

Comparison Crosswalk Between Existing and Proposed Zones
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Existing Zones	Existing GP/Density/FAR	Permitted Uses	Proposed Zones	Proposed GP/Density/FAR	Permitted Uses Summary
Single Family R-1	Low Density/ 1-8 du/ac	<u>Permitted</u> - Single Family; Duplex on corners , Family Day Care sml, Supportive and Transitional Housing, <u>Conditionally Permitted</u> – Day Care Centers, Churches, Family Day Care Ig, Public & Quasi Public, Health Club,	Residential Low RL	Low Density/ 1-8 du/ac	<u>Permitted</u> - Single Family (attached and detached), Duplex , Family Day Care sml, Residential Care Facilities , SB9, ADUs, Transitional and Supportive housing; (<u>Conditionally permitted</u> – Small lot subdivision , large family day care, outdoor sports and recreation, Residential Limited Retail , Community and Religious Assembly, Community Garden , Skilled Nursing Facility, Park and Recreation Facility, school)
Duplex Residential R-2	Low Density/ 1-8 du/ac	<u>Permitted</u> – Single Family, Duplex, Family Day Care sml, Supportive and Transitional Housing <u>Conditionally Permitted</u> – Family Day Care Ig, Churches, Public Quasi Public, Health club, Deep Lot Developments (allow additional density), Mobile Home Park, School	Duplex Residential R-2		N/A – See RLM
Neighborhood Preservation- NP	Low Density 1-8 du/ac	<u>Permitted</u> – Single Family, Duplex, Family Day Care sml, Supportive and Transitional Housing, <u>Conditionally Permitted</u> - Apartments/MF (able to replace existing only) , Churches, Day Care Center, Family Day Care Ig, Deep Lot Developments, Boarding and Rooming House (if existing pre 1979) , Churches, Offices, Plant Nurseries and Greenhouses (if existing pre 1979), Public Quasi Public, Health Club.	Neighborhood Preservation- NP	Low Density/ 1-8 du/ac	<u>Permitted</u> - Single Family (attached and detached), Duplex, Residential Care Facilities, SB 9, ADUs, Family Day Care Sml, Transitional and Supportive housing; (<u>Conditionally permitted</u> – Small lot subdivision , large family day care, outdoor sports and recreation, Residential Limited Retail , Community and Religious Assembly, Community Garden , Skilled Nursing Facility , School, Day Care Center
		N/A	Residential Low Medium R-LM (New)	Low Medium Density/5-15 du/ac (New)	<u>Permitted</u> - Single Family (attached and detached), Duplex, Residential Care Facilities, SB 9, ADUs, Transitional and Supportive housing; (<u>Conditionally permitted</u> – Multi-unit dwelling, small lot subdivision , large family day care, Live/work , manufactured home, outdoor sports and recreation, Residential Limited Retail , Community and Religious Assembly, Community Garden , Skilled Nursing Facility, Park and Recreation Facility, school, Cultural facility , Day Care Center
Multi Family Residential RM	Medium Density/8.1-19.9 du/ac	<u>Permitted</u> – Single Family, Duplex, Boarding and Rooming House (under 6), Family Day Care Sml, Gift Shop (accessory) , Pharmacy (accessory) , Apartments (subject to PC DR), Supportive and Transitional Housing <u>Conditionally Permitted</u> – Boarding and Rooming House (over 6) , Family Day Care Ig, Hospitals, Medical and Dental Clinics & Lab , Public and Quasi Public, Health Club, Tech/Trade School, Nursing and Convalescent Homes,	Residential Medium RM	Medium Density/8.1-19.9 du/ac	<u>Permitted</u> Small lot subdivision , Multi-unit Dwelling, small family day care, Residential Care Facilities; Supportive and Transitional Housing, ADU (<u>Conditionally permitted</u> – Large Family day care, Live work , Manufactured Home, Restaurant limited counter service (accessory) , Tasting room (accessory) , Bed and Breakfast , Office (accessory) , Medical/Dental office, Personal Services (accessory) , Outdoor Sports and Recreation Facility, Residential Limited Retail , Public/Institutional uses, Skilled Nursing
High Density Residential R-HD (IZO)	High Density/ 20-40 du/ac	<u>Permitted</u> – Multi Unit Dwelling, Small Family Day Care, Small Residential Care, Supportive and Transitional Housing, General Market , Grocery , Instructional, Beauty/Barber, Artisan Shop , Consignment , Retail , (some limited to 1/3 of a mixed use development), <u>Conditionally Permitted</u> – Tasting Room, Bank , Restaurant (limited), Farmers Market , Day Care, Cultural Facility, Skilled Nursing, Community Garden,	Residential High RH	High Density/ 20-40 du/ac	<u>Permitted</u> – Small Lot Subdivision , Multi Unit Dwelling, Live Work , Small Family Day Care, Residential Care Facilities (LG and SM), Office uses (accessory), Personal Services (accessory), Supportive and Transitional Housing, ADU <u>Conditionally Permitted</u> – Large Family Day Care, Restaurant (accessory), Tasting Room (accessory), Bed and Breakfast , Indoor Sports and Recreation, College & Trade School, Day Care Center, Community Garden, Cultural Facility

