



Legislation Details (With Text)

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Title: Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.01.D, Planned Development Districts, and Article IV, Section 909.01.Q, SP-10, Almono, by replacing the text in-kind with a new SP-10, Hazelwood Green Specially Planned District. (Public Hearing held 12/11/18)

Sponsors:

Indexes: PGH. CODE ORDINANCES TITLE 09 - ZONING

Code sections:

Attachments: 1. Summary 2018-1003.docx, 2. 2018-1003 Attachment, 3. 2018-1003

Date	Ver.	Action By	Action	Result
1/10/2019	1	Mayor	Signed by the Mayor	
1/8/2019	1	City Council	Passed Finally	Pass
1/3/2019	1	Standing Committees	Affirmatively Recommended	Pass
12/11/2018	1	Committee on Hearings	Public Hearing Held	
10/31/2018	1	Standing Committees	Held for Cablecast Public Hearing	Pass
10/23/2018	1	City Council	Read and referred	

Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.01.D, Planned Development Districts, and Article IV, Section 909.01.Q, SP-10, Almono, by replacing the text in-kind with a new SP-10, Hazelwood Green Specially Planned District.

(Public Hearing held 12/11/18)

The Council of the City of Pittsburgh hereby enacts as follows:

Section 1. Amend Article I, Section 902.01.D, Planned Development Districts by changing the name of SP-10 from Almono to Hazelwood Green as follows:

Q. SP-10, ~~Almono~~ Hazelwood Green

Section 2. Amend Article IV, Chapter 909, Planned Development Districts, Section 909.01.Q, SP-10, Almono by deleting the current Almono SP-10 zoning text, and replacing it with new Hazelwood Green SP-10 zoning text as follows:

SEE ATTACHMENT

909.01.Q SP-10, Hazelwood Green

919.01.Q.1 HG Blocks

A. Establishment of HG Blocks. The Preliminary Land Development Plan for Hazelwood Green identifies 67 blocks which are each referred to in this SP-10 Hazelwood Green as an “HG Block” and collectively referred to as “HG Blocks.” The HG Blocks are for reference purposes only and are provided to assist in the application of the regulatory provisions of the SP-10 Zoning Ordinance to development. The HG Blocks do not constitute subdivided lots or parcels under the City of Pittsburgh Subdivision Regulations. Each FLDP shall identify the applicable HG Block(s) comprising the Development Lot proposed to be developed as part of such FLDP, which FLDP shall include the dimensions and boundaries of the proposed Development Lot. The HG Blocks are as set forth in Figure 1 of the SP-10 Appendix.

B. Separating and Combining HG Blocks.

- i. HG Blocks may be subdivided into smaller Development Lots.
- ii. All or portions of contiguous HG Blocks may be combined to form a single Development Lot.
- iii. HG Blocks separated by a Shared Way or street that has not been dedicated to and accepted by the City of Pittsburgh shall not be combined to form a development lot or parcel, except with approval of the Planning Commission as part of a FLDP approval and concurrent approval of a subdivision plan. Planning Commission shall approve the combination of HG Blocks separated by a Shared Way or street that has not been dedicated and accepted by the City of Pittsburgh if an applicant demonstrates the following:
 - (a) The elimination of such street or Shared Way will not detrimentally impact traffic flow through the SP-10.
 - (b) An alternative, publicly accessible pedestrian access is provided through the combined HG Blocks that allows for pedestrian connectivity to streets or Shared Ways.

Nothing in this section shall be deemed to supersede applicable subdivision requirements of the City of Pittsburgh Subdivision Regulations.

919.01.Q.2 Subdistricts

The SP-10 Hazelwood Green Development District is divided into three (3) “Subdistricts” referred to as “The

River District,” “The Mill District,” and “The Flats District.” The Subdistricts shall be located in those areas as depicted in Figure 1 and are further described as follows:

- A. The River District shall be comprised of HG Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 as identified on Figure 1.
- B. The Mill District shall be comprised of HG Blocks 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 36, 37, 40, 41, 42, 45, 46, 47, 50, 51 and 52, as identified on Figure 1.
- C. The Flats District shall be comprised of HG Blocks 34, 35, 38, 39, 43, 44, 48, 49, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66 and 67, as identified on Figure 1.

919.01.Q.3 Use

A. Permitted Primary Uses.

The uses listed in Table 1 of the SP-10 Appendix are permitted in the SP-10. Table 1 lists all permitted uses and classifies each permitted use as Commercial, Community, Hospitality, Light Industrial and Production, Office, Parking and Transit, Research and Development, or Residential. The use classifications correspond to and assist in the application of the PLDP and the SP-10 Zoning Ordinance. Any building, Development Lot or parcel may be used for one or more uses, as set forth in Table 1.

B. Temporary Interim Uses.

Temporary Interim Uses shall be permitted subject to special exception approval under the following standards in addition to the review criteria outlined in Section 922.07.D.1 of the Code as applicable to each use:

- i. Any development or use of land shall be in compliance with the applicable standards under 911.04 for such use.
- ii. The Temporary Interim Use shall be permitted to continue for no longer than a period of ten (10) years beginning on the date of special exception approval.
- iii. Such use shall not be subject to the design requirements of the SP-10 Zoning Ordinance or the PLDP.
- iv. When abutting other developed property, any Temporary Interim Use shall be screened from view of adjacent streets or structures to the extent feasible.

919.01.Q.4 Parking

A. Parking Requirements. Permanent parking requirements/limitations:

- i. All parking, except for Integral Parking, whether a primary or accessory use, must be Shared

Parking.

- ii. All applications seeking FLDP approval for any use shall comply with the shared parking requirements for Hazelwood Green as set forth in that certain [Transportation Strategic Plan]. Such compliance shall be demonstrated in a parking demand analysis that complies with the provisions of Section 922.11.C.2(d) of the Code. The parking demand scope and final report shall be approved by the City of Pittsburgh Department of Planning.

- iii. All parking accessory to a principal use shall be subject to the following maximum parking ratios based on the use classification set forth below:

<u>Use Classification</u>	<u>Maximum Parking Ratio</u>
<u>Community</u>	<u>2 spaces per 1,000 sf</u>
<u>Commercial</u>	<u>2 spaces per 1,000 sf</u>
<u>Hospitality</u>	<u>.85 space per guest room</u>
<u>Light Industrial and Production</u>	<u>2 spaces per 1,000 sf</u>
<u>Office</u>	<u>2 spaces per 1,000 sf</u>
<u>Research and Development</u>	<u>2 spaces per 1,000 sf</u>
<u>Residential Low</u>	<u>1 space per dwelling unit</u>
<u>Residential Medium</u>	<u>.85 space per dwelling unit</u>
<u>Residential High</u>	<u>.85 space per dwelling unit</u>

B. Surface Parking.

Except for Temporary Surface Lots, surface parking in the SP-10 Hazelwood Green Development District shall only be permitted as accessory to uses classified as Light Industrial and Production. A surface parking lot shall not exceed the lesser of: (1) fifteen percent (15%) of the land area of a Development Lot or (2) .2 acres.

