



MEMORANDUM

To: Zoning Committee of the Planning Commission (ZOCO) **Date:** December 9, 2022
(Revised December 12, 2022)

Jill Hunger, Assistant Director, Department of Community Planning, Housing and Development

From: Marc McCauley, Director of the Real Estate Development Group, Arlington Economic Development

Subject: Zoning Ordinance Amendments – New or Amended Uses to Use Table in Commercial and Mixed-Use Zoning Districts

Introduction

At their December 13, 2022, meeting, the Planning Commission's Zoning Committee (ZOCO) will review proposed amendments to Arlington County Zoning Ordinance (ACZO) that would amend the use tables of the Commercial/Mixed-use Districts (Article 7), Industrial Districts (Article 8), Overlay and Form Based Code (Article 11), Use Standards (Article 12), Definitions (Article 18), Commercial Form Based Code (Appendix A), and Neighborhoods Form Based Code (Appendix B). The uses to be considered for amendment or addition to the use tables include Urban Colleges and Universities; Animal Boarding; Urban Agriculture; Manufacturing Artisan, Beverage; and, Manufacturing Artisan, Workshops. The amendments would allow for more innovative uses in Arlington's commercial and mixed-use buildings, as well as streamline regulatory processes that are viewed as unnecessary or overly cumbersome.

This is the second application of the County Manager's Commercial Market Resiliency Initiative (CMRI) in Arlington. The County Board has already approved the County Manager's request to authorize an advertisement (Request to Advertise (RTA)) at its October 15, 2022, meeting for public hearings at the Planning Commission and County Board meetings in January 2023.

Staff's recommended changes to the ACZO are found in Attachment 1.

Background

On April 26, 2022, the County Manager presented a strategy to the County Board for fostering a resilient commercial market base, now coined as the Commercial Market Resiliency Initiative (CMRI). The CMRI is a targeted effort to support:

- 1) a robust commercial real estate market, particularly a continuation of our focus on reducing the County's commercial vacancy rate;
- 2) a balanced fiscal outlook, where commercial real estate continues to contribute significantly to total County revenues;

- 3) a strong and growing business community by encouraging and advancing private sector innovation and entrepreneurship;
- 4) consumer choice that supports a strong and dynamic housing and tourism market; and
- 5) the maintaining and building of great, sustainable places.

A key aspect of the CMRIs is to provide a new, quicker process for the establishment of commercial uses that are not clearly defined in the ACZO today. The pace of economic change and innovation that affects land use has quickened dramatically over the past several years. This includes significant shifts in where and how we work, consumer behaviors and expectations, and business practice innovations. These shifts and changes have reduced the depth of demand for conventional activities within commercial spaces. Further, this has challenged our understanding of what were once well-defined land uses and where and how these types of activities occur within our commercial and mixed-use buildings. As the economic model has changed, and will continue to change, more dynamic planning and zoning strategies are needed for Arlington to compete regionally and nationally.

The CMRI introduced a new process for considering zoning strategies for new uses. For proposed new or amended uses that are determined by staff to have a scale or type of activity that has limited impacts on the surrounding area, a quicker, more efficient process was presented that allowed for an initial period of staff analysis, a broadly scoped Request to Advertise, a streamlined engagement process and continued analysis, a descriptive summary of the proposed action included in legally required advertisement, and then County Board consideration of the zoning ordinance amendment. The goal of applying this different approach for new or amended uses is to have them ready for County Board consideration more quickly than other typical zoning studies.

Discussion

The following are the proposed changes within the Arlington County Zoning Ordinance (ACZO) for the uses that will be considered by the County Board at its January public hearing. Further details are provided in Attachment A.

Urban Colleges and Universities

Urban colleges and universities would be permitted in office spaces in various use tables in commercial/mixed-use districts. This change will allow for a more appropriate and timely process for placing these types of tenants in commercial office buildings. Currently, a college or university requires a use permit to occupy space in a commercial office building, which creates months of uncertainty to a tenant's leasing decision. Further, a site plan amendment is often required for spaces approved as an office use, as the college and university use is currently placed in the Public, Civic and Institutional use category. It has been staff's determination that the character and impact of the college and university use in an office building is not dissimilar from other office uses permitted by right. It is also important to note that this type of tenant has been a significant source of office demand over the past several years. There were no comments on this use in the [public comment portal](#) as of December 9, 2022.

The proposed changes to the ACZO relative to this use include:

- Add and amend definitions to Article 18 for
 - **Urban colleges and universities. An educational institution or other institution of higher learning that offer courses of general or specialized study and that are appropriate and explicitly permitted in commercial office buildings.**
 - College and universities. An educational institution or other institution of higher learning that offer courses of general or specialized study ~~leading to a degree~~ **where such use has been classified within the Public, Civic and Institutional Use Categories.**
- Allow Urban colleges and universities as a permitted use in all C districts in the Commercial/Mixed-Use Districts Principal Use Table (7.1.2.) and within both the Commercial and Neighborhood Form Based Code use tables.
- No use standards will apply to this use.
- Remove Colleges and the specific use types of Colleges and universities and Trade or commercial school from the Public, Civic and Institutional Use Categories in the Commercial/Mixed-Use Districts Principle use tables (7.1.2) and the Commercial and Neighborhood Form Based Codes use tables.
- Keep Colleges and universities as a defined use that is allowed in the Public, Civic and Institutional Use Categories for public and residential zoning districts.

Animal Boarding

Animal boarding is an allowed use in the Retail, Personal Services use category in the Commercial and Neighborhood Form Based Code use tables. This use was added as a part of process that had extensive community engagement and concluded with County Board approval in November 2021. Animal boarding was identified as an attractive service serving a broad community, and there has been strong tenant interest to occupy commercial spaces. This proposed change will permit this use in commercial/mixed-use districts across the County. There were no comments on this use in the public comment portal as of December 9, 2022. Specific animal boarding businesses have continually engaged with staff on expected timing of County Board action.

The proposed changes to the ACZO relative to this use include:

- Will not amend the existing definition or use standards for animal boarding in the ACZO. The current use standards are as such:
 - A. In the CM district, all activities shall be conducted wholly within a completely enclosed building, except for on-site parking of delivery vehicles which are incidental thereto.
 - B. Animal boarding shall be subject to the following standards:
 - a. All activities are conducted wholly within a completely enclosed building.

- b. 24-hour boarding supervision must be employed.
- c. In all other zoning districts, animal hospitals and veterinary clinics may be allowed, provided all related activities are conducted wholly within a completely enclosed building.
 - Animal Boarding will be permitted as a Retail, Personal and Service use in all districts in the Commercial/Mixed-Use Districts Principal Use Table (7.1.2.), with the exception of RA4.8 where animal boarding will be allowed within site plan buildings in order to be consistent with other retail and service uses in that specific district.