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Downtown District A(1-3) – Main Street	Downtown Mixed Use – Unlimited/ FAR 1.0-4.0	<p><u>Permitted</u> - Auto Rental office, Antique Store, Drugstore &Pharmacy, Gift Shops, Hardware Stores, Retail, Café/Restaurant, Barber/Beauty, Bed and Breakfast, Financial institutions, Pet Grooming, Bakery, Funeral Homes/Mortuary, Public/Quasi Public, Studios, Technical/Craft Schools, Social Halls, Office uses, Medical and Dental Clinics, Mixed Use, Taxi Cab office only.</p> <p><u>Conditionally Permitted</u> – Multi Family, Hotels, Boarding and Rooming House, Auto Lube Shop, Auto Rental with Vehicle Storage, Auto Minor Service, Winetasting, Mini-mart, Bars/Cocktail lounge, Card Room, Dance Hall, Pool Hall, Skating rink, Health club, Heating and AC, Plumbing Sales and Supply, Bus Depot, Bank with Drive Thru, Taxi Cab Service with vehicle storage</p>	Downtown DX-1 (New) – Downtown Core	Downtown Mixed Use – Unlimited/1-4 FAR1.0-4.0	<p><u>Permitted</u> – Family Day Care (lg and sm), Pet Store, Veterinary, Auto Rental Office, Banking, Business Services, Restaurant, Tasting Room, Funeral/Internment, Maintenance and Repair Services, Offices, Medical/Dental Office, Personal Services, Cinema/Theater, Indoor Entertainment, Indoor Sports and Rec (Sml), Artisan Shop, Convenience Grocery, General Retail, Consignment, College Trade School, Cultural Facility, Government Buildings, Food and Beverage Manufacture (Sml), Food Preparation, Research and Development (under 5,000sf) ADU.</p> <p><u>Conditionally Permitted</u> – Small Lot Subdivision, Multi Unit Dwelling, Live Work, Pet Grooming, Auto sales/Leasing, Bed and Breakfast, Hotel/Motel, Short Term Rental, Community and Religious, Day Care Center, School, Artisan Sml Manufacturing, Bar/Nightclub, Brewpub, Microbrewery</p>
Downtown District B – Government Center	Downtown Mixed Use – Unlimited FAR1.0-4.0	<p><u>Permitted</u> - Auto Rental Office, Gift Shop, Retail stores, Barber/Beauty, Bed and Breakfast, Café/Restaurant, Financial Institution, Bakery, Funeral Home and Mortuary, Public/Quasi Public, Studios, Technical/Craft Schools, Social Hall, Office, Medical/Dental clinic and Lab, Mixed Use</p> <p><u>Conditionally Permitted</u> – Multi Family, Financial Institution with a drive through, Hotel/Motel, Health Club, Churches, Food Distribution, Social Service Provider, Bail Bonds,</p>	Downtown DX-2 (New) – Downtown Civic	Downtown Mixed Use – Unlimited/ FAR1.0-4.0	<p><u>Permitted</u> – Family Day Care Sml, Live Work, Pet Store, Grooming, Auto Rental Office, Bank, Business Services, Restaurant, Tasting Room, Funeral/Internment, Artisan Shop, Convenience Grocery, General Retail, Indoor Sports Sml, Consignment, College Trade School, Cultural Facility (under 5.000 sf), Government Buildings, Artist Studio, Food and Beverage Mfc sml, Food Preparation, Research and Development (under 5,000sf), Medical/Dental office,</p> <p><u>Conditionally Permitted</u> – Small Lot Subdivision, Multi-Unit Dwelling, Family Day Care Lg, Residential Care Facility Lg, Veterinary, Bail Bonds, Bar/Nightclub, Brewpub, Microbrewery, Micro Distillery, Bed and Breakfast, Boarding House, Hotel/Motel, Indoor Entertainment, Church Community Assembly, Day Care Center, Skilled Nursing, Artisan Small Scale Mfg,</p>
Downtown District C - Transitional	Downtown Mixed Use – Unlimited/ FAR1.0-4.0	<p><u>Permitted</u> - Single Family, Duplex, Auto Rental Office, Barber/Beauty, Bed and Breakfast, Shoe Repair, Florist, Medical/Dental clinic, Office (under 5,000), Optician, Mixed use</p> <p><u>Conditionally Permitted</u> – Boarding and Rooming House, Café/Restaurant, Studios, Churches, Social Hall, Public Quasi Public</p>	Downtown DX-3 (New) – Downtown Transitional	Downtown Mixed Use – Unlimited/ FAR1.0-4.0	<p><u>Permitted</u> – Single Family, Duplex, Live Work, Family Day Care Sml, Residential Care Facility Sml, Auto Rental Office, Instructional Services, Cultural Facility, Artisan Shop, General Retail, Consignment, Artists Studio, Food and Beverage Mfg Small</p> <p><u>Conditionally Permitted</u> - Small Lot Subdivision, Multi-Unit Dwelling, Family Day Care Lg, Residential Care Facility Lg, Grooming, Pet Store, Veterinary, Business Communication Services, Restaurant, Tasting Room, Funeral/Internment, Bed and Breakfast, Short Term Rental, Maintenance and Repair, Office, Personal Services, Convenience Grocery, Community and Religious Assembly, Day Care Center, Government Buildings, Skilled Nursing Facility, Artisan Small Scale Mfg, Food Preparation</p>
Downtown District D – Mixed Use	Downtown Mixed Use – Unlimited/ FAR1.0-4.0	<p><u>Permitted</u> - Auto Parts Store, Antique, Drug Store/Pharmacy, Gift Shop, Hardware Store, Retail, Barber/Beauty, Bed and Breakfast, Café/Restaurant, Bank, Florist, Laundromat, Pet Grooming, Taxi Cab Service, Appliance Sales and Service, Bakery, Funeral Home/Mortuary, Heating and Air, Plumbing Service, Studios, Social Hall, Technical/Craft Schools, Offices, Medical/Dental Clinic and Lab, Mixed Use.</p> <p><u>Conditionally Permitted</u> –Single Family, Multi-Family, Boarding and Rooming House, Auto Rental with Vehicle Storage, Bail Bonds, Bank with Drive Thru, Hotel/Motel, Bar/Cocktail, Card Room, Social Hall, Pool Hall, Skating Rink, Health Club, Cabinet/Carpenter, Light Industrial, Plant Nursery & Green House, Research and Development, Churches, Social Service Providers, Veterinary</p>	Downtown DX-1 (New)	Downtown Mixed Use – Unlimited/ FAR1.0-4.0	<p>See DX-1</p> <p><u>Permitted</u> – Family Day Care (lg and sm), Pet Store, Veterinary, Auto Rental Office, Banking, Business Services, Restaurant, Tasting Room, Funeral/Internment, Maintenance and Repair Services, Offices, Medical/Dental Office, Personal Services, Cinema/Theater, Indoor Entertainment, Indoor Sports and Rec (Sml), Artisan Shop, Convenience Grocery, General Retail, Consignment, College Trade School, Cultural Facility, Government Buildings, Food and Beverage Manufacture (Sml), Food Preparation, Research and Development (under 5,000sf), ADU.</p> <p><u>Conditionally Permitted</u> – Small Lot Subdivision, Multi Unit Dwelling, Live Work, Pet Grooming, Auto sales/Leasing, Bed and Breakfast, Hotel/Motel, Short Term Rental, Community and Religious, Day Care Center, School, Artisan Sml Manufacturing, Bar/Nightclub, Brewpub, Microbrewery</p>