C. Temporary Surface Lots.

Prior to the date Certificates of Occupancy are issued for vehicular parking spaces throughout the SP-10 equal to the SP-10 Parking Threshold, Temporary Surface Lots shall be permitted anywhere except for areas designated in any approved FLDP for Urban Open Space within the SP-10 Hazelwood Green Development District on a temporary basis, subject to the following limitations:

- i. A Temporary Surface Lot must be shared by multiple users.
- ii. The Temporary Surface Lot shall not be subject to the maximum parking ratios set forth above, and shall not be subject to the limitation on the number of surface parking spaces set forth in Section 914.02.C of the Code.
- iii. The landscaping requirements of Chapter 918 shall not be applicable to Temporary Surface Lots, provided that parked vehicles shall be screened from view of adjacent streets to the extent feasible.
- iv. All Temporary Surface Lots shall be subject to Site Plan Review under Section 922.04 of the Code in lieu of complying with the FLDP requirements of Section 922.11.C.
- v. A Temporary Surface Lot approved by the Zoning Administrator shall receive a certificate of occupancy that shall expire after a period of ten (10) years from the date of issuance. The certificate of occupancy shall be eligible to be renewed for additional five (5) year periods by review and approval of the Zoning Administrator if the SP-10 Parking Threshold has not been achieved as of the date of the occupancy certificate's expiration.
- vi. In no event shall new Temporary Surface Lots be permitted to be constructed after December 31, 2028, provided, however this limitation shall not be construed to prevent an already existing Temporary Surface Lot from receiving a renewed certificate of occupancy as long as the SP-10 Parking Threshold has not been achieved.
- vii. In no event shall the total number of parking spaces located on all Temporary Surface Lots combined in the SP-10 be more than the SP-10 Parking Threshold. Each applicant for a Temporary Surface Lot shall identify the total number of parking spaces located within all Temporary Surface Lots as part of an application for Zoning Administrator review and approval of a new Temporary Surface Lot.

D. Parking Structures.

A non-accessory Parking Structure shall not be located within five hundred (500) feet from another non-accessory Parking Structure measured by a linear line from the closest point of one structure to the beginning of the other structure.

E. Integral Parking.

Integral Parking shall be permitted as an accessory use for Residential Low uses.

F. Bicycle Parking.

- i. In lieu of the requirements of Section 914.05.D of the Code, all development shall include bicycle parking meeting the below listed requirements for both Unprotected Bicycle Parking and Protected Bicycle Parking:

<u>USE CATEGORY</u>	<u>MINIMUM UNPROTECTED BICYCLE PARKING</u>	<u>MINIMUM PROTECTED BICYCLE PARKING</u>
<u>Residential Low</u>	<u>N/A</u>	<u>N/A</u>
<u>Residential Medium</u>	<u>Storage for at least 2.5% of peak visitors, but no fewer than four (4) spaces per building.</u>	<u>Storage for at least 30% of all regular building occupants, but no fewer than one (1) space per residential unit.</u>
<u>Residential High</u>	<u>Storage for at least 2.5% of peak visitors, but no fewer than four (4) spaces per building.</u>	<u>Storage for at least 30% of all regular building occupants, but no fewer than one (1) space per residential unit.</u>
<u>Light Industrial and Production</u>	<u>Storage for at least 2.5% of peak visitors, but no fewer than four (4) spaces per building.</u>	<u>Storage for at least 5% of all regular building occupants, but no fewer than four (4) spaces per building.</u>
<u>Research and Development</u>	<u>Storage for at least 2.5% of peak visitors, but no fewer than four (4) spaces per building.</u>	<u>Storage for at least 5% of all regular building occupants, but no fewer than four (4) spaces per building.</u>
<u>Office</u>	<u>Storage for at least 2.5% of peak visitors, but no fewer than four (4) spaces per building.</u>	<u>Storage for at least 5% of all regular building occupants, but no fewer than four (4) spaces per building.</u>
<u>Community</u>	<u>Storage for at least 2.5% of peak visitors, but no fewer than four (4) spaces per building.</u>	<u>Storage for at least 5% of all regular building occupants, but no fewer than four (4) spaces per building.</u>
<u>Commercial</u>	<u>At least two (2) storage spaces for every five thousand (5,000) square feet, but no fewer than two (2) spaces per building.</u>	<u>Storage for at least 5% of all regular building occupants, but no fewer than two (2) spaces per building.</u>

919.01.Q.5 Development Standards

- A. Compliance with the PLDP.

Parcel and Building Design regulations within Section 04 of the Preliminary Land Development Plan, as amended, are incorporated herein and compliance with such requirements, as amended, shall be a prerequisite of approval of a FLDP.

B. Active Ground Floor Uses.

Active ground floor use requirements. Active ground floor uses shall be included along the frontages identified on Figure 2 in the SP-10 Appendix. Active ground floor uses are as follows: Art or Music Studio, Bank or Financial Institution (Limited), Bank or Financial Institution (General), Child Care (General), College or University Campus, Community Center (Limited), Community Center (General), Cultural Service (Limited), Cultural Service (General), Grocery Store (Limited), Grocery Store (General), Hotel/Motel (Limited), Hotel/Motel (General), Library (Limited), Library (General), Recreation and Entertainment Indoor (Limited), Recreation and Entertainment Indoor (General), Restaurant Fast-Food (Limited), Restaurant (Limited), Restaurant (General), Retail Sales and Services (Limited), Retail Sales and Services (General), Sidewalk Cafe, Farmer's Market, Neighborhood Hospital, Spa, and Water Enhanced Facility or Use.

C. Build-to-Zone.

- i. All new construction shall be subject to the following Build-to-Zone requirements:
 - (a) Type 1 Frontage: All structures located along a Type 1 Frontage as identified in Figure 3-1 of the SP-10 Appendix shall occupy no less than 90% of the lot frontage within the Build-to-Zone.
 - (b) Type 2 Frontage: All structures located along a Type 2 Frontage as identified in Figure 3-2 of the SP-10 Appendix shall occupy no less than 70% of the lot frontage within the Build-to-Zone.
 - (c) Type 3 Frontage: All structures located along a Type 3 Frontage as identified in Figure 3-3 of the SP-10 Appendix shall occupy no less than 30% of the lot frontage within the Build-to-Zone.