Urban Agriculture

Agricultural activities in repositioned commercial office and retail spaces are a nascent trend regionally and nationally, but one that has garnered increased interest as one potential tool to occupy vacant commercial space (as well provide fresher produce, reduce climate change impacts of raw food logistics and transportation, and address food insecurity issues). Currently, agriculture uses are an allowed use in commercial/mixed-use districts and within the Commercial and Neighborhood Form Based Codes. However, in the commercial/mixed-use districts outside of the Neighborhoods Form Based Code agricultural uses are classified under the Agricultural use category. This disconnect often results in the need for site plan amendments (Columbia Pike use permit approvals were resolved in 2022 through an omnibus amendment) to allow the agricultural use in repositioned spaces that were approved as office or retail. This site plan amendment process can be overly cumbersome for entrepreneurial urban agriculture businesses that are still proving out a business plan and for the landlords who may be averse to take a risk on a new type of use that may require significant building improvements. This proposed new use will be permitted as both a Retail and Office use in the commercial/mixed-use districts. There were no comments on this use in the public comment portal as of December 9, 2022. Staff has engaged with local urban agricultural businesses during its period of research and will continue this engagement leading up to the January County Board action.

The proposed changes to the ACZO relative to this use include:

- Add definition to Article 18 for:
 - **Urban Agriculture. The on-site production and cultivation of agricultural products for on- and off-site retail and wholesale distribution, and/or research and development. Examples may include: hydroponics, horticulture, floriculture, aquaculture, aquaponics, apiary, and aeroponic facilities, vertical farming, biotechnology, plant genetics, plant breeding, and related training or educational programming.**
- Permit Urban agriculture as both an Office and Retail Sales use in most commercial/mixed-use districts and in both the Commercial and Neighborhoods Form Based Codes. In some cases, staff proposes that the character of a specific C or R district will require a site plan building or a use permit, but in general the Urban agriculture use will be allowed as a by-right permitted use in office and retail in the vast majority of commercial districts in the County.

- Remove the Hydroponics, horticulture, floriculture, and/or aquaculture use in the Columbia Pike Form Based Code use tables as this defined use has been replaced by Urban Agriculture.
- Urban Agriculture will have the following use standards:
 - A. All growing and production activities shall be conducted wholly within a completely enclosed building.
 - B. All fulfillment and delivery activities occur within the building or onsite.
 - C. An urban agriculture, retail facility may not operate in locations or spaces that have direct pedestrian access from the street unless all of the following criteria are met:
 - a. At least 10% of the floor area is designated for walk-in customers;
 - b. Floor area dedicated for walk-in customers must extend at least 15 feet from the entrance with direct access; and
 - c. Customers can conduct a transaction on-site.
 - D. Parking shall be provided at 1 space per 1,000 sq. ft. of floor area, or one space for each 2 on-site employees, whichever is the greater.
 - E. Accessory uses also include composting facilities, greenhouse, laboratory tools/machinery, laboratory space, storage facilities.

Manufacturing Artisan, Beverage

Manufacturing artisan, beverage is an extension of the previously introduced uses in the Columbia Pike Form Based Code to other commercial/mixed-use districts in the remainder of the County. This use will be permitted in both office and retail spaces. While uses such as breweries, distilleries, etc., are typically viewed primarily as prominent ground-floor uses akin to restaurants, and staff suspects that will continue to be the case, it was also considered that production activities could extend into upper-floor spaces approved as office. There were no comments on this use in the public comment portal as of December 9, 2022.

The proposed changes to the ACZO relative to this use include:

- Add definition to Article 18 for:
 - **Manufacturing, Artisan Beverage. A facility or firm that manufactures, brews, ferments, or distills beer, wine, cider, distilled spirits or other similar alcoholic and non-alcoholic beverages, for packaging, distribution, retail or wholesale, and/or on-premises consumption. For the purpose of this ordinance, breweries, distilleries, wineries, cideries, meaderies, kombucha brewers, hard seltzer, and non-alcoholic craft soda and similar beverage producers shall be considered artisan beverage manufacturers.**
- Add the Manufacturing, artisan beverage as both a Food Establishment and Office use for most districts the Commercial/Mixed-Use Districts Principal Use Table (7.1.2.), The exceptions where the use is not permitted (C-1-O and RA-H) is consistent with allowance of other food establishments, and RA-4.8 felt appropriate to only allow in site plan buildings give the character of that district.

- Remove Manufacturing, artisan beverage as an Industrial use in the Columbia Pike Form Based Codes and then permit on both ground-story and upper-story retail and office spaces.
- Manufacturing, artisan beverage will have the following proposed use standards, that have been enhanced since the Columbia Pike amendments:
 - A. All manufacturing and production activities shall be conducted wholly within a completely enclosed building.
 - B. A minimum of five percent (5%) of the floor area shall be required, as an accessory use, for retail sales **or consumption of** goods ~~and~~ **or** beverages manufactured on-site, **unless the space has no direct pedestrian access to the street.**
 - C. **The maximum gross floor area shall be no larger than 20,000 sq ft.**
 - D. **Off-site distribution is allowed, as long as loading occurs on site.**
 - E. **Accessory uses often include: display and retail sales of goods, tasting rooms for beverages produced on-site, beverage bottling, off-site distribution, and restaurants, reception halls/event space, outdoor cafes, and live entertainment as otherwise permitted in the zoning district.**

Manufacturing Artisan, Workshops

Manufacturing artisan, workshops is also an extension of the previously introduced uses in the Columbia Pike Form Based Code to other commercial/mixed-use districts in the remainder of the County. This use will be permitted in both office and retail spaces. There were no comments on this use in the public comment portal as of December 9, 2022.

The proposed changes to the ACZO relative to this use include:

- Add definition to Article 18 for:
 - **Manufacturing, Artisan Workshop. A facility or firm that is involved in the design, production, processing, printing, assembly, repair, fabrication, treatment, and/or packaging of products either by hand or with minimal automation with tools, machinery and light mechanical equipment on the premises. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market or to order for firms or consumers. Examples of activities that take place in Artisan Manufacturing Workshops typically include the design, production, processing, printing, assembly, repair, fabrication, or treatment and/or packaging of the following: small electronics; metal work; leather products; jewelry; printing, publishing, and lithography; textiles or apparel; wood working; furniture; glass or ceramic; candle making; traditional and fine craftsmanship; and similar methods to produce goods.**
- Add the Manufacturing, artisan workshops as both a Retail Sales and Office use for most districts the Commercial/Mixed-Use Districts Principal Use Table (7.1.2.), The exceptions where the use is not permitted (C-TH, C-1-O and RA-H) is

consistent with allowance of other similar uses and more reflective of the intended character of the districts, and RA-4.8 felt appropriate to only allow in site plan buildings give the character of that district.

