 20 ft
Any Commercial, Industrial, Special Purpose, or Residential Multi-family district	Any Residential Single Family Detached or Attached district	1. More than 25,000 sq ft of new construction; **OR** 2. More than 25 new dwelling units; **OR** 3. Exceeds maximum height in an abutting R district by more than 20 ft

Sample Figure Illustrating the Use Classification System:



Sample Use Table:

	Zoning District	Sample District-1	Sample District-2	Sample District-3	Standards
Use Category					
Subcategory	Y= Permitted C = Conditional N = Prohibited [#] = Refer to table footnote [see 14-501(2)(b) through (d)]	N	Y	Y[1]	Use-specific standards that may apply to a use. [see 14-501(2)(e)]
Specific Use Type		N	C	C	

[1] Sample table footnote.

NOTE: Recommended changes to the Residential Use Table are noted in red.

Temporary table row. Provided to help with proposed new district labels.	R1	R1A	R2	R3	R4	R5	R6/7	R9A/10A	R20	R5A/8/9/10/10B/18/19	R11/11A/12/13	R14	R15/16	RC-6	WRD/ITD	RC-4	
Use Category																	
Subcategory[1]	RSD-1	RSD-2	RSD-3	RSA-1	RSA-2	RSA-3	RSA-4	RSA-5	RSA-6	RM-1	RM-2[2]	RM-3	RM-4	RMX-1	RMX-2	RMX-3	**Standards**
Specific Use Type																	
Residential																	
Household Living **(as noted below)**																	
Detached House	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Semi-detached House (Twin)	–	–	–	P	P	P	P	P	P	P	P	P	P	P	P	P	
Attached House (Rowhouse)	–	–	–	–	–	–	P[1]	P	P	P[2]	P	–	P	P	P	P	
Multi-dwelling Building (Duplex)	–	–	–	–	–	C	C	C	–	P	P	P	P	P	P	P	
Multi-dwelling Building	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	
Group Living[3] (except as noted below)	–	–	–	C	C	C	C	C	C	C	C	C	C	P	P	P	
Assisted Living	–	–	–	C	C	C	C	C	P	P	P	P	P	P	P	P	
Community Home, Group	–	–	–	C	C	C	C	C	P	P	P	P	P	P	P	P	
Community Home, Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Single-room Residence	–	–	–	–	–	–	–	–	–	C	C	C	C	C	C	C	
Parks and Open Space																	
Natural Resource Preservation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Passive Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Active Recreation	–	–	–	P	P	P	P	P	P	P	P	P	P	P	P	P	

[1] After March 1, 2003 no building permits may be issued for construction of an attached house building in the RSA-4 district containing more than 4 attached units. All other attached house buildings in the RSA-4 district may contain a maximum of 10 attached units.

[2] In the RM-1 district attached house buildings containing up to 10 attached units are permitted as of right. Attached house buildings containing more than 10 attached units require conditional use approval in accordance with the procedures of 14-204(4).

[3] Permitted as of right only if located in educational facility, hospital, library/cultural exhibit, religious assembly, or park and recreation building; otherwise ~~not allowed~~ prohibited.

[4] Allowed office, retail and commercial service use in the RMX-3 district are subject to 14-302(5)(b)).

[5] If antenna is co-located on an existing tower, then permitted as of right. Otherwise allowed by conditional use.

[1] In order to promote more consistency among districts/uses and deregulate relative innocuous use types, the R district use table contains several changes. Changes also result from the switch from detailed use types to use categories and subcategories. Only some of the changes are specifically identified.

[2] Many uses in this district were previously regulated differently than in other similar R districts.

[3] All new, including specific use types such as "community homes". Use types and regulations may be revised based on input from supportive housing and other groups.