D. Building Height.

- i. Maximum Building Height
 - (a) All development within the River District shall be limited to a maximum building height of two hundred forty (240) feet.

- (b) All development within the Mill District and Flats District, except for HG Blocks 62 and 63, shall be limited to a maximum building height of one hundred fifty (150) feet.
- (c) All development on HG Blocks 62 and 63 shall be limited to a maximum building height of eighty-five (85) feet.
- ii. Minimum Building Height. All development shall have a minimum height of at least thirty-two (32) feet.
- iii. Building Stepback Requirements
 - (a) Buildings located on each developable HG Block shall be subject to stepback requirements set forth in this section. The term “stepback” refers to a technique whereby the floorplate of the building is reduced from the Street at certain heights of a building to improve the pedestrian experience, enable sunlight penetration to the ground plane (streets and public spaces), and creating interesting and functional rooftops at various building levels. An example of a building stepback is identified on Figure 4 of the SP-10 Appendix.
 - (b) Stepback Types:

Stepback Type I:

<u>Distance from Development Lot Line (Stepback Line)</u>	<u>Maximum Height</u>
<u>0 - at least 10 feet</u>	<u>45 feet</u>
<u>10 or more feet - at least 20 feet</u>	<u>85 feet</u>

Stepback Type II:

<u>Distance from Development Lot Line (Stepback Line)</u>	<u>Maximum Height</u>
<u>0 - at least 15 feet</u>	<u>65 feet</u>

- (c) Designation of Stepback Areas:
 - (i) Stepback Type I: All frontages requiring Stepback Type I are designated on Figure 5-1 of the SP-10 Appendix.
 - (ii) Stepback Type II: All frontages requiring Stepback Type II are designated on Figure 5-2 of the SP-10 Appendix.

- (d) Buildings or the portions of buildings that are set back from the Development Lot Line at a distance that is equal to or greater than an applicable Stepback Line shall be exempt from the maximum height limitation applicable to such Stepback Line.
- (e) If an HG Block is combined with another HG Block across a Shared Way or street that has not yet been dedicated to the City in accordance with the provisions of this ordinance, the stepback requirement applicable to frontage along such Shared Way or street shall not be applicable to the extent the building crosses such Shared Way or street.

E. Building Transparency Requirements.

- i. All buildings containing any use at the ground level, except for uses classified as Light Industrial and Production, Research and Development, and Residential Low, shall be subject to the following ground floor transparency requirements where any Façade fronts a Street or Urban Open Space:
 - (a) Except for frontages requiring Active Uses as identified on Figure 2, all buildings shall have minimum ground floor transparency of 60% of the Façade measured from the average grade of such Façade to fourteen (14) feet above such average grade.
 - (b) All buildings with frontages requiring Active Uses as identified on Figure 2 shall have minimum ground floor transparency of 70% of the Façade measured from the average grade of such Façade to eighteen (18) feet above such average grade.
- ii. All buildings containing Residential Low use at the ground level shall have minimum ground floor transparency of 15% of the Façade measured between the average grade of such Façade and ten (10) feet above such average grade for each Façade that fronts a Street or Urban Open Space.
- iii. All buildings containing uses classified as Light Industrial and Production and/or Research and Development at the ground level shall have minimum ground floor transparency of 30% of the Façade measured between the average grade for each Façade and fourteen (14) feet above such average grade for each Façade that fronts a Street or Urban Open Space.
- iv. Upper floor Façades that front a Street or Urban Open Space of all buildings shall have an aggregated minimum of 30% transparency.

F. Ground Floor Height Requirements.

- i. All buildings, except for buildings containing ground floor Residential Low use and except for buildings required to have ground floor Active Uses as identified on Figure 2 shall

have a Ground Floor Height of fourteen (14) feet or greater.

- ii. All buildings required to have ground floor Active Use as identified on Figure 2 shall have a Ground Floor Height of eighteen (18) feet or greater.

G. Building Length.

A building or buildings shall not exceed five hundred (500) linear feet measured in a straight line from end to end along any Façade.

H. Urban Open Space.

A minimum of ten percent (10%) of the entire SP-10 Hazelwood Green shall be provided and maintained as Urban Open Space. Each Subdistrict shall have a minimum of ten percent (10%) Urban Open Space.

919.01.Q.6 Definitions

Basic Industry (Limited) means an establishment engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials where such products are produced and manufactured in connection with another permitted use in the SP-10.

Build to Zone means the area between (a) the Street or Fixed Shared Way and the Development Lot Line and (b) six (6) feet measured perpendicular from the Street or Fixed Shared Way to the Development Lot Line.

College or University Campus for purposes of the SP-10 means a college, community college or other post-secondary educational complex not in an EMI District, which shall include one (1) or more of the following uses: teaching and research facilities; educational classroom space; public assembly; child care facilities; student center; food service facilities; library; administrative offices; and indoor recreation facilities. In no event shall outdoor recreation facilities be considered a College or University Campus use.

Community Center (Limited) for purposes of the SP-10 means a Community Center which primarily serves the community in which it exists and with a gross floor rear of less than five thousand (5,000) square feet.

Community Center (General) for purposes of the SP-10 means a Community Center with a gross floor area of five thousand (5,000) square feet or more.

Developable Acre shall mean the total square footage of a Development Lot exclusive of all Streets, Shared Ways, and streets that have not yet been dedicated to the City.

Development Lot for the purpose of the SP-10 means all or a portion of an HG Block that is proposed for development as part of a FLDP approval application.

Development Lot Line shall means any boundary line of a Development Lot.

Facade(s) shall mean any exterior elevation of a structure or building as viewed from a single vantagepoint and determined by the Zoning Administrator.

Farmer's Market means an area designated for the sale of foods and agricultural products directly to consumers from farmers and/or the producers of such foods or products.

FLDP shall mean a Final Land Development Plan submitted under Section 922.11.C of the Code.

Ground Floor Height shall mean the height measured from the exterior average grade along the building frontage to the bottom of the second floor.

Integral Parking means "tuck-under" parking achieved through its incorporation into architectural elements of a building such as a garage or overhead covered areas, but excluding carports.

