OAKLAND PLAN

PITTSBURGH

» ONE OAKLAND, THRIVING TOGETHER

New Proposed Zoning for North Oakland

August 2024

New Proposed Zoning for North Oakland

Overview

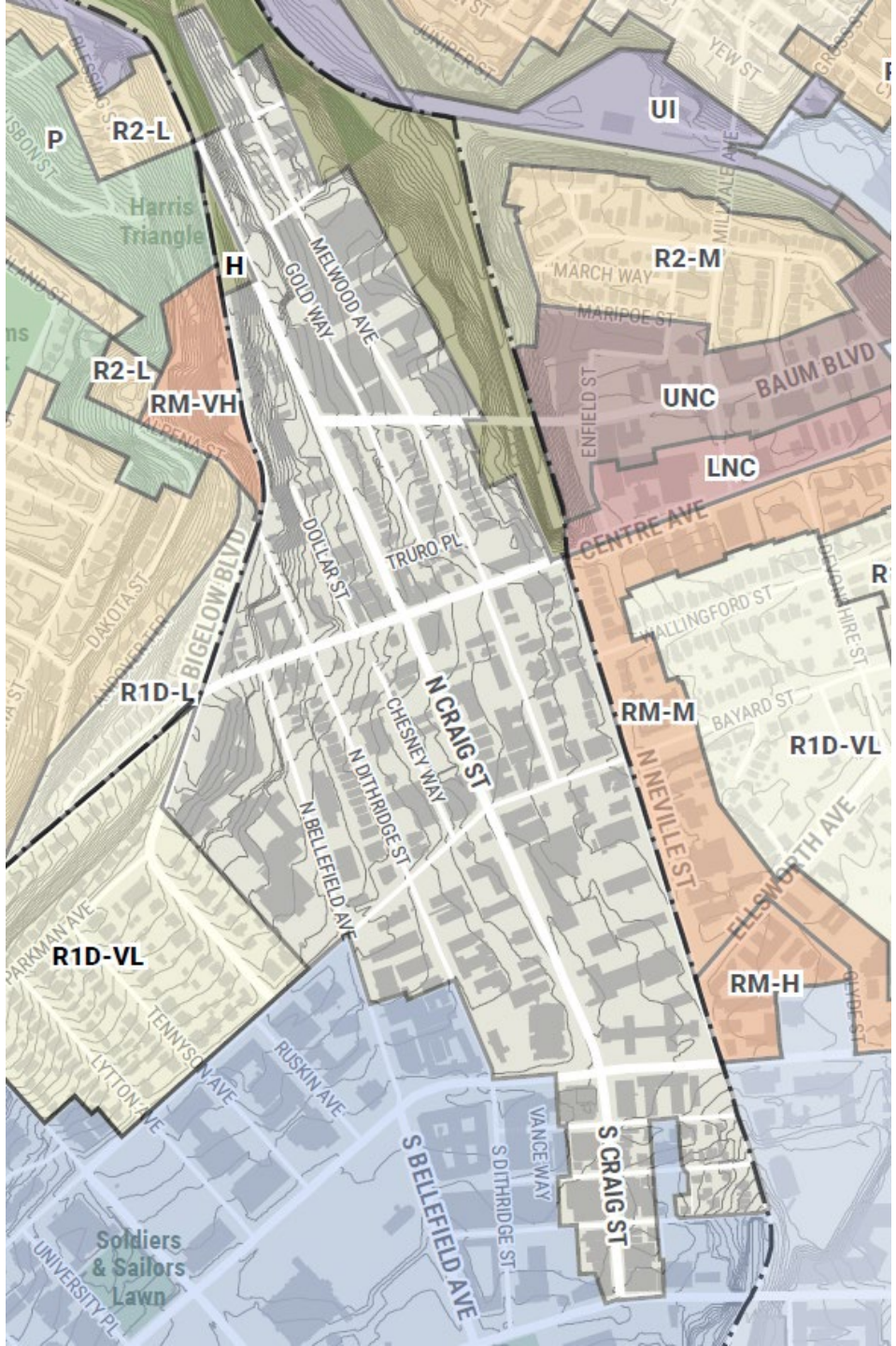
- Called for by the Oakland Plan *Land Use Strategy* Program D-18
- To apply existing zoning districts created during the Oakland Plan:
  - Urban Center – Mixed Use (UC-MU)
  - Urban Center – Employment (UC-E)

What needs to be determined:

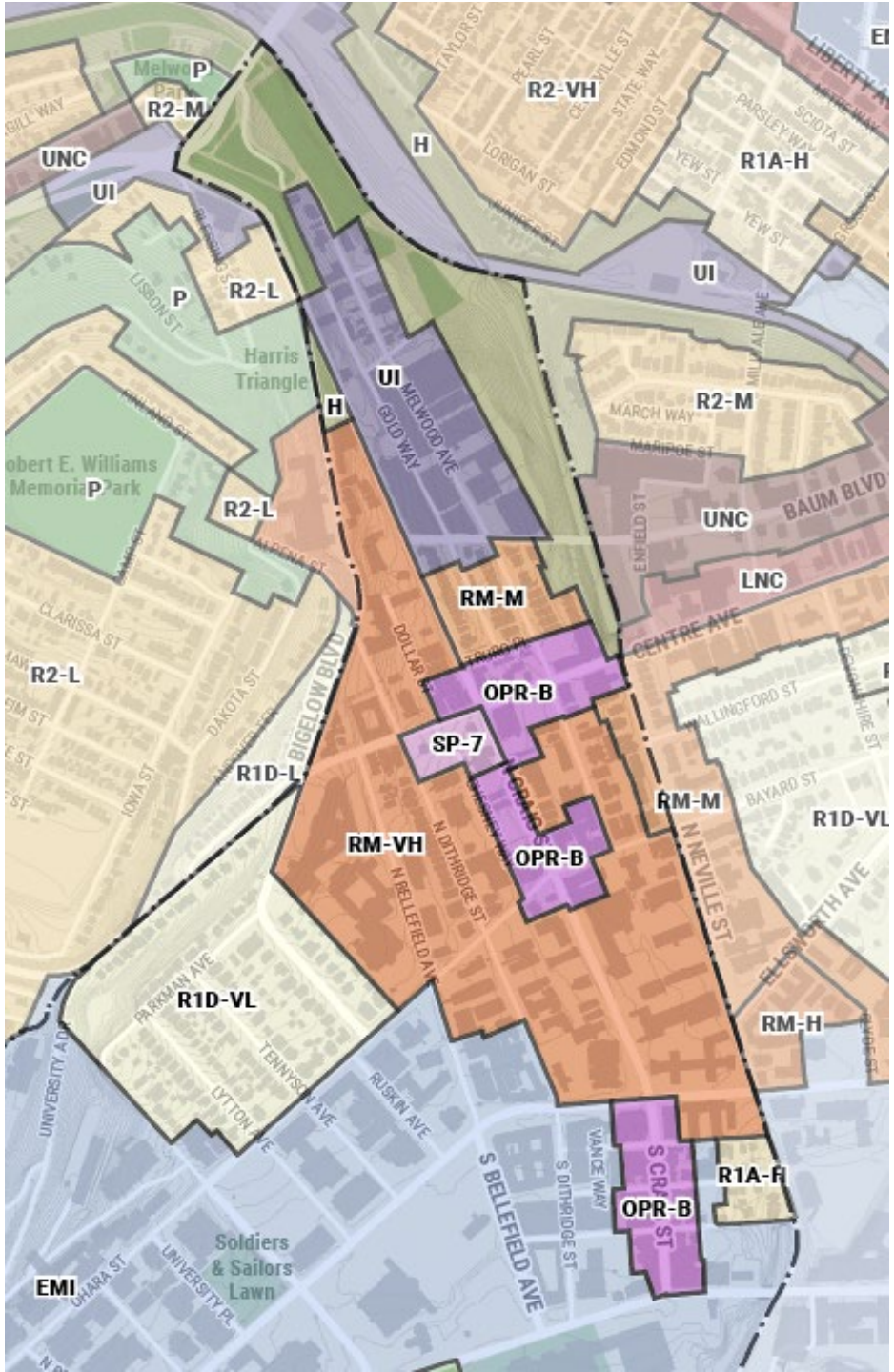
1. Map Zoning District boundaries
2. Map maximum building heights