- Remove Manufacturing, artisan workshops as an Industrial use in the Columbia Pike Form Based Codes and then permit on both ground-story and upper-story retail and office spaces.
- Manufacturing artisan, workshops will have the following proposed use standards, that have been enhanced since the Columbia Pike amendments:
 - A. All manufacturing and production activities shall be conducted wholly within a completely enclosed building. **Outdoor storage of materials used in the production is prohibited.**
 - B. A minimum of five percent (5%) of the floor area shall be required, as an accessory use for the retail sale of goods ~~or beverages~~ manufactured on-site, **unless the space has no direct pedestrian access to the street.**
 - C. **The maximum gross floor area shall be no larger than 20,000 sq ft.**
 - D. **The maximum size established in subsection (1) does not preclude the location of more than one establishment per lot.**
 - E. **Off-site or wholesale distribution is allowed, as long as loading occurs on site.**
 - F. **Accessory uses often include: display and retail sales of goods; off-site distribution; training and educational programing, as well as any incidental storage.**

Public Engagement

Given the limited impact of this proposed use, staff is using tools primarily from the Communicate levels of engagement.

Level of Engagement: **Communicate**

Staff believes this level of engagement is appropriate, as the public outreach for this proposed ordinance amendment reflects the process to be used for CMRI zoning changes that would have a limited impact of the proposed uses within commercial buildings on the broader public. The engagement strategy is consistent with the process for "Quick" zoning studies, which can utilize a streamlined engagement approach for new uses and alternative approval processes for already permitted uses within commercial buildings.

Outreach Methods:

Public notice will be given in accordance with the Code of Virginia §15.2-2204. Notices of the Planning Commission and County Board public hearings for this zoning ordinance amendment will be placed in the Washington Times in advance of the Planning Commission and County Board public hearing in January 2023. In addition to the above legal requirements:

- A [Commercial Market Resiliency web page](#) has been established and includes information about this proposal as well as future proposals. Staff

contact information is available, along with a comment feedback form for submitting comments about this and other proposed uses directly to staff.

Proposed Schedule

- December 13, 2022: Zoning Ordinance Committee Meeting (ZOCO)
- January 2023: Planning Commission public hearing and recommendation
- January 2023: County Board public hearing and action

ATTACHMENT 1

In the proposed amendment:

Text proposed to be added is shown with underline and bold and text proposed to be deleted is shown with ~~strikethrough~~.

Where paragraphs have been inserted or deleted, all subsequent paragraphs would be renumbered accordingly, and all references throughout the ACZO and Appendices A and B (FBC and N-FBC) would be updated accordingly

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COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE

Specific Use Types	RA4.8	R-C	RA-H	RA-H-3.2	C-1-R	C-1	MU-VS	C-1-O	C-O-1.0	C-O-1.5	C-O-2.5	C-O	C-O-A	C-O ROSSLYN	C-O CRYSTAL CITY	C-2	C-TH	C-3	C-R	Use Standards
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KEY: C = requires use permit and site plan approval; P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted

Retail, Personal Service (See §12.2.5.G.2(b))	Meat or fish markets, and delicatessens	S	S	S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.21	
	Micro-fulfillment center	S	S	S		P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.30	
	Large-format retail					U	U						U			U		U	U		
	Newsstands	S	S	S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.21	
	Nursery, flower or plant stores	S	S	S			P		S	S	S	S	P	S	S	P	P	P	S	§12.5.15	
	Open-air markets	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	§12.5.17
	Secondhand stores	S	S	S		P	P	S	S	S	S	S	P	S	S	P	U	P	P	§12.5.24	
	Urban agriculture	S	P	U	S	P	P	P		P	P	P	P	P	P	P	P	P	P	P	§12.5.33
	All other retail sales uses	S	S	S		P	S		S	S	S	S	P	S	S	P	P	P	P	§12.5.21	
	Retail, Personal Service (See §12.2.5.G.2(b))	Animal care facilities, veterinary clinics, animal hospitals	S	S	S			P		S	S	S	S	P	S	S	P	P	P	U	§12.5.2
Animal boarding		S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.5.2	
Animal shelter																					
Athletic or health clubs		S	S	S		U	U		S	S	S	S	P	S	S	P	U	P	U	§12.5.20	
Barbershop or beauty parlor		S	S	S	P	P	P		S	S	S	S	P	S	S	P	P	P	P		
Branch banks		S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Dance studio		S	S	S		U	U		S	S	S	S	P	S	S	P	U	P	U	§12.5.20	
Dry-cleaning, laundry and laundromat		S	S	S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.6	
Kennels																					
Photocopy, blueprint and quick-sign services		S	S	S		P	P		S	S	S	S	P	S	S	P	P	P	P		
Private postal services		S	S	S		P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.18	
Mortuaries and funeral homes		S	S	S	S				C	C	C	C	U	C	C	U	U	U		§12.5.14	
Pawnshop		S	S	S				S	S	S	S	S	P	S	S	P	P	P	S		
All other retail personal service uses	S	S	S		P	S		S	S	S	S	P	S	S	P	P	P	S	§12.5.20		

Industrial Use Categories (See §12.2.6)

Manufacturing, Artisan beverage	All manufacturing, artisan beverage uses																			§12.6.6
Manufacturing, Artisan workshop	All manufacturing, artisan workshop uses																			§12.6.6
Light Industrial Service (See §12.2.6.A)	Building, heating, plumbing or electrical contractors																	P		
	Carpet and rug cleaning												U			U	U	U		§12.6.2
	Medical or dental laboratories						P		S	S	S	S	P	S	S	P	P	P	P	
	Printing, publishing and lithographing, small scale													P			P	P	P	
	Sign making												P			P	P	P		§12.6.9

COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE

Specific Use Types	RA4.8	R-C	RA-H	RA-H-3.2	C-1-R	C-1	MU-VS	C-1-O	C-O-1.0	C-O-1.5	C-O-2.5	C-O	C-O-A	C-O ROSSLYN	C-O CRYSTAL CITY	C-2	C-TH	C-3	C-R	Use Standards	
	KEY: C = requires use permit and site plan approval; P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted																				
Manufacturing and Production (See §12.2.4.B)	Plumbing or sheet metal shops																P		P	§12.6.6	
	All other manufacturing and production uses																				
Heavy Industrial (See §12.2.6.C)	All heavy industrial uses																				
Warehouse and Freight Movement (See §12.2.6.D)	All warehouse and freight movement uses																				
Waste-related Service (See §12.2.6.E)	Solid waste transfer	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
	Recycling centers	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
Wholesale Trade (See §12.2.6.F)	Wholesale merchandising broker, excluding wholesale storage																	P			

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Article 8. Industrial (M) Districts

§8.1. Industrial (M) District Use Tables

§8.1.2. Industrial (M) districts principal use table

INDUSTRIAL (M) DISTRICTS PRINCIPAL USE TABLE

Use Category	Specific Use Types	CM	M-1	M-2	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted					
Retail, Service and Commercial Use Categories (See §12.2.5)					
Food Establishments (See §12.2.5.B)	Food delivery services		U	U	U
	Catering establishment, small scale		P	P	P
	Restaurant, general		P	P	P
	Restaurant, limited		P	P	P
	Shared commercial kitchen				
	<u>Manufacturing, artisan beverage uses</u>		P	P	P
Entertainment (See §12.2.5.A)	Game arcades		U	U	U
	Membership clubs and lodges		U	U	U
	All other entertainment uses		P	P	P
Entertainment, Outdoor (See §12.2.5.A)					
Office (See §12.2.5.C)	Audio-visual production studio		U	U	U
	College operated as a commercial enterprise		P	P	P
	Financial services		P	P	P
	Office, business or professional		P	P	P

INDUSTRIAL (M) DISTRICTS PRINCIPAL USE TABLE					
Use Category	Specific Use Types	CM	M-1	M-2	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted					
	Offices or clinics, medical or dental	P	P	P	
	Offices, federal, state and local	P	P	P	
	Manufacturing, artisan beverage uses	P	P	P	§12.5.31
	Manufacturing, artisan workshop uses	P	P	P	§12.5.32
	Urban colleges and universities	P	P	P	
Overnight Accommodations (See §12.2.5.D)	Hotels or motels	P	P		
Parking, Commercial (See §12.2.5.E)	All commercial parking	P U	P U	P U	§12.5.4
Recreation, indoor (See §12.2.5.F.2(a))	Bowling alley	U	U	U	
	Skating rink	U	U	U	
	Swimming pool	P	P	P	
	Tennis, racquet or handball courts	U	U	U	
	All other indoor recreation uses	U	U	U	
Recreation, outdoor (See §12.2.5.F.2(b))	Miniature golf courses	U	U	U	
	Swimming pools	U	U	U	
	Skating rink	U	U	U	
	Tennis, racquet or handball courts	U	U	U	
Retail Sales (See §12.2.5.G.2(a))	Drug store	P	P	P	§12.5.5
	Florist or gift shop	P	P	P	§12.5.8
	Grocery store	P	P	P	§12.5.10
	Kiosks	U	U	U	§12.5.12
	Large-format retail establishments	U	U	U	
	Manufacturing, artisan workshop uses	P	P	P	§12.5.32
	Micro-fulfillment centers	P	P	P	§12.5.30
	Nursery, flower or plant store	P	P	P	§12.5.15
Open air markets	U	U	U	§12.5.17	
All other retail sales uses	P	P	P		
Retail, Personal Service (See §12.2.5.G.2(b))	Animal care facilities, veterinary clinics, animal hospitals	P	P	P	§12.5.2
	Dry-cleaning, laundry and laundromat	P	P	P	§12.5.6
	Kennels	P	P	P	§12.6.4
	Mortuaries and funeral homes	U	U	U	§12.5.14
	Private postal service	P	P	P	§12.5.18
	Animal boarding	P	P	P	§12.5.2
	Animal shelter				
All other retail personal service uses	P	P	P	§12.5.20	
Retail, Repair (See §12.2.5.G.2(c))	Upholstery shops	P	P	P	§12.5.26
	All other retail repair uses	P	P	P	
Self-service Storage (See §12.2.5.H)	All self-storage uses	P	P	P	§12.5.25
Vehicle Sales and Service (See §12.2.5.I)	Car wash	U	U	U	
	Vehicle body shop	P	P	P	§12.5.27
	Vehicle sales, rental, or leasing facilities	P U	P U	P U	§12.5.29
	Vehicle service establishment	U	U	U	§12.5.27

INDUSTRIAL (M) DISTRICTS PRINCIPAL USE TABLE					
Use Category	Specific Use Types	CM	M-1	M-2	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted					
Industrial Use Categories (See §12.2.6)					
Manufacturing, Artisan beverage	All manufacturing, artisan beverage uses				§12.6.6
Manufacturing, Artisan workshop	All manufacturing, artisan workshop uses				§12.6.6

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Article 11. Overlay and Form Based Code Districts

§11.1 CP-FBC, Columbia Pike Form Based Code District

§11.1.5 Columbia Pike Form Based Code district principal use table

The following use table summarizes the principal use regulations of the CP-FBC district.

COLUMBIA PIKE FORM BASED CODE DISTRICT PRINCIPAL USE				
Use Category	Specific Use Types	CP-FBC	Use Standards	
KEY: P = allowed by-right; U = requires use permit approval; Blank cell = not permitted				
Public, Civic and Institutional Use Categories (§12.2.4)				
Colleges (See §12.2.4.A)	Colleges and universities	U	§12.3.6	
Community Service (See §12.2.4.B)	Community centers	P		
	Libraries	U		
	Museums and art galleries or studios	P		
	Publicly-operated recreation buildings, playgrounds, parks, and athletic fields	U		
	Recreation centers	U	§12.4.6	
Day Care (See §12.2.4.C)	All day care uses	U	§12.4.1	
Governmental Facilities (See §12.2.4.D)	Detention and correctional facilities	U		
	Fire and police stations	P		
Hospital (See §12.2.4.E)	Hospitals	P		
		U		
Parks and Open Space (See §12.2.4.F)	Cemeteries	U		
	Country clubs and golf courses	U		
	Parks, playgrounds and playfields	U		
Passenger Terminals and Services (See §12.2.4.G)	Airports and aircraft landing fields	U		
	Bus, trolley, air, boat and rail passenger terminals	P		
Religious Institutions (See §12.2.4.H)	Churches, mosques, synagogues, and temples	P		
Schools (See §12.2.4.I)	Schools, elementary, middle and high	U	§12.4.1	