Portions of Downtown District A4 and E1 - Gateway		<p>District A</p> <p><u>Permitted</u> - Auto Rental office, Antique Store, Drugstore &Pharmacy, Gift Shops, Hardware Stores, Retail, Café/Restaurant, Barber/Beauty, Bed and</p>	Downtown DX-4 (New) – Downtown Gateway	Downtown Mixed Use – Unlimited/ FAR1.0-4.0	<p><u>Permitted</u> – Family Day Care Lg and Sm, Pet Grooming, Pet Store, Auto Rental Office, Bank, Business Services, Restaurant, Tasting Room, Maintenance and Repair Services, Office, Medical/Dental Office, Personal Services, Indoor sports and Rec</p>

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		<p>Breakfast, Financial institutions, Pet Grooming, Bakery, Funeral Homes/Mortuary, Public/Quasi Public, Studios, Technical/Craft Schools, Social Halls, Office uses, Medical and Dental Clinics, Mixed Use, Taxi Cab office only.</p> <p><u>Conditionally Permitted</u> – Multi Family, Hotels, Boarding and Rooming House, Auto Lube Shop, Auto Rental with Vehicle Storage, Auto Minor Service, Winetasting, Mini-mart, Bars/Cocktail lounge, Card Room, Dance Hall, Pool Hall, Skating rink, Health club, Heating and AC, Plumbing Sales and Supply, Bus Depot, Bank with Drive Thru, Taxi Cab Service with vehicle storage</p> <p>District E <u>Permitted</u> - Auto Rental Office, Retail, Barber/Beauty, Café/Restaurants, Banks, Health Club, Bakery, Offices, Medical/Dental clinics and Laboratories, Mixed Use</p> <p><u>Conditionally Permitted</u> – Single Family, Multi Family, Banks with Drive Thru, Light Industrial, Plant Nursery & Greenhouse, Research and Development, Studios, Veterinary</p>			<p>Sml, Artisan Shop, Convenience Grocery, Retail sales, Consignment, College/Trade School, Cultural Facility, Food Preparation, Research and Development (small)</p> <p><u>Conditionally Permitted</u> – Multi unit Dwelling, Live Work, Veterinary, Bar/Nightclub, Brewpub, Micro Brewery, Micro Distillery, Bed and Breakfast, Hotel/Motel, Indoor Entertainment, Community/Religious Assembly,</p>
Downtown District E1 - Gateway	Downtown Mixed Use – Unlimited - FAR1.0-4.0	<p>See District E <u>Permitted</u> - Auto Rental Office, Retail, Barber/Beauty, Café/Restaurants, Banks, Health Club, Bakery, Offices, Medical/Dental clinics and Laboratories, Mixed Use</p> <p><u>Conditionally Permitted</u> – Single Family, Multi Family, Banks with Drive Thru, Light Industrial, Plant Nursery & Greenhouse, Research and Development, Studios, Veterinary</p>	Downtown DX-3 & CMU-E (New)	Downtown Mixed Use – Unlimited/ FAR1.0-4.0 & Corridor Mixed Use / 20-40 du/ac- FAR -0.25-2.0 for single use; 0.5-3.0 for mixed use	<p>CMU E <u>Permitted</u> – Small Lot Subdivision, Multi Unit Subdivision, Small Family Day Care, Live Work, Residential Care Facility Sml, Pet Store, Grooming, Veterinary, Auto Service Minor, Farm and Ag Equipment sales/service, Banks, Business Communication Services, Restaurant, Tasting Room, Funeral/Internment, , Offices, Medical/Dental offices, Personal Services, Indoor Entertainment Services, Indoor Sports and Recreation small, Artisan Shop, Convenience Grocery, General Retail, Grocery, Nursery & Garden Center, Consignment, College/Trade School, Food Preparation, Storage Yard (accessory), Research and Development (under 5,000 sf)</p> <p><u>Conditionally Permitted</u> – Single Family, Duplex, Family Day Care Lg, Manufactured Home Park, Residential Care Facility Lg, Single Room Occupancy, Animal Kennel, Auto Sales/Leasing, Auto Service Major, Fueling Station, Auto Full Service Wash, Bar/Nightclub, Brewpub, Microbrewery, Micro Distillery, Hooka Lounge, Bed and Breakfast, Boarding House, Hotel/Motel, Short Term Rental, Firearm sales and service, Indoor Sports Lg, Pawn Shop, Smoke Shop, Community and Religious Assembly, Day Care Center, Hospital, Skilled Nursing, Building and Material Supply, Food and Beverage Mfg sml, Light Industrial, Indoor warehousing (under 5,000 sf), Logistics and Distribution (Under 5,000 sf), R and D (over 5,000 sf)</p> <p>DX-3 <u>Permitted</u> – Single Family, Duplex, Live Work, Restaurant, Family Day Care Sml, Residential Care Facility Sml, Auto Rental Office, Instructional Services, Cultural Facility, Artisan Shop, General Retail, Consignment, Artists Studio, Food and Beverage Mfg Small, Food Preparation</p> <p><u>Conditionally Permitted</u> - Small Lot Subdivision, Multi-Unit Dwelling, Family Day Care Lg, Residential Care Facility Lg, Grooming, Pet Store, Veterinary, Business Communication Services, Tasting Room, Funeral/Internment, Bed and Breakfast, Short Term Rental, Maintenance and Repair, Office, Medical/Dental office, Personal Services, Convenience Grocery, Community and Religious Assembly,</p>

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					Community Garden, Day Care Center, Emergency Shelter, Government Buildings, Skilled Nursing Facility, Artisan Small Scale Mfg, Food Preparation