Neighborhood Hospital means a facility that: (1) occupies not more than forty thousand (40,000) square feet; and (2) offers no more than fifteen (15) emergency room bays and no more than fifteen (15) inpatient beds for medical related use twenty-four (24) hours per day by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality or disease; and/or (3) regularly makes available clinical laboratory services, diagnostic radiological services, treatment facilities for medical treatment, and/or other services associated with hospitals licensed by the Pennsylvania Department of Health.

Laboratory/Research Services, Outdoor shall mean an establishment engaged in conducting basic applied, industrial or scientific research, other than medical testing, where such services are not contained in an enclosed building or structure, including production of prototype products when limited to the minimum scale necessary for full investigation of the merits of a product, but excluding production of products used primarily or customarily for sale or for use in non-prototype production or operations.

Parks and Recreation (Limited) shall mean a Parks and Recreation use that does not have spectator seating, concession, lighted playing courts or fields.

Parks and Recreation (General) means a Parks and Recreation use with spectator seating, concession, lighted playing courts or fields.

PLDP shall mean the Hazelwood Green Preliminary Land Development Plan Special Planned District 10 (SP-10) dated _____.

Protected Bicycle Parking shall have the meaning set forth in 914.05.A.3.

Recreation and Entertainment, Indoor (Limited) for purposes of the SP-10 means an Indoor Recreation and Entertainment use that has a gross floor area of less than ten thousand (10,000) square feet.

Recreation and Entertainment, Indoor (General) for purposes of the SP-10 means an Indoor Recreation and Entertainment use that has a gross floor area of ten thousand (10,000) square feet or more.

Religious Assembly (Limited) for purposes of the SP-10 means a Religious Assembly use that has a gross floor area of less than five thousand (5,000) square feet.

Religious Assembly (General) for purposes of the SP-10 means a Religious Assembly use that has a gross floor area of five thousand (5,000) square feet or more.

Residential: Low means any residential use that has between 25 dwelling units per Developable Acre and 38

dwelling units per Developable Acre.

Residential: Medium means any residential use that has between 39 dwelling units per Developable Acre and 62 dwelling units per Developable Acre.

Residential: High means any residential use that has 63 or more dwelling units per Developable Acre.

Restaurant (Limited) for purposes of the SP-10 means a Restaurant with a gross floor area of less than twenty-four hundred (2,400) square feet.

Shared Parking means parking that is made available to multiple users and/or to the general public in addition to serving a specific use.

Shared Way means an alley or street that is not dedicated to and accepted by the City of Pittsburgh as a public street or way, but is a public easement which is accessible to the public and which provides access to a building or lot.

Shared Way, Fixed means a Shared Way as designated in the PLDP that is not subject to removal or changed location.

Spa means an establishment devoted to health, fitness, beauty, and relaxation, provided that any massage services are administered by a massage therapist licensed by the Pennsylvania Board of Massage Therapy.

SP 10 Parking Threshold means two thousand (2,000) vehicular parking spaces located in Temporary Surface Lots throughout the SP-10 District.

Stepback Line shall mean the required distance from the Development Lot Line pursuant to Section VII.D.iii (b).

Temporary Interim Use means any use that: (1) is identified in Table 2 of the SP-10 Appendix; and (2) by its nature does not involve a structure or building capable of compliance with the design requirements of the SP-10 Zoning Ordinance and/or the PLDP.

Temporary Surface Lots means any Development Lot used for parking motor vehicles for a specified period of time stated in a certificate of occupancy.

Unprotected Bicycle Parking shall have the meaning set forth in Section 914.05.A.4 of the Code.

Vocational School (Limited) for purposes of the SP-10 means a Vocational School for fewer than one hundred (100) students.

Vocational School (General) for purposes of the SP-10 means a Vocational School for one hundred (100) students or more.

Water Dependent Facility or Use means a facility or use that by its nature is required to be on or adjacent to a river, without such adjacency the use could not exist.

Water Enhanced Facility or Use means a recreation, entertainment or restaurant facilities or similar uses that achieve greater value or beauty as a result of a location on or near a river.

SP-10 APPENDIX

TABLE 1

<u>USE</u>	<u>ACTIVE USE CATEGORIZATION</u>	<u>HG USE CATEGORIZATION</u>	<u>SUBDISTRICT/BLOCKS WHERE PERMITTED</u>
<u>Agriculture (Limited) With Beekeeping</u>	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
<u>Agriculture (Limited)</u>	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
<u>Animal Care (Limited)</u>	No	Commercial	All
<u>Animal Care (General)</u>	No	Commercial	All
<u>Art or Music Studio.</u>	Yes	Community	All
<u>Public Assembly (Limited)</u>	No	Community	All
<u>Public Assembly (General)</u>	No	Community	All
<u>Bank or Financial Institution (Limited)</u>	Yes	Commercial	All
<u>Bank or Financial Institution (General)</u>	Yes	Commercial	All
<u>Bed and Breakfast (Limited)</u>	No	Hospitality	All
<u>Bed and Breakfast (General)</u>	No	Hospitality	All
<u>Child Care (Limited)</u>	No	Commercial	All
<u>Child Care (General)</u>	Yes	Community	All
<u>Club (Limited)</u>	No	Community	All
<u>Club (General)</u>	No	Community	All
<u>College or University Campus (See Section VIII)</u>	Yes	Community	All
<u>Community Center (Limited) (See Section VIII)</u>	Yes	Community	All
<u>Community Center (General)</u>	Yes	Community	All

<u>Construction Contractor (Limited)</u>	No	<u>Light Industrial & Production</u>	<u>As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24..</u>
<u>Construction Contractor (General)</u>	No	<u>Light Industrial & Production</u>	<u>As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.</u>
<u>Controlled Substance Dispensation Facility</u>	No	<u>Commercial</u>	<u>All HG Blocks except not permitted on HG Blocks 61, 62, 63, 64, 65, 66, 67 and 68.</u>
<u>Cultural Service (Limited)</u>	Yes	<u>Community</u>	<u>All</u>
<u>Cultural Service (General)</u>	Yes	<u>Community</u>	<u>All</u>
<u>Educational Classroom Space (Limited).</u>	No	<u>Community</u>	<u>All</u>
<u>Educational Classroom Space (General)</u>	No	<u>Community</u>	<u>All</u>
<u>Grocery Store (Limited)</u>	Yes	<u>Commercial</u>	<u>All</u>
<u>Grocery Store (General)</u>	No	<u>Commercial</u>	<u>All</u>
<u>Hotel/Motel (Limited)</u>	Yes	<u>Hospitality</u>	<u>All</u>
<u>Hotel/Motel (General)</u>	Yes	<u>Hospitality</u>	<u>All</u>
<u>Laboratory/Research Services (Limited)</u>	No	<u>Research & Development</u>	<u>All</u>
<u>Laboratory/Research Services (General)</u>	No	<u>Research & Development</u>	<u>All</u>
<u>Laundry Services</u>	No	<u>Commercial</u>	<u>All</u>
<u>Library (Limited)</u>	Yes	<u>Community</u>	<u>All</u>
<u>Library (General)</u>	Yes	<u>Community</u>	<u>All</u>
<u>Manufacturing and Assembly (Limited)</u>	No	<u>Light Industrial & Production</u>	<u>As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.</u>
<u>Manufacturing and Assembly (General)</u>	No	<u>Light Industrial & Production</u>	<u>As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.</u>
<u>Medical Marijuana Dispensary</u>	No	<u>Commercial</u>	<u>All HG Blocks except not permitted on HG Blocks 61, 62, 63, 64, 65, 66, 67 and 68.</u>