Temporary table row. Provided to help with proposed new district labels.	R1	R1A	R2	R3	R4	R5	R6/7	R9A/10A	R20	R5A/8/9/10/10B/18/19	R11/11A/12/13	R14	R15/16	RC-6	WRD/ITD	RC-4	
Use Category **Subcategory**[1] Specific Use Type	RSD-1	RSD-2	RSD-3	RSA-1	RSA-2	RSA-3	RSA-4	RSA-5	RSA-6	RM-1	RM-2[2]	RM-3	RM-4	RMX-1	RMX-2	RMX-3	**Standards**
Public, Civic and Institutional																	
Educational Facilities	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	Evaluate with Day Care Working Group
Fraternal Organization	–	–	–	C	C	C	C	C	C	C	C	C	C	C	C	C	
Hospital	–	–	–	C	C	C	C	C	C	C	C	C	C	C	C	C	
Library/Cultural Exhibit	–	–	–	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly[4]	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	
Safety Services	–	–	–	P	P	P	P	P	P	P	P	P	P	P	P	P	
Transit ~~(Rail)~~ Station	–	–	–	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities and Services, Basic	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
~~Sewage Overflow Tank~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	
Wireless Service Facility **(as noted below)**																	
Freestanding Tower	–	–	C	C	C	C	C	C	C	C	C	C	C	C	C	C	14-503(8)
Building or Tower-mounted Antenna	[5]	[5]	[5]	[5]	[5]	[5]	[5]	[5]	P	P	P	P	P	P	P	P	Develop specific height/massing/screening standards
Office																	
Business and Professional	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	14-301(4)(a)
Medical, Dental, Health Practitioner[5]	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	C	14-301(4)(a)

[1] After March 1, 2003 no building permits may be issued for construction of an attached house building in the RSA-4 district containing more than 4 attached units. All other attached house buildings in the RSA-4 district may contain a maximum of 10 attached units.

[2] In the RM-1 district attached house buildings containing up to 10 attached units are permitted as of right. Attached house buildings containing more than 10 attached units require conditional use approval in accordance with the procedures of 14-204(4).

[3] Permitted as of right only if located in educational facility, hospital, library/cultural exhibit, religious assembly, or park and recreation building; otherwise ~~not allowed~~ prohibited.

[4] Allowed office, retail and commercial service use in the RMX-3 district are subject to 14-302(5)(b)).

[5] If antenna is co-located on an existing tower, then permitted as of right. Otherwise allowed by conditional use.

Retail Sales

[4] Allowance of religious assembly uses (by conditional use) in existing R1 and R2 districts is new. Regulations could stipulate that such uses occur only on corner lots in low-density R districts.

[5] Added as C in RMX-1 and P in RMX-2

Temporary table row. Provided to help with proposed new district labels.	R1	R1A	R2	R3	R4	R5	R6/7	R9A/10A	R20	R5A/8/9/10/10B/18/19	R11/11A/12/13	R14	R15/16	RC-6	WRD/ITD	RC-4	
Use Category **Subcategory**[1] Specific Use Type	RSD-1	RSD-2	RSD-3	RSA-1	RSA-2	RSA-3	RSA-4	RSA-5	RSA-6	RM-1	RM-2[2]	RM-3	RM-4	RMX-1	RMX-2	RMX-3	Standards
Consumer Goods	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	14-301(4)(a)
Food, Beverages and Groceries (except as noted below)	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	14-301(4)(a)
Farmer's Market[6]	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	
Fresh Food Market[7]	–	–	–	–	–	–	–	–	–	–	–	–	C	P	P	P	14-503(8)
Sundries, Pharmaceuticals, Convenience Sales	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	14-301(4)(a)
Wearing Apparel and Accessories	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	14-301(4)(a)
Commercial Services																	
Business Support[8]	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	14-301(4)(a)
Day Care (as noted below)																	
Family (1–6)[9]	[3]	[3]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Group (7–12)	[3]	[3]	[3]	[3]	[3]	[3]	[3]	[3]	[3]	[3]	[3]	[3]	[3]	P	P	P	
Center (13+)	[3]	[3]	[3]	[3]	[3]	[3]	[3]	[3]	[3]	[3]	[3]	[3]	[3]	P	P	P	
Eating and Drinking Establishment	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	14-301(4)(a)
Personal Services	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	14-301(4)(a)
Visitor Accommodations (as noted below)																	
Hotel	–	–	–	–	–	–	–	–	–	–	–	–	C	–	P	P	
Bed and Breakfast[10]	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	14-503(1)
Urban Agriculture																	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	14-503(7)
Market Farm[11]	–	–	–	P	P	P	P	P	P	P	P	P	P	P	P	P	14-503(7)
Community Supported Agriculture (CSA) Farm	–	–	–	P	P	P	P	P	P	P	P	P	P	P	P	P	14-503(7)

[1] After March 1, 2003 no building permits may be issued for construction of an attached house building in the RSA-4 district containing more than 4 attached units. All other attached house buildings in the RSA-4 district may contain a maximum of 10 attached units.