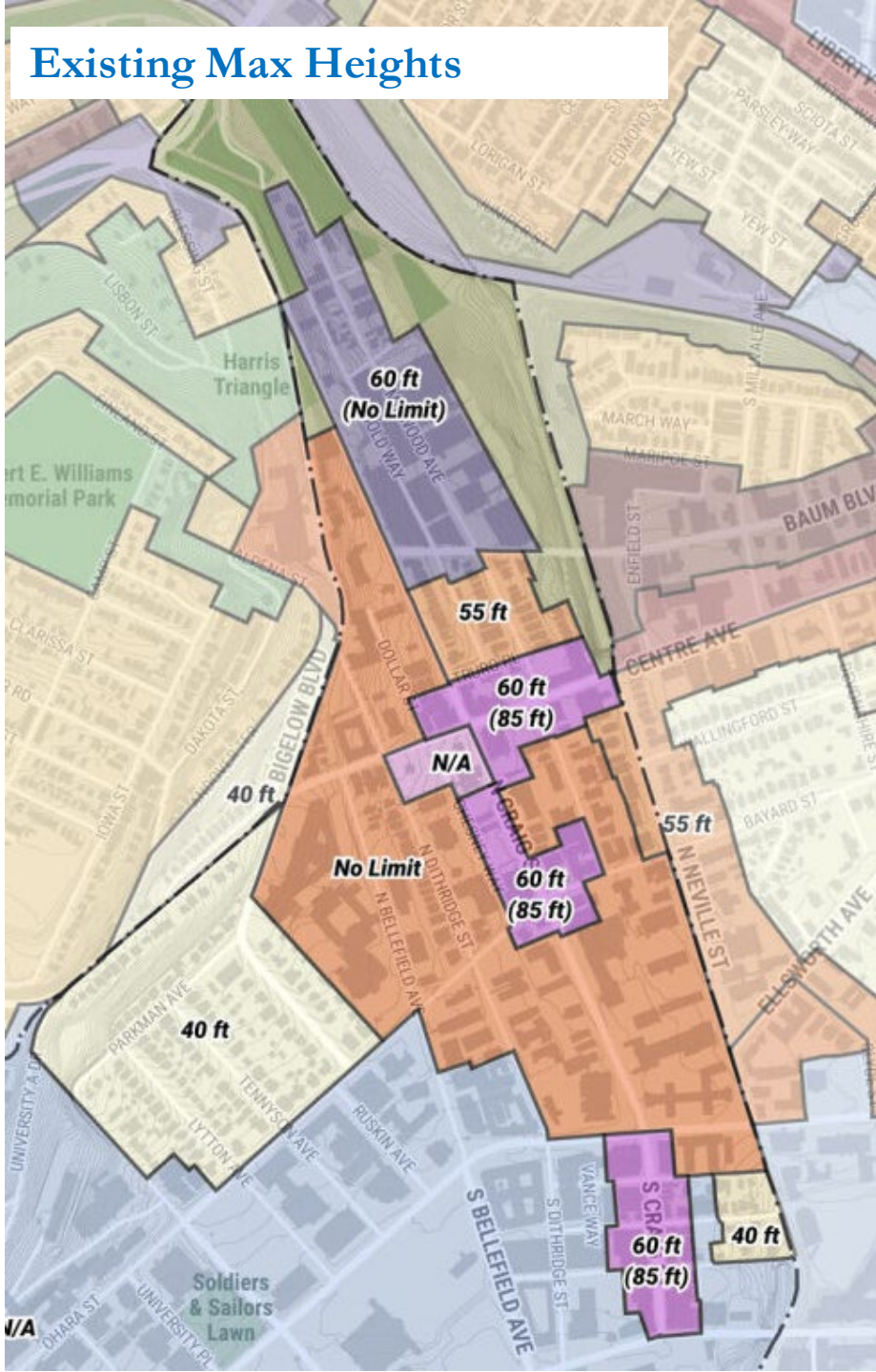
Note: Since zoning districts already exist, drafting of new text is not needed.