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13

COLUMBIA PIKE FORM BASED CODE DISTRICT PRINCIPAL USE			
Use Category	Specific Use Types	CP-FBC	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; Blank cell = not permitted			
Social Service Institutions (See §12.2.4.J)	All social service institutions	U	
Utilities, major (See §12.2.4.K)	All major utilities	P	
Utilities, minor (See §12.2.4.K)	Bus shelters; bike share stations	U	
	All minor utilities	P	
Retail, Service and Commercial Use Categories (See §12.2.5)			
Food Establishments (See §12.2.5.B)	Catering establishment, small scale	P	
	Food delivery service	U	
	Restaurant, general	P	§12.5.22
	Restaurant, limited	P	§12.5.23
	Shared commercial kitchens	P	
	Manufacturing, artisan beverage uses	P	§12.5.31
Entertainment (See §12.2.5.A)	Theater or auditorium	P	
	Membership clubs and lodges	U	§12.5.13
	All other indoor entertainment	U	§12.5.7
Office (See §12.2.5.C)	Audio-visual production studio	P	
	College operated as a commercial enterprise	P	
	Financial services	P	
	Offices, business and professional	P	
	Office, federal, state and local.	P	
	Offices or clinics, medical or dental	P	§12.5.16
	Manufacturing, artisan beverage uses	P	§12.5.31
	Manufacturing, artisan workshop uses	P	§12.5.32
	Urban agriculture	P	§12.5.33
	Urban colleges and universities	P	
Overnight Accommodations (See §12.2.5.D)	Bed and breakfasts	U	§12.5.3
	Hotel or motel	P	
Parking, Commercial (See §12.2.5.E)	All commercial parking uses		
Recreation, Indoor (See §12.2.5.F.2(a))	Bowling alleys	U	
	Swimming pool	P	
	Skating rink	P	
	All other indoor recreation	U	§12.5.19
Recreation, Outdoor (See §12.2.5.F.2(b))	Miniature golf course	U	
	Skating rink	P	
	Swimming pool	U	
Retail Sales (See §12.2.5.G.2(a))	Florist or gift shops	P	§12.5.8
	Grocery, fruit or vegetable stores	P	§12.5.10
	Micro-fulfillment centers	P	§12.5.30
	Nursery, flower or plant store	P	§12.5.15
	Open-air markets	U	§12.5.17.
	Manufacturing, artisan workshop uses	P	§12.5.32

COLUMBIA PIKE FORM BASED CODE DISTRICT PRINCIPAL USE			
Use Category	Specific Use Types	CP-FBC	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; Blank cell = not permitted			
	Urban agriculture	P	§12.5.33
	All other retail sales uses	P	
Retail, Personal Service (See §12.2.5.G.2(b))	Animal care facilities, veterinary clinics, animal hospitals and animal boarding	P	§12.5.2
	Dry-cleaning, laundry and laundromat	P	§12.5.6
	Mortuaries and funeral homes	U	§12.5.14
	Private postal service	P	§12.5.18
	All other personal service retail uses	P	§12.5.20
Retail, Repair-oriented (See §12.2.5.G.2(c))	Upholstery shops	P	§12.5.26
	All retail repair uses	P	
Self-service Storage (See §12.2.5.H)	All self-service storage uses	U	§12.5.25
Vehicle Sales and Service (See §12.2.5.I)	Vehicle body shop	U	§12.5.27
	Vehicle sales, rental or leasing facilities	P	§12.5.28.C
	Vehicle service establishment	U	§12.5.28
Industrial Use Categories (See §12.2.6)			
Light Industrial Service (See §12.2.6.A)	Carpet cleaning plants	U	
	Medical or dental laboratories	P	
	Printing, lithographing or publishing	P	
	Sign making shops	P	§12.6.9
	Recycling centers	U	
	Repair shop (small appliance, television, radio)	P	
Manufacturing, Artisan beverage	All manufacturing, artisan beverage uses	P	§12.6.6
Manufacturing, Artisan workshop	All manufacturing, artisan workshop uses	P	§12.6.6
Manufacturing and Production (See §12.2.4.B)	Plumbing or sheet metal shops	P	§12.6.6
	All other manufacturing and production uses		
Heavy Industrial (See §12.2.6.C)	All heavy industrial uses		
Warehouse and Freight Movement (See §12.2.6.D)	All warehouse and freight movement uses		
Waste-related Service (See §12.2.6.E)	All waste-related service uses		
Wholesale Trade (See §12.2.6.F)	All wholesale trade uses		
Other use categories (See §12.2.7)			
Agriculture (See §12.2.7.A)	Hydroponics, horticulture, floriculture, and/or aquaculture	P	
	All other agricultural uses	P	§12.7.1

COLUMBIA PIKE FORM BASED CODE DISTRICT PRINCIPAL USE			
Use Category	Specific Use Types	CP-FBC	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; Blank cell = not permitted			
Resource Extraction (See §12.2.7.B)	All resource extraction uses		
Tele-communications Facilities (§12.2.6.C)	All telecommunications facilities	U	
Unclassified (See §12.2.7.D)	All unclassified uses		

Article 12. Use Standards

§12.2. Use Categories

§12.2.5. Retail, service and commercial use categories

C. Office

1. Characteristics

Activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services.

2. Examples

Examples of offices include advertising offices; business management consulting; urban colleges and universities; counseling in an office setting; day labor employment agency; data processing; financial services, such as lenders, investment or brokerage houses, collection agencies, or real estate and insurance agents; government; professional services such as lawyers, accountants, bookkeepers, engineers, or architects; medical or dental offices or clinics, including doctors, physicians, dentists, psychologists or similar practitioners of medical or healing arts for humans and licensed for such practice by the state; urban agriculture; sales office; travel agency; television and radio studios; and utility offices.

3. Accessory Uses

Accessory uses include cafeterias; car-sharing; health facilities; meeting rooms; parking; on-site child care, schools or facilities where children are cared for while parents or guardians are occupied on the premises, but not on a daily basis; other amenities primarily for the use of on-site employees; small retail operations for onsite workers (with limited external signage); ~~small retail operations for on-site workers (with limited external signage)~~; small personal service operations for on-site workers (with limited external signage); telecommunications facilities; and technical libraries

4. Uses not included

Branch banks (see Retail Sales and Service, Personal-service); contractors and others who perform services off-site, but store equipment and materials or perform fabrication

44 or similar work on-site (see Light Industrial Service); mailing or stenographic services
45 (see Light Industrial Service); mail-order houses (see Wholesale Trade); offices that are
46 part of and located with a principal use in another category (see Accessory Uses);
47 research, testing and development laboratories (Light industrial service); urgent care or
48 emergency medical offices (see Retail Sales and Service, Personal-services Oriented),
49 **see Agriculture, uses not included**

50 G. Retail

51 1. Characteristics

52 Companies or individuals involved in the sale, lease, or rental of new or used products,
53 or providing personal or repair services to the general public.