[2] In the RM-1 district attached house buildings containing up to 10 attached units are permitted as of right. Attached house buildings containing more than 10 attached units require conditional use approval in accordance with the procedures of 14-204(4).

[6] Added as P in RMX districts

[7] New, incentivized use. Intended as response to food desert issue.

[8] Added as P in RMX-1 and RMX-2

[9] Have not carried over the 6th and 10th Councilmanic district "carve outs"

[10] New; added

[11] Formerly "Agriculture or Horticulture" Market Farms and CSA farms have been added as new P use in many R districts

[3] Permitted as of right only if located in educational facility, hospital, library/cultural exhibit, religious assembly, or park and recreation building; otherwise ~~not allowed~~ prohibited.

[4] Allowed office, retail and commercial service use in the RMX-3 district are subject to 14-302(5)(b)).

[5] If antenna is co-located on an existing tower, then permitted as of right. Otherwise allowed by conditional use.

NOTE: Recommended changes to the Commercial Use Table are noted in red.

This table row is temporary.	C-1	C-2/RC-2	C-3/RC-3	C-4	C-5	C-7/NSC/ASC[1]	
Use Category							
Subcategory	CMX-1	CMX-2	CMX-3	CMX-4	CMX-5	~~C-7~~ CA-1	**Standards**
Specific Use Type							
Residential							
Household Living (as noted below)							
Detached House	P[1]	P	P	P	P	–	
Semi-detached House	P[1]	P	P	P	P	–	
Duplex	P[1][2]	P	P	P	P	–	
Attached House	P[1]	P[4][2]	P	P	P	–	
Multi-dwelling Building	P[1]	P	P	P	P	–	
Group Living (except as noted below)	–	P	P	P	P	–	
Assisted Living	–	P	P	P	P	–	
Community Home, Group	–	P	P	P	P	–	
Community Home, Family	P	P	P	P	P	–	
Single-room Residence	–	C	P	P	P	–	
Parks and Open Space							
Natural Resource Preservation	P	P	P	P	P	P	
Passive Recreation	P	P	P	P	P	P	
Active Recreation	C	C	P	P	P	P	
Public, Civic and Institutional							
Detention and Correctional Facilities	–	C	C	C	C	C	14-503(6)
Educational Facilities	–	P	P	P	P	P	
Fraternal Organization	–	P	P	P	P	P	
Hospital	–	P	P	P	P	P	
Library/Cultural Exhibit[3]	P	P	P	P	P	P	
Religious Assembly	P	P	P	P	P	P	
Safety Services[4]	P	P	P	P	P	P	
Transit ~~(Rail)~~ Station	P	P	P	P	P	P	

[1] Only those residential building types allowed in the most restrictive abutting district are permitted.

[2] Existing buildings erected before May 26, 1982 may be converted to a duplex, but the converted building may not be used for any commercial use or activity.

[3] Permitted as of right only if located in educational facility, hospital, library/cultural exhibit, ~~or~~ religious assembly building, or park and recreation building; otherwise ~~not allowed~~ prohibited. Common ownership of day care (accessory use) and principal use is not required.

[4] Attached dwellings must have a commercial use.

[1] Proposed district consolidation results in some heretofore prohibited uses being allowed in the "new" district.

[2] ~~Existing code requires that attached dwellings contain a commercial use. Proposed for elimination.~~

[3] Change; previously permitted only in C-7, NSC, ASC.

[4] Change; previously permitted only in C-7.