Corridor Mixed Use -East CMU-E	Corridor Mixed Use / 20-40 du/ac - FAR - 0.25-2.0 for single use; 0.5-3.0 for mixed use	<p><u>Permitted</u> - Multi-Unit Dwelling, Live Work, Adult Family Day Care, Small Family Day Care, Small Residential Care Facility, Supportive and Transitional Housing, Pet Store, Auto Rental Office, Auto Vehicle Showroom only, Auto Repair Minor, Bank, Small Commercial Entertainment, Restaurant, Grocery, Live Work, Maintenance and Repair, Office, Personal Services, Retail Sales, Consignment, Artisan small scale manufacturing, Artist Studio, Food Preparation/Kitchen, Tasting Room</p> <p><u>Conditionally Permitted</u> – Single Family, Large Family Day Care, Large Residential Care Facility, Pet Grooming, Veterinary, Auto Vehicle Sales (new), Auto Repair Major, Auto Vehicle Wash (full service), Farm/Ag Equipment Sales, Commercial Parking Facility, Bar/Nightclub, Bank with Drive Thru, Large Commercial Entertainment, Microbrewery, Building Materials Sales and Service, Firearm Sales, Flea Market/Swap Meet, Pawn Shop, Nursery/Garden Center, Bed and Breakfast, Short Term Rental, Hotel/Motel, Day Care Center, Medical/Dental Clinic, Skilled Nursing, Light Industrial, Research and Development, Indoor Warehousing (under 5,000 sf)</p>		Corridor Mixed Use / 20-40 du/ac - FAR -0.25-2.0 for single use; 0.5-3.0 for mixed use	<p><u>Permitted</u> – Small Lot Subdivision, Multi Unit Subdivision, Small Family Day Care, Live Work, Residential Care Facility Sml, Pet Store, Grooming, Veterinary, Auto Service Minor, Farm and Ag Equipment sales/service, Banks, Business Communication Services, Restaurant, Tasting Room, Funeral/Internment, , Offices, Medical/Dental offices, Personal Services, Indoor Entertainment Services, Indoor Sports and Recreation small, Artisan Shop, Convenience Grocery, General Retail, Grocery, Nursery & Garden Center, Consignment, College/Trade School, Food Preparation, Storage Yard (accessory), Research and Development (under 5,000 sf), Farmers Market</p> <p><u>Conditionally Permitted</u> – Single Family, Duplex, Family Day Care Lg, Manufactured Home Park, Residential Care Facility Lg, Single Room Occupancy, Animal Kennel, Auto Sales/Leasing, Auto Service Major, Fueling Station, Auto Full Service Wash, Bar/Nightclub, Brewpub, Microbrewery, Micro Distillery, Hooka Lounge, Bed and Breakfast, Boarding House, Hotel/Motel, Short Term Rental, Firearm sales and service, Indoor Sports Lg, Pawn Shop, Smoke Shop, Community and Religious Assembly, Day Care Center, Hospital, Skilled Nursing, Building and Material Supply, Food and Beverage Mfg sml, Light Industrial, Indoor warehousing (under 5,000 sf), Logistics and Distribution (Under 5,000 sf), R and D (over 5,000 sf), Flea Market/Swap Meet</p>
Corridor Mixed Use Kentucky CMU-K	Corridor Mixed Use / 20-40 du/ac - FAR - 0.25-2.0 for single use; 0.5-3.0 for mixed use	<p><u>Permitted</u> - Multi-Unit Dwelling (south side of Kentucky only), Small Residential Care Facility, Pet Store, Auto Rental Office, Auto Repair Minor, Small scale entertainment/recreation, Restaurant, Tasting Room, Grocery, Live Work, Offices, Personal Services, Consignment, Beauty/Barber, Personal Services, Artisan Shop, Retail sales, College/Trade School, Cultural Facility, Research and Development</p> <p><u>Conditionally Permitted</u> – Single Family(south side of Kentucky only) , Adult Family Day Care, Large Family Day Care, Large Residential Care Facility, Boarding/Kennel, Grooming, Veterinary, Auto Repair Major, Auto Self Service Wash, Farm/Ag Equipment Sales, Service Station, Commercial Parking Facility, Large scale entertainment/recreation, Building Materials Sales and Service, Firearm sales and service, Pawn Shop, Nursery & Garden Center, Community Garden, Day Care Center, Hospitals, Medical/Dental Clinic, Skilled Nursing, Light Industrial, Small indoor Warehousing (less than 5,000 sf), Wholesale Nursery and Garden Center</p>		Corridor Mixed Use / 20-40 du/ac - FAR -0.25-2.0 for single use; 0.5-3.0 for mixed use	<p><u>Permitted</u> – Multi Unit Dwelling (South side of Kentucky only), Family Day Care sml, Live Work, Residential Care Facility (Lg and SM), Pet Grooming, Pet Store, Veterinary, Auto Rental Office, Restaurant, Tasting Room, Funeral/Internment, Maintenance and Repair services, Office, Personal Services, Indoor Entertainment, Indoor Sports and Rec sml, Artisan Shop, Convenience Store, Grocery, Retail sales, Nursery and Garden Center, Consignment, College Trade School, Cultural Facility (Under 2,000 sf), Artisan Sml Scale Mfg, Artists Studio, Food Preparation, Research and Development (under 5,000 sf), Storage Yard (accessory), Indoor Warehouse (Under 5,000 sf), Logistics/Distribution (Under 5,000 sf).</p> <p><u>Conditionally Permitted</u> - Single Family (south side of Kentucky only), Small Lot Subdivision (south side of Kentucky only), Animal Boarding/Kennel, Auto Vehicle Sales (new), Auto Service Major, Day Care Center, Fueling Station, Auto Wash self Service (accessory), Bar/Nightclub, Brewpub, Microbrewery, Micro Distillery, Indoor Sports and Rec Lg, Firearm servicing, Pawn Shop, Community and Religious Assembly, Cultural Facility (over 2,000 sf), Community Garden, Hospital, Skilled Nursing, Agricultural Production light, Building Materials and Supply, Food and Beverage Mfg sml, Industrial Light, R and D (over 5,000 sf)</p>