54 2. Examples

55 (a) Sales

56 Examples of retail sales include kiosks; second-hand stores; open air markets; farm
57 stands; micro-fulfillment centers; and stores selling, leasing or renting consumer,
58 home and business goods including alcoholic beverages; appliances; art and antiques;
59 art supplies; auto supplies; baked goods; bicycles; books, stationary, cards; cameras;
60 carpet and floor coverings; crafts; clothing; computers; convenience goods; dry goods;
61 electronic equipment; fabric; flowers; furniture; garden supplies; groceries; **urban**
62 **agriculture**, hardware; home improvements; household products; jewelry; liquor;
63 meat, fish, produce, beverages and/or specialty foods; medical supplies; musical
64 instruments; pet food and/or pets; pharmaceuticals; picture frames; office supplies
65 and equipment; plants; printed material; sporting goods; stationery; tobacco and
66 related products; and vehicle parts.

67 3. Accessory Uses

68 Accessory uses include associated offices; crematorium; food preparation and dining
69 areas; manufacture or repackaging of goods for on-site sale; parking; parking
70 lot/sidewalk sales; production services; ~~and~~ storage of goods;

71

72

73 4. Uses not included

74 Adult entertainment; large-scale catering (see Light Industrial Service); carpet cleaning
75 plants (see Light Industrial Service); lumber yards and other building material sales that
76 sell primarily to contractors and do not have a retail orientation (see Wholesale Trade);
77 office or clinic, medical and dental (see Office); repair and service of motor vehicles,
78 motorcycles, recreational vehicles, boats, and light and medium trucks (see Vehicle
79 Sales and Service); restaurants (see Food Establishments); sale or rental of machinery,
80 equipment, heavy trucks, building supplies and lumber, special trade tools, welding
81 supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment
82 and store fixtures (see Wholesale Trade), **see Agriculture, uses not included**.

82

83

84 §12.2.6. Industrial use categories

85 C. ~~Manufacturing, Artisan beverage~~

86 1. ~~Characteristics~~

87 Artisan beverage manufacturing firms brew, ferment or distill beer, wine, cider, mead,
88 distilled spirits, or other similar beverages. Goods may be sold on-site.

89 2. ~~Examples~~

90 Typical uses include breweries, distilleries, wineries, cideries and meaderies.

91 3. ~~Uses not included~~

92 Manufacture and production of goods from composting organic material (See Waste-
93 Related Uses); rendering or refining of fats and oils (see Heavy Industrial); shipbuilding
94 (See Heavy Industrial); sign making (see Light Industrial); catering establishments,
95 small scale (see Food Establishments); production of food (See Shared Commercial
96 Kitchen).

97 D. ~~Manufacturing, Artisan workshop~~

98 1. ~~Characteristics~~

99 Artisan workshop firms are involved in the design, processing, fabrication, treatment,
100 and/or packaging of products either by hand or with minimal automation with tools,
101 machinery and light mechanical equipment on the premises. Natural, man-made, raw,
102 secondary, or partially completed materials may be used. Products may be finished or
103 semi-finished and are generally made for the wholesale market or to order for firms or
104 consumers.

105 2. ~~Examples~~

106 The design, processing, fabrication or treatment of the following: small electronics;
107 metal work; leather products; jewelry; printing, publishing and lithography; textiles or
108 apparel; wood working, furniture, glass or ceramic.

109 3. ~~Uses not included~~

110 Museums, Art galleries or studios (See Community Service); Large-scale manufacturing
111 of goods (see Manufacturing and Production); Manufacture and production of goods
112 from composting organic material (see Waste-related Service); and catering
113 establishments, small-scale (see Food Establishments); manufacture and maintenance
114 of electric and neon signs, billboards, or commercial advertising structures (see
115 Manufacturing and Production); plumbing or sheet metal shop (see Manufacturing
116 and Production).
117

118 §12.5. Commercial/Mixed Use Standards

119 §12.5.2 Animal Care facilities, veterinary clinics, animal hospitals, and/or animal boarding

- 120 A. In the CM district, all activities shall be conducted wholly within a completely enclosed
121 building, except for on-site parking of delivery vehicles which are incidental thereto.
- 122 B. Animal boarding shall be subject to the following standards:
- 123 1. All activities are conducted wholly within a completely enclosed building.
 - 124 2. 24-hour boarding supervision must be employed.

- 125 C. In all other zoning districts, animal hospitals and veterinary clinics may be allowed,
126 provided all related activities are conducted wholly within a completely enclosed
127 building.

128 **§12.5.31. Manufacturing, Artisan beverage**

- 129 A. All manufacturing and production activities shall be conducted wholly within a
130 completely enclosed building.
- 131 B. A minimum of five percent (5%) of the floor area shall be required, as an accessory use,
132 for retail sales **or consumption of goods and/or beverages manufactured on-site, unless**
133 **the space has no direct pedestrian access to the street.**
- 134 C. **The maximum gross floor area shall be no larger than 20,000 sq ft.**
- 135 D. **Off-site or wholesale distribution is allowed, as long as loading occurs on site.**
- 136 E. **Accessory uses often include: display and retail sales of goods, tasting rooms for**
137 **beverages produced on-site, beverage bottling, off-site distribution, and restaurants,**
138 **reception halls/event space, outdoor cafes, and live entertainment as otherwise**
139 **permitted in the zoning district.**

140 **§12.5.32. Manufacturing, Artisan workshop**

- 141 A. All manufacturing and production activities shall be conducted wholly within a completely
142 enclosed building. **Outdoor storage of materials used in the production is prohibited.**
- 143 B. A minimum of five percent (5%) of the floor area shall be required, as an accessory use for
144 the retail sale of goods or beverages manufactured on-site, **unless the space has no direct**
145 **pedestrian access to the street.**
- 146 C. **The maximum gross floor area shall be no larger than 20,000 sq ft.**
- 147 D. **The maximum size established in subsection (1) does not preclude the location of more**
148 **than one establishment per lot.**
- 149 E. **Off-site distribution is allowed, as long as loading occurs on site.**
- 150 F. **Accessory uses often include: display and retail sales of goods; off-site distribution;**
151 **training and educational programing, as well as any incidental storage.**