This table row is temporary.	C-1	C-2/RC-2	C-3/RC-3	C-4	C-5	C-7/NSC/ASC[1]	
Use Category **Subcategory** Specific Use Type	CMX-1	CMX-2	CMX-3	CMX-4	CMX-5	~~C-7~~ CA-1	**Standards**
Utilities and Services, Basic[5] (except as noted below)	P	P	P	P	P	P	
~~Sewage Overflow Tank~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	
Wireless Service Facility (as noted below)							
Freestanding Tower	C	C	P	P	P	P	14-503(8)
Building or Tower-mounted Antenna	P	P	P	P	P	P	14-503(8)
Office							
Business and Professional[6]	P	P	P	P	P	P	
Medical, Dental, Health Practitioner	P	P	P	P	P	P	
Government[6]	P	P	P	P	P	P	
Retail Sales							
Adult-oriented Merchandise	P	P	P	P	P	P	14-503(6)
Building Supplies and Equipment[7]	P	P	P	P	P	P	Develop standards that prohibit outdoor storage on small sites
Consumer Goods[7] (except as noted below)	P	P	P	P	P	P	
Drug Paraphernalia Sales	–	C	C	C	C	C	14-503(6)
Gun Shop	–	C	C	C	C	C	14-503(6)
Food, Beverages and Groceries[7] (except as noted below)	P	P	P	P	P	P	
Farmer's Market	P	P	P	P	P	P	
Fresh Food Market	P	P	P	P	P	P	14-503(4)
Pets and Pet Supplies	P	P	P	P	P	P	
Sundries, Pharmaceuticals and Convenience Sales	P	P	P	P	P	P	
Wearing Apparel and Accessories	P	P	P	P	P	P	
Commercial Services							
Adult-oriented Service	–	C	C	C	C	C	14-503(6)
Assembly and Entertainment (except as noted below)	–	C	P	P	P	P	
Amusement Arcade	–	C	C	C	C	C	
Pool or Billiards Room	–	C	C	C	C	C	

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[4] Attached dwellings must have a commercial use.

[5] Not currently permitted in C-1 or ASC.

[6] Change; use does not appear to currently be allowed in all of these districts.

[7] New (broader) use category may mean heretofore prohibited uses will be allowed.

This table row is temporary.	C-1	C-2/RC-2	C-3/RC-3	C-4	C-5	C-7/NSC/ASC[1]	
Use Category **Subcategory** Specific Use Type	CMX-1	CMX-2	CMX-3	CMX-4	CMX-5	~~C-7~~ CA-1	**Standards**
Building Services	P	P	P	P	P	P	
Business Support	P	P	P	P	P	P	
Day Care	[3]	P	P	P	P	P	
Eating and Drinking Establishments (except as noted below)	C	P	P	P	P	P	
Take-out Restaurant	–	C	C	–	–	P	14-502(3)
Financial Services (except as noted below)	P	P	P	P	P	P	
Check Cashing	–	C	C	C	C	C	14-503(6)
Pawnshop	–	C	C	C	C	C	14-503(6)
Payday Lender	–	C	C	C	C	C	14-503(6)
Funeral and Mortuary Services[8]	C	P	P	P	P	P	
Maintenance and Repair	P	P	P	P	P	P	
Parking, Non-Accessory[9] (as noted below)							
Surface, open-air	–	C	C[10]	–	–	P	14-503(5)
Multi-level structure (garage)	–	P	P	C	C	P	14-503(5)
Personal Services (except as noted below)	P	P	P	P	P	P	
Body Art Service	–	C	C	C	C	C	
~~Taxidermy Services~~	~~–~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	
Radio, Television and Recording Services ~~(except as noted below)~~	–	P	P	P	P	P	
~~Radio/Television Tower~~	~~–~~	~~C~~	~~–~~	~~–~~	~~–~~	~~C~~	
Visitor Accommodations[8]	–	P	P	P	P	P	14-503(1)
Vehicle and Vehicular Equipment Sales and Services							
Commercial Vehicle Repair and Maintenance[11]	–	–	–	–	–	C	
Commercial Vehicle Sales and Rental	–	–	–	–	–	P	
Personal Vehicle Repair and Maintenance	–	P	P	P	P	P	
Personal Vehicle Sales and Rental[11]	–	P	P	P	P	P	
Vehicle Equipment and Supplies Sales and Rental[11]	–	P	P	P	P	P	

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[4] Attached dwellings must have a commercial use.

[8] Added to CMX-2 and CMX-3

[9] Changes proposed; P in more districts

[10] PCPC staff recommends consideration of surface parking prohibition in CMX-3.

[11] Added as C use in C-7.