Corridor Mixed Use Industrial Flex CMU-LIF	Corridor Mixed Use / 20-40 du/ac - FAR - 0.25-2.0 for single use; 0.5-3.0 for mixed use	<p><u>Permitted</u> – Multi Unit Dwelling (south side of Kentucky only), Auto Repair Minor, Restaurant, Tasting Room, Convenience market, Farmers Market, General Market, Funeral/Internment, Maintenance and Repair Services, Office, Personal Services, Artisan Shop, Retail (under 25,000sf), Nursery and Garden Center, Cultural Facility, Artisan Sm Scale Mfg, Artists Studio, Light Industrial, R and D, Specialty Food Processing, Indoor Warehouse (under 5,000sf),</p> <p><u>Conditionally Permitted</u> – Adult Family Day Care, Residential Care Facility, Animal Grooming, Veterinary, Auto Vehicle Sales and Service new, Auto Vehicle showroom, Auto Repair Major, Auto Wash self Service (accessory), Farm and Ag Equipment Sales/Service, Large Vehicle Equipment</p>	Corridor Mixed Use Flex - CMUF	Corridor Mixed Use / 20-40 du/ac - FAR -0.25-2.0 for single use; 0.5-3.0 for mixed use	<p><u>Permitted</u> – Pet Grooming, Pet Store, Auto Repair Minor, Farm Ag Equipment Sales/Service, Business Communication Services, Restaurant, Tasting Room, Maintenance and Repair Services, Office, Personal Services, Artisan Shop, Convenience Store, Grocery Store, Retail, Nursery and Garden Center, Artisan Sml Scale Mfg, Artists Studio, Food and Beverage Mfg, Food Preparation, Industrial Light, Research and Development, Storage Yard (accessory), Indoor Warehousing (under 5,000 sf), Logistics and Distribution (under 5,000 sf). (Add multi-unit dwelling)</p> <p><u>Conditionally Permitted</u> – Live Work, Single Room Occupancy, Adult Business, Animal Boarding/Kennel, Auto Service Major, Large Vehicle Sales/Service, Auto Wash Self Service (accessory), Bar/Nightclub, Brewpub, Microbrewery, Micro</p>

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		Sales/Service, Commercial Entertainment lg, Bar/Nightclub, Microbrewery, Live Work, Medical/Dental Offices, Health /fitness, Building Materials Sales and Service, Firearm Sales/Service, Pawn Shop, RV Park , College Trade School, Community and Religious Assembly, Community Garden , Day Care Center, Medical/Dental clinic , Agricultural Production light, Food Preparation , Storage Yard, Indoor Warehousing (over 5,000 sf), Wholesale Nursery and Garden Center , College Trade School			Distillery , RV Park Resort, Medical/Dental Offices, Indoor Entertainment , Indoor Sports and Rec lg and SM, Outdoor Sports and Rec , Firearms Sales and Servicing, Smoke Shop, College Trade School, Community and Religious Assembly, Day Care Center, Agricultural Production Lt, Building Materials and Supply
Corridor Mixed Use West Main CMU-WM	Corridor Mixed Use / 20-40 du/ac - FAR - 0.25-2.0 for single use; 0.5-3.0 for mixed use	Permitted – Multi Unit Dwelling, Adult Family Day Care, Pet Store, Auto Rental Office, Auto Vehicle Showroom, Auto Repair minor, Business and Communication Services, Entertainment and Rec sml, Restaurant, Tasting Room, Convenience Market, General Market, Live Work, Maintenance and Repair Services, Office, Personal Services, Artisan Shop, Consignment, Retail (to 59,999 sf), Nursery and Garden Center, Cultural Facility, Artisan sml scale Mfg, Artists Studio, College Trade School, R and D (under 2,000 sf) Conditionally Permitted – Large Family Day Care, Residential Care Facility lg, Pet Grooming, Veterinary Services, Alternative Fuels and Recharging, Auto Sales Service, Auto Washing Self Service (accessory only), Hooka Lounge, Bar Nightclub, Brewpub, Microbrewery, Micro Distillery, Farmers Market, Building Materials and Service, Firearm Sales and Service, Pawn Shop, Smoke Shop, Short Term Rental, Bed and Breakfast, Hotel/Motel, , Community and Religious Assembly, Community Garden, Day Care Center, Hospital, Medical/Dental Clinic, Skilled Nursing, Food Preparation, R and D (over 2,000 sf)		Corridor Mixed Use / 20-40 du/ac - FAR -0.25-2.0 for single use; 0.5-3.0 for mixed use	Permitted – Small Lot Subdivision , Multi Unit Dwelling, Family Day Care (sml/Lg), Live Work, Residential Care Facility sml, Pet Grooming, Pet Store, Veterinary, Auto Service Repair Minor, Farm Ag Equipment Sales, Bank, Business Communications, Restaurant, Tasting Room, Maintenance and Repair services, Offices, Personal Services, Indoor Entertainment Facility, Indoor Sports Facility sml, Artisan shop, Convenience market, Retail, Grocery, Nursery Garden Center, Consignment, College Trade School, Cultural Facility, Artisan sml Mfg, Artists Studio, Food Preparation, R and D (under 5,000 sf), Indoor Warehouse (under 5,000 sf), Logistics/Distribution (under 5,000 sf) Conditionally Permitted – Residential Care Facility Lg, Animal Boarding/Kennel, Auto Vehicle Sales/Leasing new, Fueling Station, Auto Wash Self Serve (accessory), Bar/Nightclub, Brewpub, Microbrewery, Micro Distillery, Hooka Lounge, Bed and Breakfast, Boarding House , Hotel/Motel, Short Term Rental, Indoor Sports/Rec lg, Firearm sales/service, Pawn Shop, Smoke Shop, Community and Religious Assembly, Day Care Center, Hospital, Skilled Nursing, Building Materials and Supply, Food and Beverage mfg sml, R and D (over 5,000 sf)
Corridor Mixed use East CMU-E	Corridor Mixed Use / 20-40 du/ac - FAR - 0.25-2.0 for single use; 0.5-3.0 for mixed use	Permitted - Multi-Unit Dwelling, Live Work , Adult Family Day Care, Small Family Day Care, Small Residential Care Facility, Supportive and Transitional Housing, Pet Store, Auto Rental Office, Auto Vehicle Showroom only, Auto Repair Minor, Bank, Small Commercial Entertainment, Restaurant, Grocery, Live Work, Maintenance and Repair, Office, Personal Services, Retail Sales, Consignment, Artisan small scale manufacturing, Artist Studio, Food Preparation/Kitchen, Tasting Room Conditionally Permitted – Single Family, Large Family Day Care, Large Residential Care Facility, Pet Grooming , Veterinary , Auto Vehicle Sales (new), Auto Repair Major, Auto Vehicle Wash (full service), Farm/Ag Equipment Sales, Commercial Parking Facility, Bar/Nightclub, Bank with Drive Thru, Large Commercial Entertainment, Microbrewery, Building Materials Sales and Service, Firearm Sales, Flea Market/Swap Meet, Pawn Shop, Nursery/Garden Center, Bed and