152 **§12.5.33. Urban agriculture**

- 153 A. **All growing and production activities shall be conducted wholly within a completely**
154 **enclosed building.**
- 155 B. **All fulfillment and delivery activities occur within the building or onsite.**
- 156 C. **An urban agriculture, retail facility may not operate in locations or spaces that have**
157 **direct pedestrian access from the street unless all of the following criteria are met:**
- 158 1. **At least 10% of the floor area is designated for walk-in customers;**
- 159 2. **Floor area dedicated for walk-in customers must extend at least 15 feet from the**
160 **entrance with direct access; and**
- 161 3. **Customers can conduct a transaction on-site.**
- 162 D. **Parking shall be provided at 1 space per 1,000 sq. ft. of floor area, or one space for each**
163 **2 on-site employees, whichever is the greater.**
- 164 E. **Accessory uses also include composting facilities, greenhouse, laboratory**
165 **tools/machinery, laboratory space, storage facilities.**
- 166

§12.6. Industrial Use Standards

§12.6.6. Manufacturing, Artisan Beverage and Workshop

Artisan beverage facilities and artisan workshop facilities shall comply with the following standards:

A. All manufacturing and production activities shall be conducted wholly within a completely enclosed building.

B. A minimum of five percent (5%) of the floor area shall be required, as an accessory use, for retail sales of goods and beverages manufactured on-site.

§12.7. Other Use Standards

§12.7.2. Hydroponics, horticulture, floriculture, and/or aquaculture

Hydroponics, horticulture, floriculture, and/or aquaculture facilities shall comply with the following standards:

A. All growing and production activities shall be conducted wholly within a completely enclosed building.

B. A minimum of five percent (5%) of the floor area shall be required, as an accessory use, for retail sales of goods and beverages manufactured on-site.

Article 18. Definitions

§18.2. General Terms Defined

Animal boarding. Any lot or premises on which four or more common household pets, more than four months of age are boarded overnight for a fee.

College and university. An educational institution or other institution of higher learning that offer courses of general or specialized study leading to a degree where such use has been classified within the Public, Civic and Institutional Use Categories.

Manufacturing, artisan beverage. A facility or firm that manufactures, brews, ferments, or distills beer, wine, cider, distilled spirits or other similar alcoholic and non-alcoholic beverages, for packaging, distribution, retail or wholesale, and/or on-premises consumption. For the purpose of this ordinance, breweries, distilleries, wineries, cideries, meaderies, kombucha brewers, hard seltzer, and non-alcoholic craft soda and similar beverage producers shall be considered artisan beverage manufacturers.

Manufacturing, artisan workshop. A facility or firm that is involved in the design, production, processing, printing, assembly, repair, fabrication, treatment, and/or packaging of products either by hand or with minimal automation with tools, machinery and light mechanical equipment on the premises. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market or to order for firms or consumers. Examples of activities that take place in Artisan Manufacturing Workshops typically include the design, production, processing, printing, assembly, repair, fabrication, or treatment and/or packaging of the

205 following: small electronics; metal work; leather products; jewelry; printing, publishing, and
 206 lithography; textiles or apparel; wood working; furniture; glass or ceramic; candle making;
 207 traditional and fine craftsmanship; and similar methods to produce goods.

208 Urban agriculture. The on-site production and cultivation of agricultural products for on- and off-site
 209 retail and wholesale distribution, and/or research and development. Examples may include:
 210 hydroponics, horticulture, floriculture, aquaculture, aquaponics, apiary, and aeroponic
 211 facilities, vertical farming, biotechnology, plant genetics, plant breeding, and related training
 212 or educational programming.

213 Urban colleges and universities. An educational institution or other institution of higher learning that
 214 offer courses of general or specialized study and that are appropriate and explicitly permitted
 215 in commercial office buildings.

216 Commercial Form Based Code (Appendix A)

217 Section III. The Regulating Plans

218 **Table 3.1**

219

220

FORM BASED CODE GROUND STORY USE TABLE				
Use Category	Specific Use Types	Permitted (P) or Use Permit (U)	Restricted on Principal Arterials per III.B.5.D	ACZO Use Standards
Retail, Service and Commercial Use Categories				
Entertainment	Theatres	P		
	All other entertainment uses	U		
Food Establishments	Restaurant, general	P		§12.5.22.
	Restaurant, limited	P		§12.5.22.
	Food delivery service	U	Yes	
	Catering establishment, small scale	P	Yes	
		U on Principal Arterials		
	Food delivery service	U	Yes	
	Shared commercial kitchens	P		
	Manufacturing, artisan beverage uses	P		§12.5.31.
Recreation	Miniature golf courses	U		
	All other indoor recreation uses	U		
Office	Audio-visual production studio	P		
	College operated as a commercial enterprise	P		
	Financial Services	P		
	Office or clinic, medical or dental	P		§12.5.16.
	Office, business and professional	P		
	Manufacturing, artisan beverage uses	P		§12.5.31.
	Manufacturing, artisan workshop uses	P		§12.5.32.
	Urban agriculture	P		§12.5.33.
	Urban colleges and universities	P		

	All other office uses	P		
Retail, Sales	Drugstore	P		§12.5.5. §12.5.22.
	Grocery store	P		§12.5.10. §12.5.22.
	Micro-fulfillment centers	P		§12.5.30.
	Manufacturing, artisan workshop uses	P		§12.5.32.
	Urban agriculture	P		§12.5.33.
	All other retail sales uses	P		§12.5.21.
Retail, Personal Service	Animal care facilities, veterinary clinics, animal hospitals and animal boarding	P		§12.5.2.
	Mortuary or funeral home	U		§12.5.14.
	Pawnshop	P		
	All other personal service retail uses	P		§12.5.20.
Retail, Repair	All retail repair uses	P		
Self-service storage uses	Self-service storage facilities	U		§12.5.25.
	All other self-service storage			
Vehicle Sales and Service	Vehicle service establishment	U		§12.5.28.
	Vehicle sales, rental, or leasing facilities	U	Yes	§12.5.29.
	Other vehicle sales and service uses			
Public, Civic and Institutional Use Categories				
Colleges	Colleges/Universities (public; not for-profit)	U	Yes	
Community Service	Community Centers	U		
	Libraries	U		
	Museums and art galleries or studios	P		
	Recreation Centers	U		
Religious Institutions	Churches, mosques, synagogues and temples	P		
Governmental Facilities	Fire and police stations	U		
Hospital	Hospitals	U		
Schools	Schools, Elementary, Middle, or High	U		§12.4.7.
Day Care	All day care uses	U	Yes	
Industrial Use Categories				
Manufacturing, Artisan Beverage	All Manufacturing, artisan beverage uses	P		§12.6.6.
Manufacturing, Artisan Workshop	All Manufacturing, artisan workshop uses	P		§12.6.6.
Light Industrial Service	Carpet and rug cleaning (excluding dying)	U	Yes	
	Medical or dental laboratories	P U on Principal Arterials	Yes	
	Sign painting shop	P U on Principal Arterials	Yes	§12.6.9.
	Printing, lithographing, or publishing	P U on Principal Arterials	Yes	
	Upholstery shop	U	Yes	§12.6.26.
	All other light industrial uses			
Other Use Categories				
Agriculture (See §12.2.7.A)	Hydroponics, horticulture, floriculture, and/or aquaculture	P		§12.7.2.
	All other agriculture uses			