This table row is temporary.	C-1	C-2/RC-2	C-3/RC-3	C-4	C-5	C-7/NSC/ASC[1]	
Use Category **Subcategory** Specific Use Type	CMX-1	CMX-2	CMX-3	CMX-4	CMX-5	~~C-7~~ CA-1	**Standards**
Wholesale, Distribution and Storage							
Moving and Storage Facilities[12]	–	P	P	P	P	P	
Industrial							
Artisan Manufacturing[13]	–	P	P	P	P	P	
Research and Development	–	P	P	P	P	P	
Urban Agriculture							
Community Garden	P	P	P	P	P	P	14-503(7)
Market Farm[14]	P	P	P	–	–	P	14-503(7)
Community Supported Agriculture (CSA) Farm	P	P	P	–	–	P	14-503(7)

[1] Only those residential building types allowed in the most restrictive abutting district are permitted.

[2] Existing buildings erected before May 26, 1982 may be converted to a duplex, but the converted building may not be used for any commercial use or activity.

[3] Permitted as of right only if located in educational facility, hospital, library/cultural exhibit, ~~or~~ religious assembly building, or park and recreation building; otherwise ~~not allowed~~ prohibited. Common ownership of day care (accessory use) and principal use is not required.

[4] Attached dwellings must have a commercial use.

[12] Added as new P use in C-7

[13] New very low-intensity manufacturing use added to several C districts

[14] Formerly "Agriculture or Horticulture"

NOTE: Recommended changes to the Commercial Use Table are noted in red.

This table row is temporary.	New	L4/L-5	L1/L2/L3	G1/G2	LR	PI	New	
Use Category **Subcategory** Specific Use Type	IRMX	ICMX	I-1	I-2	I-3	I-P	I-TU	**Standards**
Residential								
Household Living (as noted below)								
Multi-dwelling Building	P	–	–	–	–	–	–	
Caretaker Quarters	P	P	P	P	P	P	P	
Group Living	P	–	–	–	–	–	–	
Parks and Open Space								
Natural Resource Preservation	P	P	P	P	P	P	P	
Passive Recreation	P	P	P	P	P	P	P	
Active Recreation	P	P	–	–	–	–	–	
Public, Civic and Institutional								
Detention and Correctional Facilities[1]	–	C	C	C	P	C	C	14-503(6)
Educational Facilities	–	–	–	–	–	–	–	
Fraternal Organization	P	P	–	–	–	–	–	
Hospital	–	–	–	–	–	–	–	
Library/Cultural Exhibit	P	–	–	–	–	–	–	
Religious Assembly[2]	P	P	P	–	–	–	–	
Safety Services[1]	P	P	P	P	P	P	P	
Transit ~~(Rail)~~ Station[1]	P	P	P	P	P	P	P	
Utilities and Services, Basic (except as noted below)	P	P	P	P	P	P	P	
~~Sewage Overflow Tank~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	
Utilities and Services, Major[1] (except as noted below)	–	–	–	P	P	P	P	
~~Electric Power Plant~~[1]	~~–~~	~~–~~	~~–~~	~~P~~	~~P~~	~~P~~	~~P~~	
Sanitary and Construction Debris Landfills	–	–	–	C	P	–	–	
Wireless Service Facility	P	P	P	P	P	P	P	14-503(8)
~~Freestanding Tower~~ [permitted the same as subcategory, no need to call out]	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~14-503(8)~~
~~Building or Tower-mounted Antenna~~ [permitted the same as subcategory, no need to call out]	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~14-503(8)~~
Office								
Business and Professional	P	P	–	–	–	–	–	
Medical, Dental, Health Practitioner	P	P	–	–	–	–	–	
Government[1]	P	P	P	–	–	–	P	
Retail Sales								
Adult-oriented Merchandise	–	C	C	C	P	C	–	14-503(6)
Building Supplies and Equipment	P	P	P	P	P	P	P	
Consumer Goods (except as noted below)	P	P	–	–	–	–	–	
Drug Paraphernalia Sales	–	–	–	–	P	–	–	14-503(6)

[1] Proposed change; would allow in more districts

[2] Added in several I districts because of the need to allow religious assembly in districts where secular assembly is allowed.