Area of New Zoning



Existing Zoning





Land Use Strategy (D-18)

Future Land Use Map

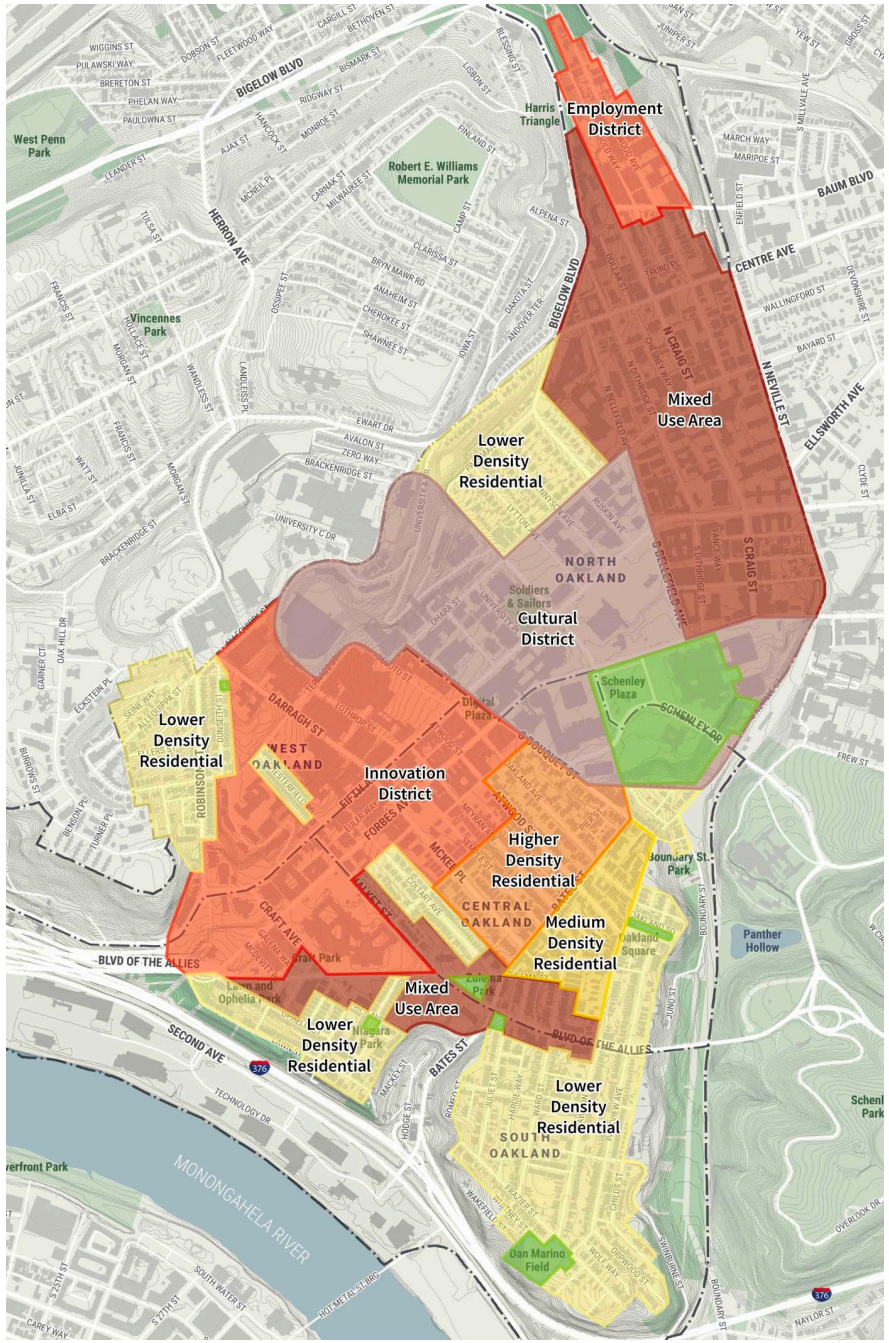
Land Use vs. Zoning

Land use

- Reflects the desired future development pattern for an area.
- Consider land use maps are a geographic expression of goals for an area.
- Neighborhood Plans are adopted into the City's Comprehensive Plan.

Zoning

- One tool for implementing the land use map / goals.
- Regulates what uses are allowed on publicly and privately owned parcels.
- Sets design and development requirements (standards).
- Future Zoning amendments should implement the land use plan.



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Land use proposal: Mixed Use Areas

Blvd of the Allies and North Oakland (Inclusionary Zoning)

Goal: Provide diversity of affordable housing options for long-term residents, neighborhood amenities, local businesses.

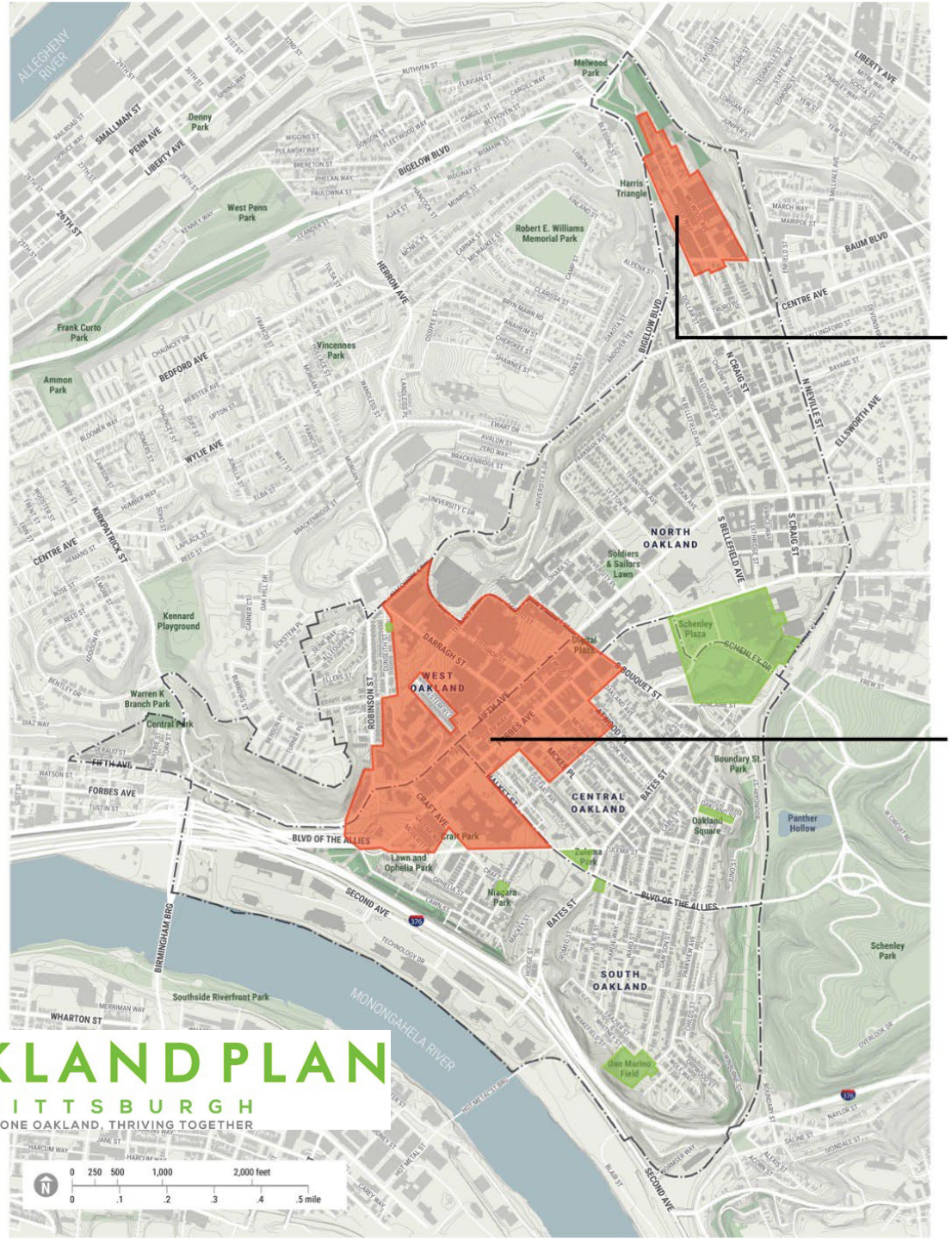
Character: A vibrant mixture of buildings of different scales, styles, and uses with active ground floors and walkable streets.