<u>Medical Office/Clinic (Limited)</u>	No	Office	All
<u>Medical Office/Clinic (General)</u>	No	Office	All
<u>Office (Limited)</u>	No	Office	All
<u>Office (General)</u>	No	Office	All
<u>Parking Structure (Limited)</u>	No	Parking & Transit	Permitted on all HG Blocks except 1, 6, 7, 13, 15, 16, 17, 29, 30, 31, 32, 33, 36, 41, 51, 53, 54, 55, 56, 65, 66 and 67.
<u>Parking Structure (General)</u>	No	Parking & Transit	Permitted on all HG Blocks except 1, 6, 7, 13, 15, 16, 17, 29, 30, 31, 32, 33, 36, 41, 51, 53, 54, 55, 56, 65, 66 and 67.
<u>Parks and Recreation (Limited) (See Section VIII)</u>	No	Community	All
<u>Parks and Recreation (General) (See Section VIII)</u>	No	Community	All
<u>Recreation and Entertainment, Indoor (Limited) (See Section VIII)</u>	Yes	Commercial	All
<u>Recreation and Entertainment, Indoor (General) (See Section VIII)</u>	Yes	Commercial	All
<u>Recycling Collection Station</u>	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
<u>Recycling Processing Center</u>	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
<u>Religious Assembly (Limited)</u>	No	Community	All
<u>Religious Assembly (General)</u>	No	Community	All
<u>Restaurant, Fast-Food (Limited)</u>	Yes	Commercial	All
<u>Restaurant (Limited) (See Section VIII).</u>	Yes	Commercial	All
<u>Restaurant (General)</u>	Yes	Commercial	All

<u>Retail Sales and Services (Limited)</u>	<u>Yes</u>	<u>Commercial</u>	<u>All</u>
<u>Retail Sales and Services (General)</u>	<u>Yes</u>	<u>Commercial</u>	<u>All</u>
<u>Safety Service</u>	<u>No</u>	<u>Community</u>	<u>All</u>
<u>School, Elementary or Secondary (Limited)</u>	<u>No</u>	<u>Community</u>	<u>All</u>
<u>School, Elementary or Secondary (General)</u>	<u>No</u>	<u>Community</u>	<u>All</u>
<u>Sidewalk Cafe</u>	<u>Yes</u>	<u>Hospitality</u>	<u>All</u>
<u>Transit Facility</u>	<u>No</u>	<u>Parking & Transit</u>	<u>All</u>
<u>Utility (Limited)</u>	<u>No</u>	<u>Light Industrial & Production</u>	<u>All</u>
<u>Utility (General)</u>	<u>No</u>	<u>Light Industrial & Production</u>	<u>As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.</u>
<u>Vehicle/Equipment Repair (Limited)</u>	<u>No</u>	<u>Commercial</u>	<u>All</u>
<u>Vocational School (Limited) (See Section VIII)</u>	<u>No</u>	<u>Community</u>	<u>All</u>
<u>Vocational School (General) (See Section VIII)</u>	<u>No</u>	<u>Community</u>	<u>All</u>
<u>Welding or Machine Shop</u>	<u>No</u>	<u>Light Industrial & Production</u>	<u>As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.</u>
<u>Farmer's Market (See Section VIII)</u>	<u>Yes</u>	<u>Community</u>	<u>All</u>
<u>Neighborhood Hospital (See Section VIII)</u>	<u>Yes</u>	<u>Commercial</u>	<u>All</u>
<u>Small-scale Basic Industry (See Section VIII)</u>	<u>No</u>	<u>Light Industrial & Production</u>	<u>Permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.</u>
<u>Spa (See Section VIII)</u>	<u>Yes</u>	<u>Commercial</u>	<u>All</u>
<u>Temporary Interim Use (See Section VIII)</u>	<u>No</u>	<u>Commercial</u>	<u>Permitted by Special Exception in accordance with Section V.B.</u>
<u>Water-Dependent Facility or Use (See Section VIII)</u>	<u>No</u>	<u>Commercial</u>	<u>All</u>

Water Enhanced Facility or Use (See Section VIII)	<u>Yes</u>	<u>Commercial</u>	<u>All</u>
Residential: Low (See Section VIII)	<u>No</u>	<u>Residential</u>	<u>As a primary use, only permitted on HG Blocks 62 and 63.</u>
Residential: Medium (Section VIII)	<u>No</u>	<u>Residential</u>	<u>All</u>
Residential: High (See Section VIII)	<u>No</u>	<u>Residential</u>	<u>All</u>

TABLE 2

Agriculture (General)