Breakfast, Short Term Rental, Hotel/Motel, Day Care Center, Medical/Dental Clinic, Skilled Nursing, Light Industrial , Research and Development , Indoor Warehousing (under 5,000 sf)	Corridor Mixed Use – Armfield CMU-A (New)	Corridor Mixed Use / 20-40 du/ac - FAR -0.25-2.0 for single use; 0.5-3.0 for mixed use	Permitted – Multi unit dwelling, Family Day Care sml, Residential Care Facility sml, Pet Store, Grooming , Veterinary , Auto Rental Office, Auto Repair Minor, Bank, Business Communication Services, Restaurant, Tasting Room, Indoor Sports and Recreation sml, Artisan Shop, Convenience Market, Retail, Nursery and Garden Center, Consignment, College and Trade School, Cultural Facility (under 2,000sf), Food Preparation, Research and Development (under 5,000 sf) , Indoor Warehouse (under 5,000 sf) , Logistics/Distribution (under 5,000 sf) Conditionally Permitted – Single Family, Duplex, Small Lot Subdivision , Family Day Care lg, Live Work , Residential Care Facility lg, Farm and Ag Equipment Sales/Service, Bar/Nightclub, Brewpub, Microbrewery, Micro Distillery, Bed and Breakfast, Boarding House , Hotel/Motel, Indoor Entertainment Facility, Outdoor Sports and Recreation, Firearm Sales and Servicing, Grocery Store, Cultural Facility (over 2,000sf), Day Care Center, Skilled Nursing, School, Building Materials and Supply, Research and Development (over 5,000 sf)
Neighborhood Commercial NC	Neighborhood Commercial – unlimited residential on the upper floors/ FAR 0.15-0.5	Permitted – single family, duplex on corners only, Accessory buildings, Bakeries, Barber/Beauty shops, Restaurants, Laundry, Drug stores/Pharmacies, Banks, Florists, Gift shops, Locksmiths, Opticians, Plant Nurseries and Greenhouses, Retail, Health Club,	Neighborhood Mixed Use NMU	Neighborhood Commercial Mixed Use residential on the upper floors– / FAR	Permitted – Multi-Unit Dwelling , Small Family Day Care, Live/Work , Pet Store, Bank and Savings and Loan, Business and Communication Services, Restaurant Full Service & Fast Casual, Tasting Room , Maintenance and Repair Services , Business/Professional and Technology, Medical/ Dental Office , General Personal Services, Instructional Services, Indoor Sports and Recreation- Small Scale, Artisan Shop , Convenience/Small Grocery Market, General Retail Sales, Grocery Store,

Comparison Crosswalk Between Existing and Proposed Zones
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		Conditionally Permitted - Day care centers, Auto and truck service stations , Churches, Commercial recreation facilities, Food and grocery stores, Hardware stores, Medical laboratories, Mini marts, Multi-use developments, Parking facilities, including truck parking and park and ride lots, Parking facilities-off-site , Pet grooming, Public and quasi public buildings and uses appropriate to the area, Shopping centers, Social halls, lodges, fraternal, Technical, trade and craft schools and studios , Temporary outdoor uses , Variety stores, Veterinary offices and clinics, Video game centers.			Nursery and Garden Center, Consignment Store, Cultural Facility, Artist's Studio , Emergency Services, Farmers Market . Conditionally Permitted – Small Residential Care Facilities, Grooming, Veterinary Services, Bed and Breakfast, Indoor Entertainment Facility , Community and Religious Assembly, Community Garden , Day Care Center, Clinic, Food Preparation, Tasting Room, Medical Clinic ,
Community Commercial CC	Community Commercial FAR 0.15-0.5	Permitted – Pet Store, Grooming, Veterinary, Auto Rental Office, Auto Vehicle Showroom , Bank, Commercial Entertainment and Recreation Sml, Restaurant, Tasting Room, Convenience Market, General Market, Funeral and Internment , Live Work, Maintenance and Repair Services, Offices, Personal Services, Artisan Shop, Consignment, Retail (to 59,999 sf), Nursery and Garden Center, College and Trade School, Cultural Facility, Artist Studio, Food Preparation. Conditionally Permitted – Single Family, Duplex , Boarding/Kennel, Alternative Fuel Charging Facility, Auto Sales/Leasing, Auto Repair Minor, Auto Washing (accessory), Service Station, Farm Ag Equipment Sales/Leasing, Commercial Entertainment and Rec Lg, Bar/Nightclub, Brewpub, Microbrewery, Wine Bar, Farmers Market, Building Materials Sales and Service, Firearm sales, Drive Through Service, Retail (up to 59,999 sf), Nursery and Garden Center, Hotel/Motel, Community and Religious Assembly, Day Care Center, Hospital, Medical/Dental Clinic, Skilled Nursing, Smoke Shop, Specialty Food Processing, Indoor Warehouse (under 5,000 sf) .	Community Commercial Mixed Use CCMU	Community Commercial Mixed Use Mixed Use – 15-35 du/ac / FAR 0.25-1.0	Permitted – Multi-Unit Dwelling , Small Family Day Care, Grooming, Pet Store, Veterinary Services, Automobile Rental Office, Bank and Savings and Loan, Business and Communication Services, Restaurant Full Service & Fast Casual, Tasting Room, Maintenance and Repair Services, Business/Professional and Technology, Medical/Dental Office , General Personal Services, Instructional Services, Indoor Sports and Recreation-Small Scale, Artisan Shop, Convenience/Small Grocery Market, General Retail Sales, Grocery Store, Nursery and Garden Center, Secondhand/ Consignment Store, College and Trade School, Artist's Studio, Food Preparation, Farmers Market . Conditionally Permitted - Small Lot Subdivision , Live/Work, Animal Boarding Kennel/Pet Day Care, Automobile/Vehicle Service and Repair-Minor, Fueling Station, Washing (Self-Serve), Non-Traditional Financial Institution, Drive-Through Facility, Bar/Night Club/Lounge, Brewpub, Microbrewery, Micro-Distillery, Hotel and Motel, , Indoor Entertainment Facility, Indoor Sports and Recreation/Large Scale, Firearm Sales and Servicing, Community and Religious Assembly, Day Care Center, Clinic, School , Building Materials and Supply, Small Scale Food/Beverage, Reverse Vending Machine, Research and Development,