This table row is temporary.	New	L4/L-5	L1/L2/L3	G1/G2	LR	PI	New	
Use Category								
Subcategory	IIRMX	ICMX	I-1	I-2	I-3	I-P	I-TU	**Standards**
Specific Use Type								
Gun Shop	–	C	C	C	P	C	–	14-503(6)
Food, Beverages and Groceries (except as noted below)	P	P	–	–	–	–	–	
Fresh Food Market	P	P	P	P	–	–	–	14-503(4)
Pets and Pet Supplies	P	P	P	–	–	–	–	
Sundries, Pharmaceuticals and Convenience Sales	P	P	–	–	–	–	–	
Wearing Apparel and Accessories	P	P	–	–	–	–	–	
Commercial Services								
Adult-oriented Service	–	–	–	–	P	–	–	14-503(6)
Animal Services	P	P	P	P	P	–	–	
Assembly and Entertainment (except as noted below)	C	P	P	–	–	–	–	
Amusement Arcade	C	C	C	C	P	C	–	
Pool or Billiards Room	C	C	C	C	P	C	–	
Building Services[1]	P	P	P	P	P	–	–	
Business Support[1]	P	P	P	P	P	–	–	
Day Care	P	P	–	–	–	–	–	
Eating and Drinking Establishments	P	P	–	–	–	–	–	
Financial Services (except as noted below)	P	P	P	P	P	P	P	
Check Cashing	–	C	C	C	P	C	–	14-503(6)
Pawnshop	–	C	C	C	P	C	–	14-503(6)
Payday Lender	–	C	C	C	P	C	–	14-503(6)
Funeral and Mortuary Services	P	P	–	–	–	–	–	
Maintenance and Repair	P	P	P	P	P	P	P– [?]	
Parking, Non-Accessory[1]	P	P	P	P	P	P	–	
Personal Services (except as noted below)	P	P	–	–	–	–	–	
Body Art Service	P	P	P	P	P	P	–	
Radio, Television and Recording Services ~~(except as noted below)~~	P	P	P	P	P	–	–	
~~Radio/Television Tower~~	~~–~~	~~C~~	~~C~~	~~P~~	~~P~~	~~–~~	~~P~~	
Visitor Accommodations	P	–	–	–	–	–	–	
Vehicle and Vehicular Equipment Sales and Services								
Commercial Vehicle Repair and Maintenance[1]	–	P	P	P	P	P	–	
Commercial Vehicle Sales and Rental[1]	P	P	P	P	P	P	–	
Personal Vehicle Repair and Maintenance[1]	–	P	P	P	P	–	–	
Personal Vehicle Sales and Rental[1]	–	P	–	–	P	–	–	
Vehicle Equipment and Supplies Sales and Rental	–	P	–	–	–	–	–	
Wholesale, Distribution and Storage								
Equipment and Materials Storage Yards	–	P	–	P	P	P	–	
Moving and Storage Facilities[1]	–	P	P	P	P	P	–	
Warehouse	P	P	P	P	P	P	–	
Wholesale Distribution	–	P	P	P	P	P	–	

This table row is temporary.	New	L4/L-5	L1/L2/L3	G1/G2	LR	PI	New	
Use Category								
Subcategory	IIRMX	ICMX	I-1	I-2	I-3	I-P	I-TU	**Standards**
Specific Use Type								
Industrial								
Artisan Manufacturing[3]	P	P	P	P	P	–	–	
Limited Manufacturing	C	P	P	P	P	–	–	
General Manufacturing	–	–	–	P	P	–	–	
Intensive Manufacturing	–	–	–	–	P	–	–	
Junk/Salvage Yard	–	–	–	C	P	–	–	
Marine-related Industrial	–	–	–	–	–	P	–	
Mining/Quarrying	–	–	–	–	P	–	–	
Research and Development	P	P	P	P	P	–	–	
Trucking and Transportation Terminals	–	–	P	P	P	P	P	
Urban Agriculture								
Community Garden	P	P	P	P	P	–	P	14-503(7)
Market Farm[4]	P	P	P	P	P	–	P	14-503(7)
Community Supported Agriculture (CSA) Farm[1]	P	P	P	P	P	–	P	14-503(7)
Animal Husbandry[1]	–	P	P	P	P	–	–	
Horticulture Nurseries and Greenhouses[1]	P	P	P	P	P	–	P	

[3] New (use): proposed.

[4] Formerly "Agriculture or Horticulture"