Height: North Oakland: 4 stories without bonus. Bonus to 9 stories. Boulevard of the Allies: 4-5 stories without bonus. Bonus up to 18 stories in narrow towers away from Oakcliffe area.

Urban design considerations: Require ”green buffers” where new taller buildings are adjacent to smaller buildings. Require publicly accessible and functional open spaces (e.g., playgrounds, community gardens, exercise areas) – could be met by green buffers. Require upper floor setbacks. Use height reduction areas in edges adjacent to lower density residential.

Programming: Integrate Oakland Community Land Trust, housing cooperatives, and public housing into development projects to establish permanent affordability and homeownership opportunities. Ground floor spaces should incubate MWDBE and immigrant businesses.

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Land use proposal: Innovation District

High Density Employment

Goal: Support life sciences, healthcare, and other sectors that provide jobs available to a greater variety of workers and educational levels and also benefit from locating in Oakland.

Character: New research and development buildings that add publicly accessible open space, active ground floor spaces, varied community services and amenities.

Height: 5 stories without bonus. Workforce development bonus up to 15 stories.

Urban design considerations: Require 20 ft sidewalk on Fifth and Forbes Avenues, publicly accessible and functional open spaces (e.g., playgrounds, community gardens, exercise areas), and upper floor setbacks. No skybridges over Fifth and Forbes Aves.

Mixed uses: Prohibit or limit residential to affordable housing or a minority of gross floor area. All other uses are allowed. Student housing allowed on campuses.

Programming: Workforce development, business incubation, cultural programs (arts, museums, etc.), community services, "global district" on Fifth and Forbes Aves.

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UC-MU Urban Center Mixed Use

Purpose: The intent of the UC-MU District is to allow for commercial uses while also providing diverse housing options, including affordable and workforce housing. To ensure each new development **contributes to the public realm**, **publicly accessible open spaces** are required, along with **active ground floor uses** and adequate sidewalk width. To **transition from smaller scale residential** adjacent to this district, green spaces and other buffers are required between lower scale residential and taller new buildings. Commercial uses in the UC-MU should include **neighborhood serving retail** and other businesses serving residents and other uses.

Note: Includes employment uses (e.g. office, laboratory/research)

View Code 904.08.

UC-E Urban Center Employment

Purpose: The intent of the UC-E District is to **support life sciences, healthcare, and other industrial sectors** that benefit from locating together and provide employment for a variety of workers and educational levels. The priority is on **employment over residential uses**. As this district draws the most users and visitors, new development shall provide publicly accessible open space, active ground floor uses, adequate sidewalk width, and varied community services and amenities to create an **active and inviting public realm experience**. Multi-modal transportation is encouraged, especially transit, and where parking is provided it should be shared. Commercial uses in the UC-E include **neighborhood serving retail** and other businesses serving residents and other uses.

Note: Market rate housing is limited

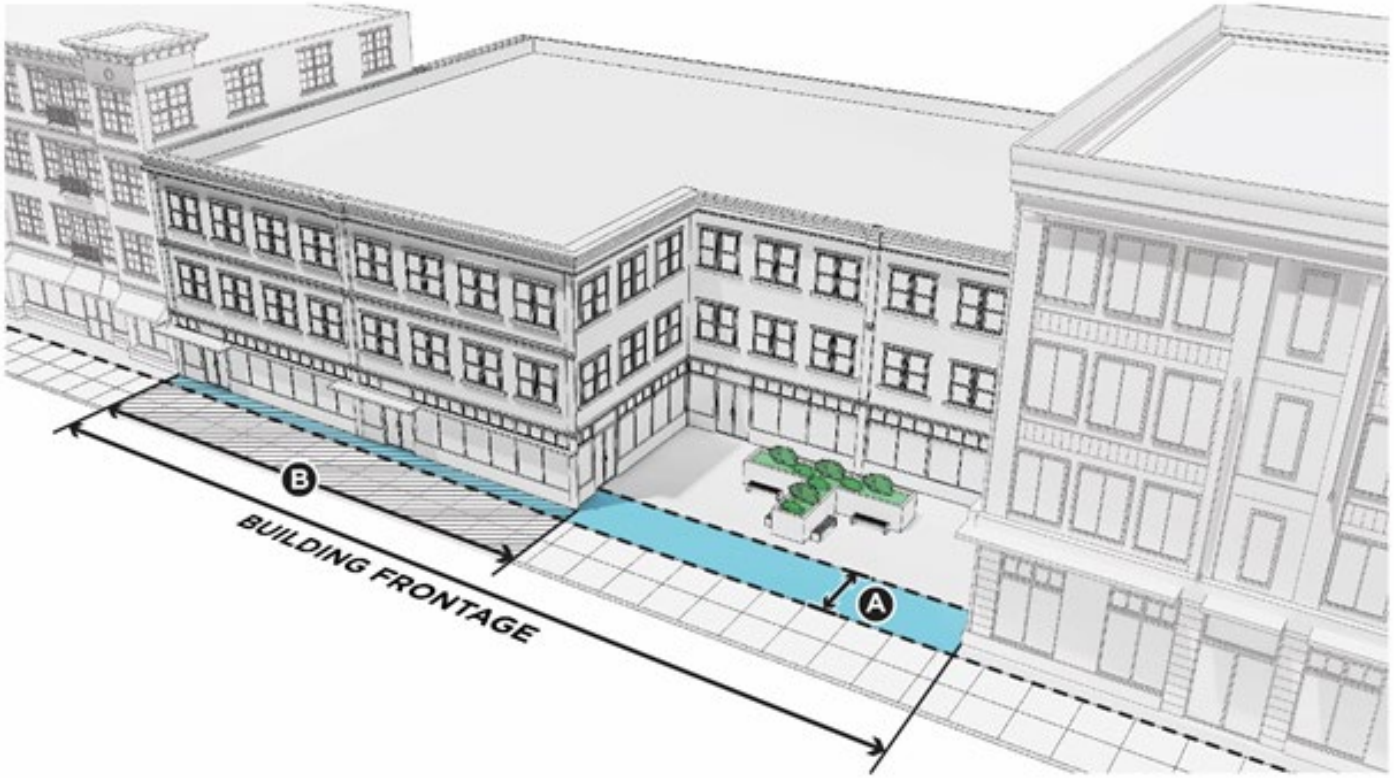
View Code 904.09.