Amusement Arcade

Helipad

Helistop

Nursery, Retail

Outdoor Retail Sales and Service

Any other use deemed to be similar in the discretion of the Zoning Administrator

FIGURE 1 - HG BLOCKS AND SUBDISTRICTS

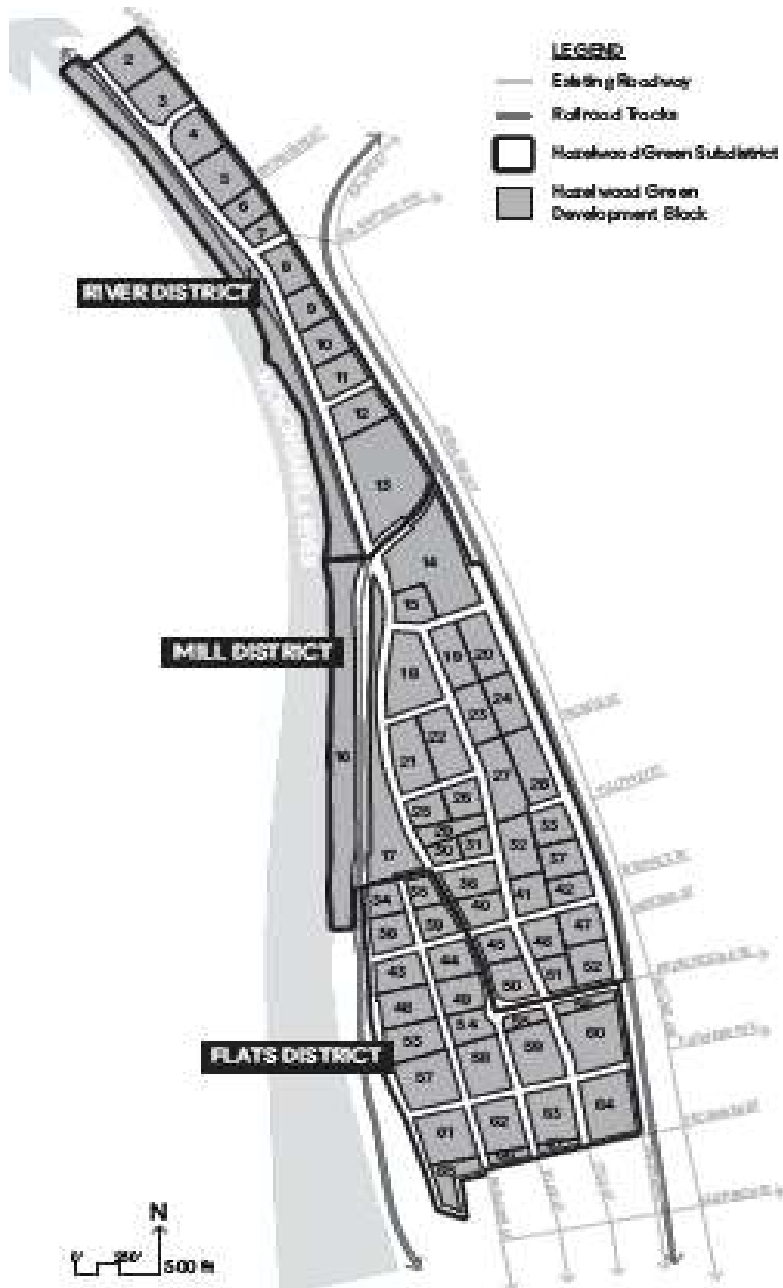