222

Section IV. Building Envelope Standards

223

IV. Building Envelope Standards: Main Street Sites

224

4. Use Specifications

225

226

Upper Stories

227

Uses identified in Table 3.1 are not permitted on the upper STORIES, except those of less than 900

228

square feet, offices, **manufacturing, artisan beverage, manufacturing, artisan, workshop,** restaurants of

229

any size, **urban agriculture, animal boarding** and second STORIES as continuation of the GROUND

230

STORY use that have direct Columbia Pike frontage. Otherwise, UPPER STORIES shall house residential,

231

or hotel uses, or some combination thereof.

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232 **Neighborhoods Form Based Code (Appendix B)**233 **Part 9. Building Use Standards**234 **901. Building Use Table**

BUILDING USE TABLE			
Use Category	Specific Use Types	Permitted (P) or Use Permit (U)	ACZO (§) and N-FBC (Section) Use Standards
Civic			
Colleges	Colleges and universities	U	Section 605.A.3.a Section 402.B.2.a
Community Service	Community center	U	Section 605.A.3.a Section 402.B.2.a
	Libraries	U	Section 605.A.3.a Section 402.B.3
	Museums and art galleries or studios	P	Section 605.A.3.a Section 402.B.2.a
Day Care	All day care uses	U	Section 605.A.3.a Section 402.B.2.a
Government Facilities	Bus shelters; bike share stations	U	Section 605.A.3.a Section 402.B.2.a
	Fire or police stations	U	Section 605.A.3.a Section 402.B.2.a
Passenger Terminals and Services	Railroad, trolley, bus, air or boat passenger stations	U	§12.4.5
Religious Institutions	Churches, mosques, synagogues, and temples	P	Section 605.A.3.a Section 402.B.2.a
Schools	Schools, elementary, middle and high		§12.4.7 Section 605.A.3.a Section 402.B.2.a
Entertainment Indoor	Indoor theater or auditorium	P	
Ground Story Commerce			
Passenger Terminals and Services	Railroad, trolley, bus, air or boat passenger stations	U	§12.4.5 Section 605.A.3.a Section 402.B.2.a
Utilities, minor	All major utilities	U	§12.4.9 Section 605.A.3.a Section 402.B.2.a
	All minor utilities	P	§12.4.10 Section 605.A.3.a Section 402.B.2.a
Food Establishments	Shared commercial kitchens	P	
	Catering establishments, small scale	P	
	All other food establishments		
Retail, Personal Service	Animal care facilities, veterinary clinics, animal hospitals and animal boarding	P	§12.5.2
	Banks	P	
	Dry cleaning, drop off stations	P	§12.5.6
	Laundromats	P	§12.5.13
	Mailing service, including bulk mailing	P	
	Printing, publishing and lithographing	P	
	Private postal service	P	§12.5.19
	All other personal service retail uses (see UPPER STORY AND GROUND STORY COMMERCE)		§12.5.21
Light Industrial	Sign making shop	P	§12.5.9
	Upholstery shop Carpet and rug cleaning plants	U U	§12.5.27

Manufacturing, Artisan Beverage	All Manufacturing, Artisan beverage	P	§12.6.6
Manufacturing, Artisan Workshop	All Manufacturing, Artisan workshop	P	§12.6.6
Telecommunications Facilities	All telecommunications towers and facilities	U	
Upper Story Commerce			
Colleges	Trade or commercial school	P	
Retail, Personal Service	All personal service retail uses (see UPPER STORY AND GROUND STORY COMMERCE)		§12.5.21
Light Industrial	Medical or dental laboratories	P	
Upper Story and Ground Story Commerce			
Religious Institutions		P	
Overnight Accommodations	Hotel	P	§12.5.11
	All other overnight accommodation uses		
Offices	Offices or clinics, medical or dental	P	§12.5.22
	Offices, business and professional	P	
	Offices, federal, state and local	P	
	Audio-visual production studio	P	
	College operated as a commercial enterprise	P	
	Manufacturing, artisan workshop uses	P	§12.5.32
	Manufacturing, artisan beverage uses	P	§12.5.31
	Urban agriculture	P	§12.5.33
	Urban colleges and universities	P	
Parking, Commercial	Public parking area or public parking garage when located and developed as required in the Form Based Code	P	
Recreation, Indoor	Skating rink	P	
	Tennis, racquet or handball courts	U	
	Swimming pool	P	
Recreation, Outdoor	Skating rink	P	
	Tennis, racquet or handball courts	U	
Retail, Sales	Interior decorating stores	P	
Retail, Personal Service	All retail, personal service uses	P	§12.5.21
Retail, Repair	All repair retail uses	P	
Agriculture	Hydroponics, horticulture, floriculture, and/or aquaculture	P	§12.7.2
	All other agriculture uses		
Accessory Uses	Swimming pools, private	P – A	§12.9.16
Retail			
Food Establishments	Restaurants, limited	P	§12.5.24
	Food delivery services	U	
	Restaurants, general	P	§12.5.23
	Manufacturing, artisan beverage uses	P	§12.5.31
Recreation, Indoor	Billiard or pool halls	U	
	Bowling alleys	U	
Retail, Sales	Grocery stores	P	§12.5.10 §12.5.22
	Kiosks	U	§12.5.12
	Nursery, flower or plant stores	P	§12.5.16 §12.5.22
	Open-air markets	U	§12.5.18
	Florist or gift shops	P	§12.5.8

			§12.5.22
	Micro-fulfillment centers	P	§12.5.30
	All other retail sales uses	P	§12.5.22
	Drugstores	P	§12.5.5 §12.5.22
	<u>Manufacturing, artisan workshop uses</u>	P	<u>§12.5.32</u>
	<u>Urban agriculture</u>	P	<u>§12.5.33</u>
Retail, Personal Service	All personal service retail uses	P	§12.5.19

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