Advantages to New Zoning

- High-quality standards for the design, form, and character of development
- New development respects the context/scale of the surrounding neighborhood
- Performance points may provide a variety of community benefits
- A broad mix of permissible uses (housing, office, retail, research/labs, etc.)
- A more thorough public review process, many projects reviewed by Planning Commission

Form-Based Site/Building Standards

- Urban Open Space – 10% of lots above a certain size
  - Landscaping shall assist in managing stormwater
- Ground Floor Transparency, limited long blank facades, etc.
- Architectural Design Standards



A Structures must meet a build-to zone of zero to 10 feet from any public street, with a minimum build-to percentage of 60%.

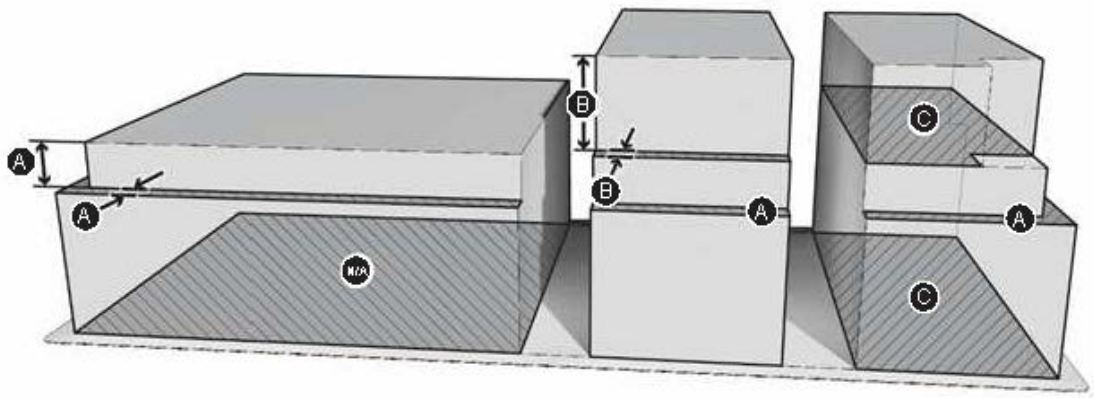
B A minimum of 60% of the building façade must be located within the build-to-zone of zero to 10 feet.

View Code 922.15

Form-Based Site/Building Standards

- Upper Story Step-backs, green buffers

BUILDING HEIGHT AND UPPER-STORY STEP BACKS FOR UC-E AND UC-MU

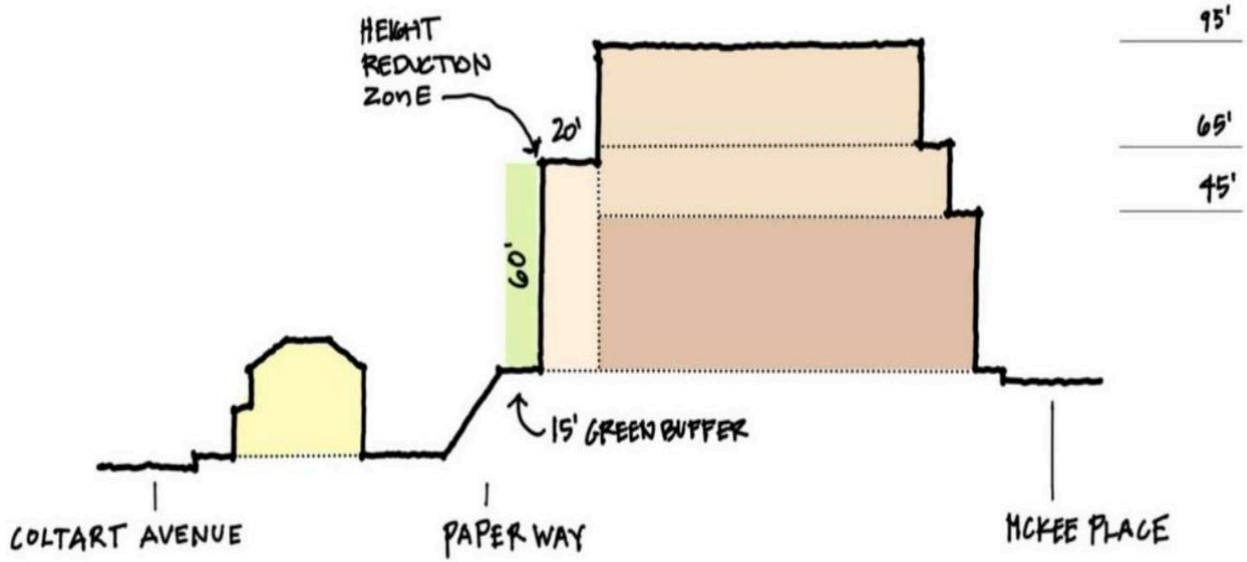


A Structures measuring taller than 65 feet in height are required to provide a minimum front and street-side step back often feet at the portion of the building exceeding 65 feet or six stories, whichever occurs first