FIGURE 2 - ACTIVE GROUND FLOOR USE REQUIRED

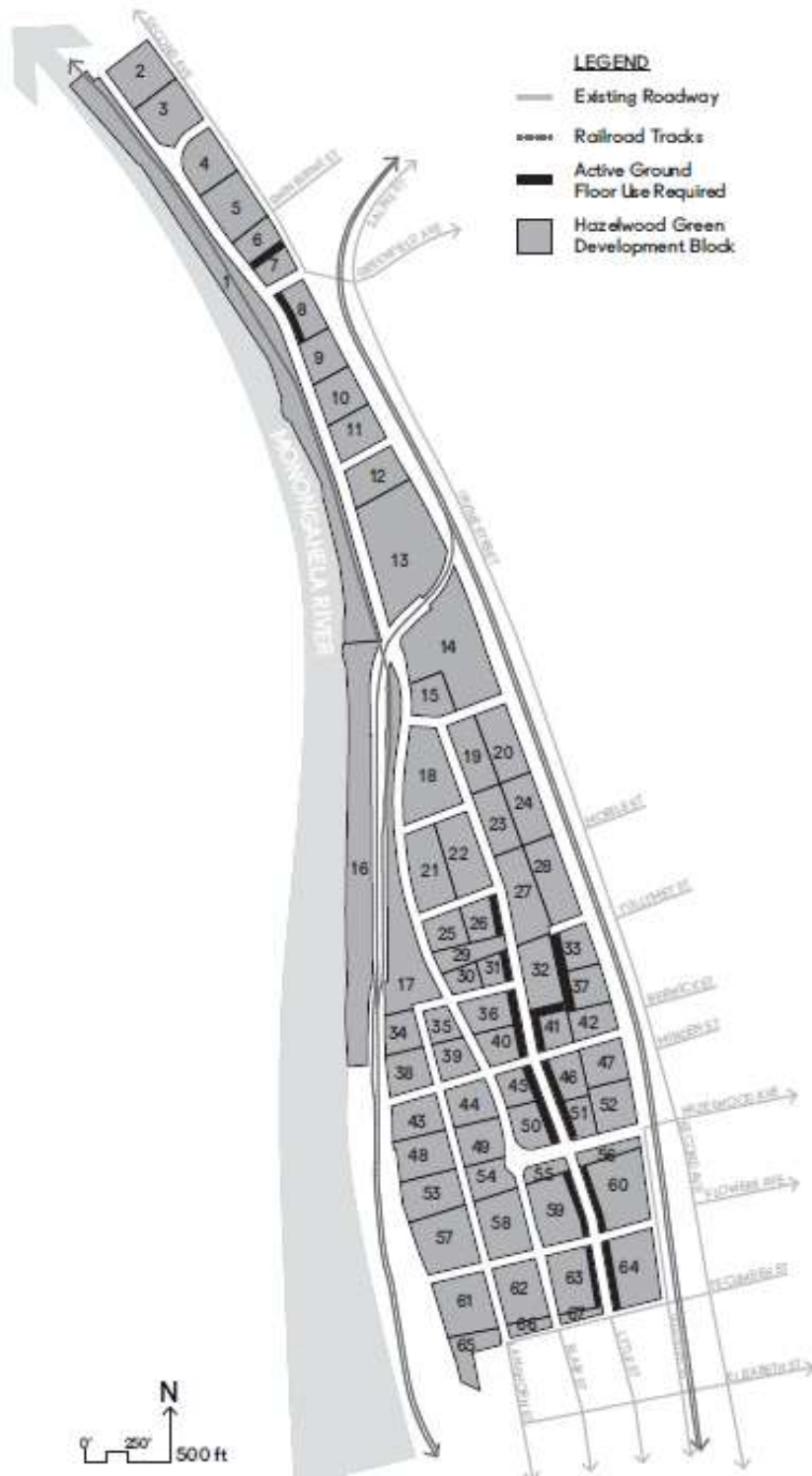


FIGURE 3-1 - TYPE 1 FRONTAGE

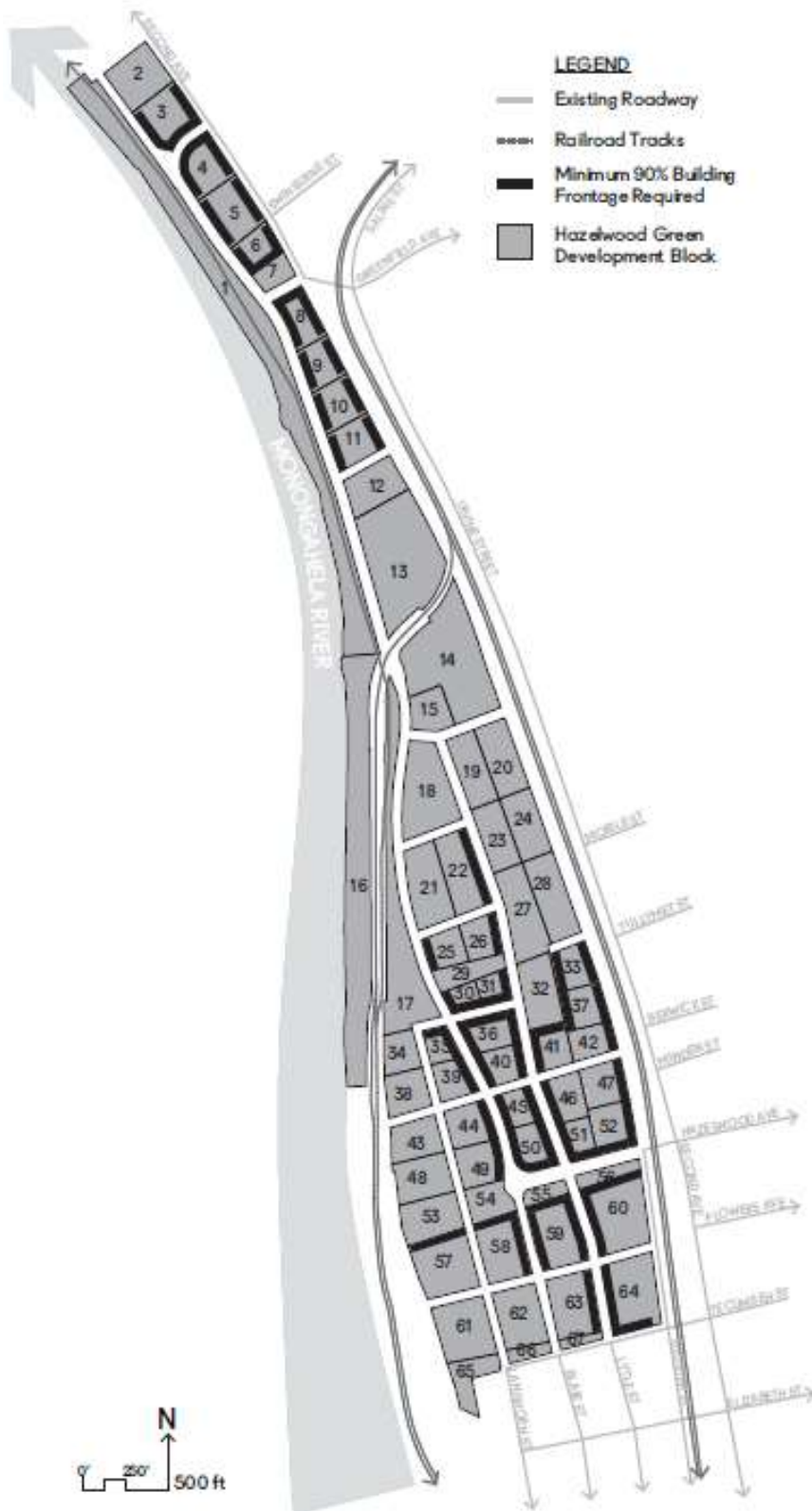


FIGURE 3-2 - TYPE 2 FRONTAGE

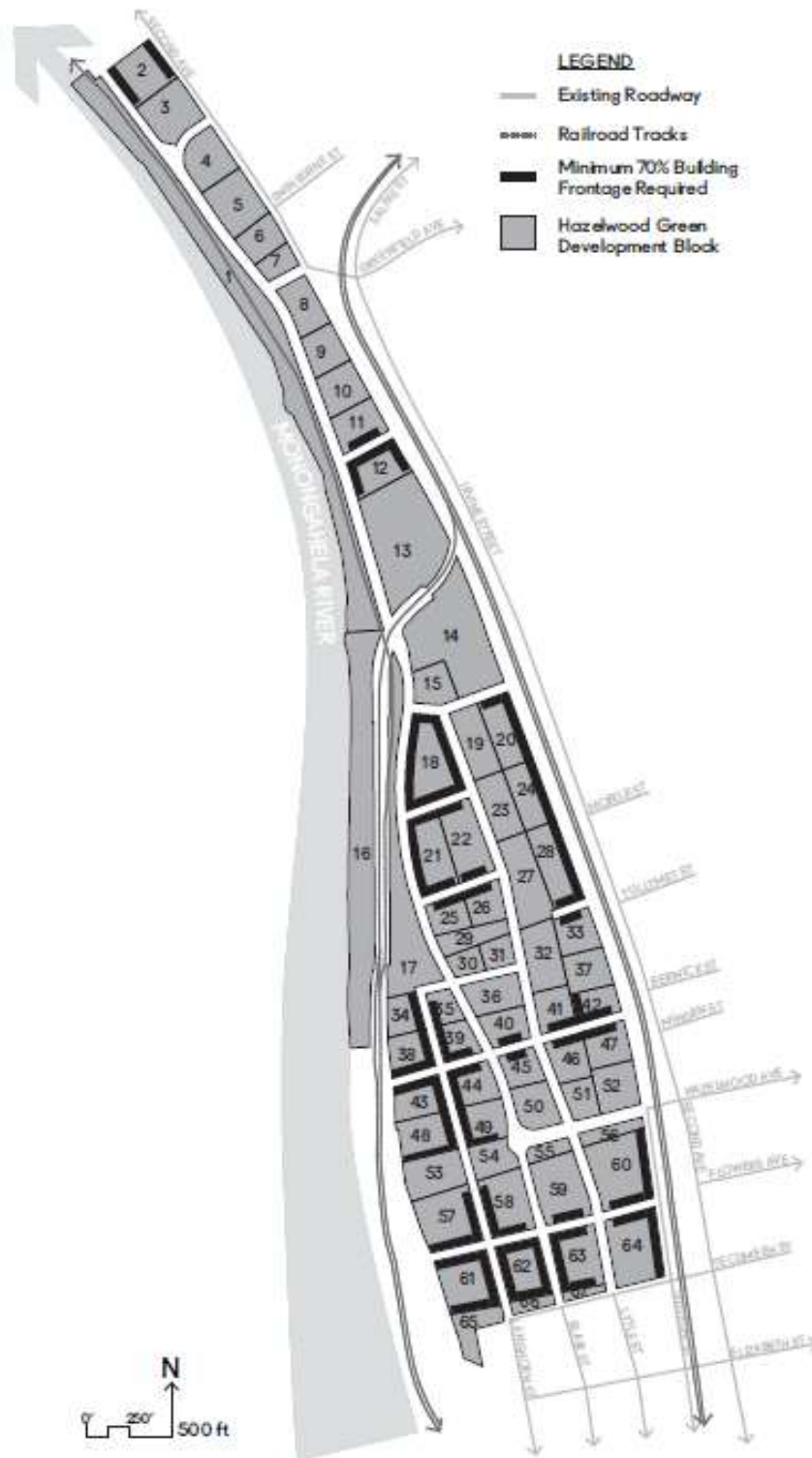