Regional Commercial RC	Regional Commercial FAR 0.15-0.7	Permitted – Pet Store, Grooming, Veterinary, Auto Rental Office, Auto Showroom, Bank , Commercial Entertainment and Recreation Lg and sm, Restaurant, Tasting Room, Convenience Market, General Market, Maintenance and Repair, Office, Personal Service, Artisan shop, Consignment, Retail, College Trade School, Cultural Facility. Conditionally Permitted - Alternative Fuel Recharge Facility, Auto Sales/Leasing, Auto Repair Minor, Auto Washing (accessory), Service Station, Farm Ag Equipment Sales Service, Hooka Lounge, Bar/Nightclub, Brewpub, Microbrewery, Dive Through, Farmers Market, Firearm Sales, Regional Center, Nursery and Garden Center, Smoke Shop, Community and Religious Assembly, Day Care Center, Hospital, Medica/Dental Clinic, Skilled Nursing, Brewery/Distillery, Food Preparation, Light Industrial , Specialty Food Processing.	Regional Commercial RC	Regional Commercial FAR 0.25-2.0	Permitted – Grooming, Pet Store, Automobile Rental Office, Automobile/Vehicle Sales and Leasing, New, Farm/Agricultural Equipment Sales, Service and Rental, Bank and Savings and Loan, General Business Services, Printing and Copy Services, Restaurant-Full Service & Fast Casual, Tasting Room, Maintenance and Repair Services, Business/Professional and Technology, Medical/Dental Offices , General Personal Services, Indoor Sports and Recreation- Small , Artisan Shop, Grocery Store, General/Large Retail Sales, College/Trade School, Cultural Facility, Government Buildings, Park and Recreation Facility-Public, Research and Development, Conditionally Permitted – Veterinary Services, Automobile/Vehicle Service and Repair-Minor, Fueling Station, Washing (Self-Serve), Drive-Through Facility, Bar/Night Club/Lounge, Brewpub, Microbrewery, Micro-Distillery, Hookah Lounge, Hotel and Motel, Indoor Sports and Recreation- Large , Outdoor Sports and Recreation Facilities, Firearm Sales and Servicing, Liquor Sales , Nursery and Garden Center, Community and Religious Assembly, Day Care Center, Hospital, Clinic, Brewery.
Regional Commercial Light Industrial Flex RC/LIF	Regional Commercial Light Industrial Flex/ 20-40 du/ac / FAR 0.15-0.7	Permitted – Grooming, Veterinary, Auto Sales/Leasing, Auto showroom , Commercial Entertainment and Recreation, Restaurant, Tasting Room, Convenience Market, General Market, Maintenance and Repair, Office, Personal Service, Artisan Shop, Retail (under 59,999 sf), Nursery and Garden Center, Cultural Facility, Artisan Small Scale mfg, Artist Studio, Food Preparation, Light Industrial, Specialty food Processing, Indoor Warehousing, Wholesale Nursery and Garden Center.	Regional Commercial Flex RCF	Regional Commercial Light Industrial Flex; FAR 0.25-2.0	Permitted – Grooming, Pet Store , Veterinary Services, Automobile/Vehicle Sales and Leasing-New, Farm/Agricultural Equipment Sales, Service and Rental , Bank and Savings and Loan, General Business Services, Restaurant-Full Service and Fast Casual, Tasting Room, Maintenance and Repair Services, Business/Professional and Technology, Medical/Dental , General Personal Services, Instructional Services, Indoor Sports and Recreation-Small, Artisan Shop, Convenience/Small Grocery Market, General/Large Retail Sales, Nursery and Garden Center,

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		<p><u>Conditionally Permitted</u> – Alternative Fuel Facility, Auto Rental Office, Auto Repair Minor, Auto Repair Major, Vehicle Washing (Accessory), Service Station, RV Storage Lot, Farm Ag Equipment Sales, Large Vehicle Sales/Service, Hooka Smoking Lounge, Bar/Nightclub, Brewpub, Microbrewery, Drive Through, Farmers Market, Funeral Home/Internment, Live Work, Medical/Dental Office, Building Materials Sales/Service, Firearm Sales, Flea Market Swap Meet, Large Retail (over 60,000 sf), Hotel/Motel, Day Care Center, Medical Dental, Skilled Nursing, Agricultural Production Light, Brewery/Distillery, Medium Industrial, Research and Development, Storage Yard.</p>			<p>Secondhand/Consignment Store, Cultural Facility, Government Buildings, Artisan/Small-Scale Manufacturing, Artist’s Studio, Food and Beverage Manufacturing, Food Preparation, Industrial-Light, Storage Yard, Indoor Warehousing and Storage, Logistics and Distribution, Emergency Services, Public Service-Minor.</p> <p><u>Conditionally Permitted</u> - Animal Boarding Kennel/Pet Day Care, Automobile Rental Office, Automobile/Vehicle Service and Repair-Major & Minor, Fueling Station, Large Vehicle and Equipment Sales-Service and Rental, Washing (Self-Serve), Drive-Through Facility, Bar/Night Club/Lounge, Brewpub, Microbrewery, Micro-Distillery, Funeral and Internment Service, Hookah Lounge, Hotel and Motel, Indoor Sports and Recreation-Large, Outdoor Sports and Recreation Facilities, Grocery Store, Firearm Sales and Servicing, College/Trade School, Community and Religious Assembly, Day Care Center, Clinic, Park and Recreation Facility-Public, Brewery, Building Materials and Supply, Reverse Vending Machine, Research and Development, Chemical or Mineral Storage, Wholesale Nursery and Garden Center, Light Fleet Based Services, Swap Market/Flea Market.</p>