Structures measuring taller than 85 feet in height are required to provide either of the following:

B An additional minimum front and street-side step back of ten feet at the portion of the building exceeding 85 feet; or

C The footprint of the portion of the structure exceeding 85 feet in height may be no greater than 80% of the total building footprint



Green Buffer

- Required for developments with a new primary structure with a maximum height of more than twice the average height of an existing adjacent primary structure
- Green Buffers are a minimum of 15 feet
- They can either be designed for ecological benefit or pedestrian access and use
- Additions to existing structures in the Green Buffer shall be permitted as a Special Exception, subject to the provisions of 922.0



Performance Points Zoning

- Development projects may earn points that allow for increased building height (15 ft) in exchange for providing a community benefit, including:
  - Zero Energy or Zero Carbon Buildings
  - On-Site Energy Generation
  - Affordable Housing
  - Rainwater
  - Building Reuse
  - On Site Public Art
  - Fresh Food Access
  - Equitable Development

Zoning Districts	UC-MU	UC-E
Residential Uses		
Single-Unit Detached Residential means the use of a zoning lot for one detached housing unit.		
Single-Unit Attached Residential means the use of a zoning lot for one dwelling unit that is attached to one or more dwelling units by a party wall or separate abutting wall and that is located on its own separate lot. *(Ord. 32/November 23, 2005)*	P	
Two-Unit Residential means the use of a zoning lot for two dwelling units that are contained within a single building. (Ord. 32/November 23, 2005)	P	
Three-Unit Residential means the use of a zoning lot for three dwelling units that are contained within a single building. *(Ord. 32/November 23, 2005)*	P	
Multi-Unit Residential means the use of a zoning lot for four or more dwelling units that are contained within a single building.	P	A
Assisted Living means a facility for the accommodation of convalescents or chronically ill persons, in which such nursing care and medical services are prescribed or are performed under the general direction of persons licensed to provide such care or services in accordance with Commonwealth laws.		
Assisted Living Class A means an Assisted Living use with less than 9 patient beds.	A	A
Assisted Living Class B means an Assisted Living use with 9 to 17 patient beds.	S	S
Assisted Living Class C means an Assisted Living use with 18 or more patient beds.	S	S
Community Home is a group of more than eight unrelated disabled persons living together as a single housekeeping unit with shared common facilities. If required, staff persons may reside on the premises. A Community Home may not be a Multi-Suite Residential use or an Assisted Living use as defined in Section 911.02. For the purposes of this definition, "disabled" means "handicapped" as defined according to the Fair Housing Act Amendments of 1988, 42 U.S.C.S. 3602(h), and any amendments thereto. This use does not include Custodial Care Facilities. This use includes halfway houses where persons are aided in readjusting to society following a period of hospitalization or institutionalized treatment for a medical, psychiatric, developmental, emotional, or other disability or handicap. This does not include halfway houses for people leaving a correctional facility.	S	S
Dormitory means the use of a zoning lot for occupancy by groups of people who are not defined as a family and who are registered students at a college, university or other institution of higher learning, on a weekly basis or longer, and is managed by the institution at which the students are registered. (*Ord. 32/November 23, 2005)* *(Ord. 24/August 21, 2000/A.U-23)*		
Fraternity/Sorority means the use of a zoning lot for occupancy by groups of people who are not defined as a family and who are registered students at a college, university or other institution of higher learning, and who are members of a fraternal or other organization which take sits membership from the student population of the institution at which the students are registered, on a weekly basis or longer. *(Ord. 32/November 23, 2005)*		
Housing for the Elderly (Limited) means a Housing for the Elderly use with less than 30 units.	P	A
Housing for the Elderly (General) means a Housing for the Elderly use with 30 or more units.	S	S
Multi-Suite Residential (Limited) means a Multi-Suite Residential use with less than 8 sleeping rooms. (Ord. 32/November 23, 2005)	P	A
Multi-Suite Residential (General) means a Multi-Suite Residential use with 8 or more sleeping rooms. (Ord. 32/November 23, 2005)	P	A
Personal Care Residence (Large) is a personal care residence that is limited to no more than nineteen (19) persons including clients, operator (any person responsible for the day-today operation and supervision of the home) and family of the operator. An operator may also be the householder. Clients shall be limited to no more than seventeen (17) Persons.	S	S
Personal Care Residence (Small) is a personal care residence that is limited to no more than ten (10) persons and no fewer than three (3) persons including clients, operator (any person responsible for the day-to-day operation and supervision of the home) and family of the operator. An operator may also be the householder. Clients shall be limited to no more than eight (8) persons.	A	A
Non-Residential Uses		
Adult Entertainment means Adult Bookstore, Adult Cabaret, Adult Mini-Theater, Adult Theater, Massage Establishment, Model Studio, or Sexual Encounter or Meditation Center. See Chapter 926 for definitions.		
Agriculture (General) means the growing of crops and raising of livestock and domestic small farm animals for domestic and commercial uses. The minimum lot size required is two (2) acres.		
Agriculture (Limited) With Beekeeping means the growing of crops and raising honey bees for domestic and commercial uses.		
Agriculture (Limited) means the growing of crops for commercial use. No minimum lot size is required.		
Amusement Arcade means any establishment displaying seven or more amusement devices including but not limited to pool tables, foosball tables, air hockey, "pong" games, mechanical rides for children, electronic games, and shooting gallery types games. See Chapter 926 for additional definitions.	P	P
Animal Care (Limited) means a use providing small animal (household pets) boarding or veterinary services with no outside runs, not including lab animals.	P	
Animal Care (General) means a use providing animal care, veterinary services or boarding.		
Art or Music Studio means an art studio, music studio or photographer's studio.	P	P
Public Assembly (Limited) means a Public Assembly use with a capacity of less than 500 persons. *(Ord. 32/November 23, 2005)*	S	S
Public Assembly (General) means a Public Assembly use with a capacity of 500 or more persons. *(Ord. 32/November 23, 2005)*		
Bank or Financial Institution (Limited) means a Bank or Financial Institution use with a gross floor area or less than 3,500	P	