FIGURE 4 - STEPBACK EXAMPLE

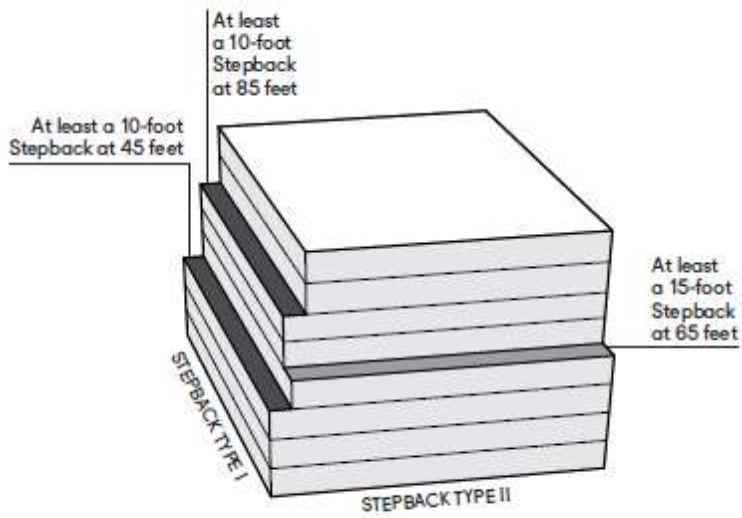


FIGURE 5-1 - FRONTAGES REQUIRING STEPBACK TYPE I

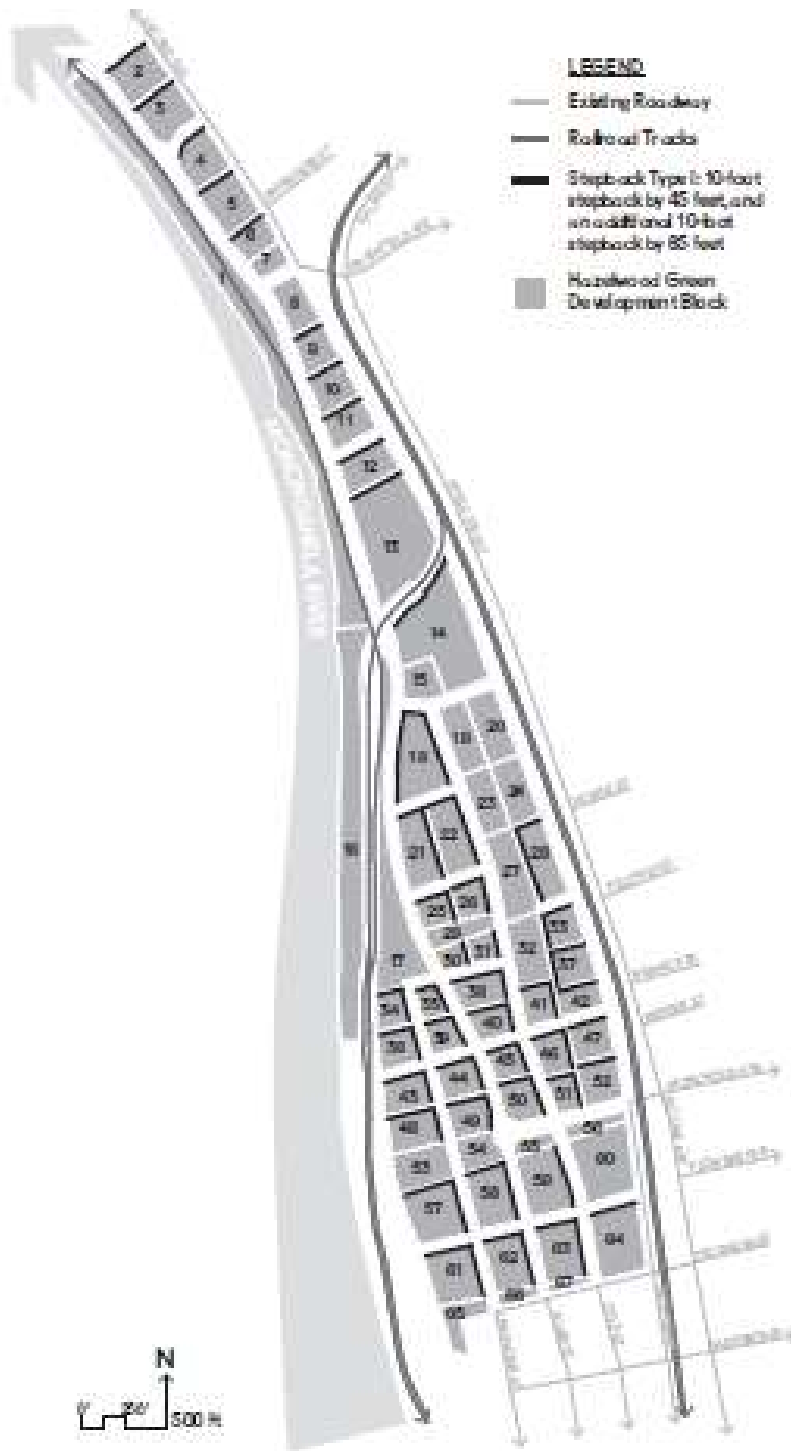


FIGURE 5-2 - FRONTAGES REQUIRING STEPBACK TYPE II