Industrial Light Industrial Flex Overlay I/LIF	Industrial w/LIF Overlay FAR 0-0.8	<p><u>Permitted</u> – Ambulance Service, Automobile Repair Minor, Auto Wash Self Service (accessory), Restaurant Limited Counter/Fast Food, Tasting Room, Convenience Market/Service Station under 5,000 sf, General Market, Maintenance and Repair, Mixed Use, Office, General Retail under 25,000 sf, Nursery and Garden Center, Artisan/Small Scale Mfg, Artist Studio, Food Preparation/Commercial Kitchen, Dry Cleaning/Laundry, Light Industrial, Research and Development, Specialty Food Processing, Indoor Warehousing, Wholesale Nursery and Garden Center, Park and Ride Facility,</p> <p><u>Conditionally Permitted</u> – , Adult Business, Animal Boarding, Animal Grooming, Veterinary Services, Adult Family Day Care, Alternative Fuels and Recharging Facility, Automobile Rental Office, Automobile Sales/Leasing, Auto Showroom only, Automobile Repair Major, Service Stations, Auto/RV Storage Lot, Farm Ag Equipment Sales/Service/Rental, Large Vehicle and Equipment Sales/Service/Rental, Tire Retreading/Caping, Commercial Parking Facilities, Commercial Entertainment and Recreation, Bar/Nightclub/Lounge, Micro Brewery/Wine bar/Brewpub, Restaurant Full Service, Funeral/Internment, Live Work, Health/Fitness Facility, Building Materials Sales and Service, Community Garden, Cultural Facility, Agricultural Production Light, Brewery/Distillery, Medium Industrial, Recycling Processing Facility, Storage Yard, Transportation Passenger Facility</p>	Industrial Flex IF	Industrial w/ FLIF Overlay FAR 0-0.8	<p><u>Permitted</u> – General Business Services, Printing and Copying, Restaurant Limited Counter Service, Maintenance and Repair Services, Office, Artisan shop, Convenience/Small Grocery, General Retail, Nursery/Garden Center, Agricultural Production light, Artisan/Small scale Manufacturing, Artist Studio, Building Materials and Supply, Food and Beverage Mfg, Food Preparation, Light Industrial, Research and Development, Storage Yard (accessory), Logistics and Distribution,</p> <p><u>Conditionally Permitted</u> – Adult Business, Animal Boarding Kennel/Pet Day Care, Grooming, Pet Store, Veterinary, Auto Rental Office, Auto Sales/Leasing New, Auto Repair Minor & Major, Farm Ag Equipment Sales/Service/Rental, Fueling Station, Large Vehicle Sales/Service/Rental, Car Wash, Bar/Night Club/Lounge, Brewpub, Microbrewery, Micro-Distillery, Restaurant full service, Tasting Room, Funeral & Internment, Indoor Sports, Outdoor sports, Community and Religious Assembly, Cultural Facility, Day Care Center, Brewery, Laundry and Dry Cleaning, Medium Industrial, Indoor Warehouse and Storage, Wholesale Nursery and Garden Center</p>
Industrial	Industrial FAR 0-0.8	<p><u>Permitted</u> – Restaurant Limited Counter Service, Research and Development, Specialty Food Processing, Warehouse/Storage/Distribution, Bakery goods, Beverage Bottling, Candy, Dairy Products/Creameries, Fruit and Vegetable Packing, Meat Products, Nut Processing, Olive Processing, Agricultural Equipment and Machinery, Assembly and Manufacturing of RV/Boat/Bus/Mobile Home/Motorcycle/Tractor/Trailer/Truck, Mfg Electrical Appliances, Printing/Book Binding, Agricultural Equipment and Machinery Sales/Service, Tire Recapping/Retread, Truck and Trailer Sales and Service, Feed Yards, Fuel Yards/Coal/Wood, Parking Facility including</p>	Industrial General IG	Industrial FAR 0-0.8	<p><u>Permitted</u> – Farm and Ag Equipment Sales/Service/Rental, Large Vehicle & Equipment Sales/Service/ Rental, Restaurant limited Counter Service/Fast Casual, Maintenance and Repair, Office, Agricultural Production Light, Building and Materials Supply, Food and Beverage Mfg, Light Industrial, Medium Industrial, Research and Development, Storage Yard (accessory), Logistics and Distribution,</p> <p><u>Conditionally Permitted</u> – Animal and Kennel/Pet Day Care, Automobile Repair Minor and Major, Tire Retread and Capping, Tasting Room, Funeral and Internment, Indoor and Sports and Recreation, Outdoor Sports and Recreation, Emergency</p>

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		<p>Truck and Trailer Parking, Park and Ride Lots, Plant Nursery/ wholesale, RV/Boat/Auto/Truck/Trailer Storage, Bottled Gas Distribution/Storage, Cold Storage Plant/Frozen Food Locker, Warehousing, Wholesale and Distributing, Agricultural/General, Cafes/Coffee shops, Office, Passenger Terminals,</p> <p><u>Conditionally Permitted</u> – Animal Slaughter, Animal Boarding/Kennel, Animal Grooming, Convenience Market with Service Station, Crematorium, Heavy Industrial, Salvage/Vehicle Impound/Tow Yard, Storage Yard, Chemical/Mineral Storage, Canneries, Flour Mills, Sugar Refinery, Tannery/Hide Curing, Winery/Distillery, Brick and Concrete Plant, Concrete and Asphalt Batch Plants, Forges and Foundries, Metal Fabrication, Millwork/Planing Mills/Saw Mills/Wood Products, Building Materials and Contractor Storage Yards, Heavy Equipment Storage/Service/Repair Yards, Junk/Scrap/Auto Wrecking Yard, Recycling Facility, Agricultural/Chemical/Fertilizer sales/storage, Grain Elevator/ Bean/Feed/ Seed Processing and Storage, Petroleum Distribution/Storage, Mini-Marts, Mixed Use Developments,</p>			<p>Shelter, Brewery, Crematorium, Hazardous Waste Management Facilities, Laundry/Dry Cleaning, Heavy Industrial, Recycling Collection and Processing, Chemical and Mineral Storage, Indoor Warehousing and Storage, Wholesale Nursery and Garden Center.</p>
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