Zoning Districts	UC-MU	UC-E
square feet.	P	P
Bank or Financial Institution (General) means a Bank or Financial Institution use with a gross floor area of 3,500 square feet or more. *(Ord. 32/November 23, 2005)*	P	P
Basic Industry means an establishment engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials.		
Bed and Breakfast (Limited) means a Bed and Breakfast use containing one to three guest rooms.	P	P
Bed and Breakfast (General) means a Bed and Breakfast use containing four to ten guest rooms.	P	P
Car Wash means an establishment primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic or by hand.	A	
Cemetery means land used or intended to be used for the burial of the dead and dedicated to cemetery purposes, including columbariums, crematories, mausoleums, and mortuaries, when operated in conjunction with and within the boundary of such cemetery.		
Check Cashing means an establishment engaged in some or all of a variety of financial services including cashing of checks, warrants, drafts, money orders or other commercial paper securing the same purpose; deferred deposit of personal checks whereby the check casher refrains from depositing a personal check written by a customer until a specific date; money transfers, payday advances; issuance of money orders; distribution of governmental checks and food stamps; payment of utility bills; issuance of bus passes and tokens; sale of phone cards and similar uses. This use shall not include a state or federally chartered bank, savings association, credit union, industrial loan association, or rental-purchase company and shall not include a retail seller engaged primarily in the business of selling consumer goods, including consumables, to retail buyers that cashes checks or issues money orders for a minimum flat fee not exceeding two dollars ($2.00) as a service to its customers incidental to the main use of the establishment.		
Child Care means an establishment that provides care, protection and supervision for children on a regular basis away from their primary residence for less than 24 hours per day. The term does not include the following: public or private elementary or secondary schools or facilities operated in conjunction with an employment use, shopping center or other principal activity, where children are cared for while parents or custodians are occupied on the premises or in the immediate vicinity.		
Child Care (Limited) means a Child Care center that provides care, protection and supervision for 4 to 6 children at any one time, including those under the supervision or custody of the child care provider and those under the supervision or custody of employees.	P	P
Child Care (General) means a Child Care center that provides care, protection and supervision for 7 or more children at any one time, including those under the supervision or custody of the child care provider and those under the supervision or custody of employees.	P	P
Club: Social, Fraternal, Athletic, Business or Professional *(Ord. 28/Nov. 17, 2000/A. U-25)*		
Club (Limited) means a club that does not provide, sell or allow the consumption of intoxicating beverages on the premises and is not more than 2400 square feet in net floor area. *(Ord. 28/Nov. 17, 2000/A. U-25)*	P	P
Club (General) other than the limited type described above. *(Ord. 28/Nov. 17, 2000/A. U-25)*	S	S
College or University Campus means a college, community college, or other post secondary educational complex, or any elements thereof 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; laundry services; library; administrative offices; parking lots and structures; and recreation facilities.		
Communication Tower means a structure on which radio frequency transmitting and/or receiving antennae are located or which serves as such an antenna itself, including accessory buildings and equipment. Radio frequency is that portion of the electromagnetic spectrum that contains AM, FM, two-way radio, cellular telephone, television and microwave transmissions.		
Communication Tower, Class A means a Communication Tower that is not more than 80 feet in height.	S	S
Communication Tower, Class B means a Communication Tower which is between 81 and 180 feet in height.	S	S
Communication Tower, Class C means a Communication Tower which is more than 180 feet in height.	C	C>
Community Center means a facility used for social or recreational programs generally open to the public and intended to accommodate and serve significant segments of the community.		
Community Center (Limited) means a Community Center which primarily serves the community in which it exists, and with a gross floor area of less than 5,000 square feet and for which fewer than 10 off-street parking spaces are provided.	P	P
Community Center (General) means a Community Center with a gross floor area of 5,000 square feet or more, or one for which 10 or more off-street parking spaces are provided.	P	P
Construction Contractor means an establishment primarily engaged in construction, building maintenance and building repair activities, including heating and electrical businesses, building maintenance and building movers.		
Construction Contractor (Limited) means a Construction Contractor with a gross floor area of less than 3,500 square feet.		
Construction Contractor (General) means a Construction Contractor with a gross floor area of 3,500 square feet or more.		
Controlled Substance Dispensation Facility means a public or private facility that sells, dispenses, distributes or otherwise provides any controlled substance, as defined in the Controlled Substances Act, 21 U.S.C. - 802 et seq., as the same may be amended from time to time, including, but not limited to, methadone, to any person known or believed by such facility or to any employee, agent or individual otherwise connected to such facility, to be physically or psychologically dependent on the use of controlled substances, for the detoxification treatment or maintenance treatment of such dependency, unless said controlled substance is sold, dispensed, distributed or otherwise provided for the cure or treatment of an illness, malady or disease other than controlled substance dependency.	C	C
Correctional Facility is a publicly or privately operated facility housing persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense.		
Correctional Facility (Limited) means a Correctional Facility with less than 50 beds.		
Correctional Facility (General) means a Correctional Facility with 50 or more beds.		
Cultural Service means a museum or similar use engaged in the collection, display or preservation of objects of community or cultural interest in one or more of the arts or science.		

Zoning Districts	UC-MU	UC-E
Cultural Service (Limited) means a Cultural Service with a gross floor area of less than 5,000 square feet.	P	P
Cultural Service (General) means a Cultural Service with a gross floor area of 5,000 square feet or more. (Ord. 32/November 23, 2005)	P	P
Custodial Care Facility is facility providing custodial care and treatment in a protective environment for persons residing or attending by court placement, post-correctional facilities, juvenile detention facilities, temporary detention facilities, and halfway houses. This includes halfway houses and similar facilities for people on probation or parole and halfway houses for people leaving a correctional facility or placed there as a form of alternative sentencing.	C	
Educational Classroom Space means classroom space associated with a college, community college, university, or other institution of higher learning.		
Educational Classroom Space (Limited) means an Educational Classroom Space use with a gross floor area of less than 20,000 square feet.	S	S
Educational Classroom Space (General) means an Educational Classroom Space use with a gross floor area of 20,000 square feet or more.	S	S
Excavation/Grading/Fill, Major means any operation, other than in connection with the construction of a foundation for a structure, involving: 1: Strip of other mining of coal or other minerals, excavating of sand or rock and the crushing of rock, sanitary and other fills, recovery of metal or other natural resources and similar operations; or 2. A volume of earth movement exceeding 16,000 cubic yards; or	C	C
Firearms Business Establishment means any business establishment, duly licensed by the appropriate agencies of the United States of America and the Commonwealth of Pennsylvania, that engages in the sale of firearms ("firearms" as defined by Section 607.01 of the City Code), either by wholesale or retail, mail order or any other manner.		
Forestry Activities: The management, cultivation, maintenance, and harvesting of timber from a site of one-quarter acre (10,890 square feet; approximately 104.35 feet by one hundred 104.35 feet) or more, or a linear extent in any direction exceeding 200 feet. Does not include the production or processing of lumber or similar activities whether grown on site or off site. (Ord. 39/December 30, 2005)		
Freight Terminal means a facility designed for the moving and storage of goods, including railroad and trucking terminals and railroad repair shops.		
Funeral Home means an establishment engaged in undertaking services such as preparing the human deceased for burial, and arranging and managing funerals, including mortuaries and crematoria.	A	
Gaming Enterprise means an establishment where the playing of those games of chance or mixed chance and skill allowed under the Commonwealth of Pennsylvania law are conducted. A Gaming Enterprise use shall not include a facility where resort accommodations are offered to transient guests in conjunction with the operation of games of chance or a facility where live horse or dog race meetings are conducted with pari-mutual wagering		
Golf Course means an are of land laid out for private or public golf recreation services and support facilities excluding driving ranges.		
Grocery Store means a retail store, the primary function of which is the sale of staple good and other basic life necessities.		
Grocery Store (Limited) means a Grocery Store use with a gross floor area of less than 3,000 square feet.	P	P
Grocery Store (General) means a Grocery Store use with a gross floor area of 3,000 square feet or more.	P	P
Hazardous Operations means activities principally involved in activities and processes that present hazards to human life and health. Typical uses include arsenals, atomic reactors, explosives and fireworks manufacture, hazardous waste disposal and storage, medical waste disposal and storage. And radioactive waste handling facilities.		
Helicopter Landing Area means a dust controlled area of land, structural surface or water used or intended to be used for the landing, taking off or surface maneuvering of helicopter, autogyro or other vertical take off craft with engines operating.		
Helipad means Helicopter Landing Area including one or more appurtenant aircraft parking spaces.		
Heliport means a Helicopter Landing Area including any combination of the following: 1. Refueling facilities; 2. Maintenance or repair facilities; 3. Terminal building or enclosed waiting area; 4. Aircraft or aircraft parts sales area; 5. Emergency service facilities; and/or 6. Aircraft parking		
Helistop means a Helicopter Landing Area limited to arrivals or departures only, with no parking or storage of aircraft. Aircraft with		
Hospital means an institution that: 1. Offers services beyond those required for room, board, personal services and general nursing care; and 2. Offers facilities and beds for use beyond 24 hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease, or pregnancy; and 3. Regularly makes available clinical laboratory services, diagnostic x-ray services, and treatment facilities for surgery or obstetrical treatment of similar extent. Hospitals may include offices for medical and dental personnel, central facilities such as pharmacies, medical laboratories and other related uses.		
Hotel/Motel means an establishment used, maintained or advertised as a place where sleeping accommodations are supplied for short-term rent to tenants, in which rooms are furnished for accommodation of such guests and which exclude individual kitchen facilities.		
Hotel/Motel (Limited) means a Hotel/Motel use with less then 40 guest rooms.	P	P
Hotel/Motel (General) means a Hotel/Motel use with 40 or more guest rooms. (Ord. 32/November 23, 2005)	P	P
Incinerator, Solid Waste means a facility, alone or in conjunction with a landfill or other facility, used or intended to be used for burning solid waste or trash.		

Zoning Districts	UC-MU	UC-E
Laboratory/Research Services means an establishment engaged in conducting basic, applied, industrial or scie when limited to the minimum scale necessary for full investigation of the merits of a product, but excluding pro production operations. The term also includes medical laboratories where prosthetic devices or medical testing or medical profession.		
Laboratory/Research Services (Limited) means a Laboratory/Research Services use with a gross floor area of less than 10,000 square feet.	P	P
Laboratory/Research Services (General) means a Laboratory/Research Services use with a gross floor area of 10,000 square feet or more.	P	P
Laundry Services means an establishment that is primarily engaged in dry cleaning and laundry services, including pressing, repair, and dry cleaning, other than personal services directly to a consumer.	S	
Library means a facility housing a collection of books, magazines or other material which is loaned to the general public without charge.		
Library (Limited) means a Library with a gross floor area of less than 5,000 square feet. *(Ord. 32/November 23, 2005)*	P	P
Library (General) means a Library with a gross floor area of 5,000 square feet or more.	P	P
Manufacturing and Assembly means an establishment engaged in the manufacture or products or parts, predominantly using previously prepared material, including processing, fabrication, assembly, treatments, and packaging of such products, and incidental storage, sales and distribution of such products.		
Manufacturing and Assembly (Limited) means a Manufacturing and Assembly use with a gross floor area of less than 20,000 square feet.	S	S
Manufacturing and Assembly (General) means a Manufacturing and Assembly use with a gross floor area of 20,000 square feet or more.		
Medical Marijuana Dispensary means an establishment that is issued a permit by the Department of Health to dispense medical marijuana.	P	P
Medical Marijuana Growing and Processing means an establishment that is issued a permit by the Department of Health to grow and process medical marijuana.		
Medical Office/Clinic means an establishment providing therapeutic, preventative, corrective, healing and health-building treatment services on an out-patient basis by physicians, dentists and other practitioners. Typical uses include medical and dental offices and clinics and out-patient medical laboratories.		
Medical Office/Clinic (Limited) means a Medical Office/Clinic use with a gross floor area of less than 5,000 square feet.	P	P
Medical Office/Clinic (General) means a Medical Office/Clinic use with a gross floor area of 5,000 square feet or more.	P	P
Nursery, Retail means the use of a zoning lot for the retail sale of plants and planting materials.		
Nursery, Retail (Limited) means a Retail Nursery with less than 10 parking spaces and with a lot area of less than half an acre.		
Nursery, Retail (General) means a Retail Nursery with 10 or more parking spaces or with a lot area of half an acre or more.		
Office means an establishment providing executive, management, administrative or professional services, but not involving medical or dental services or the sale of merchandise, except as incidental to a permitted use. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, government, design, engineering, accounting and similar offices.		
Office (Limited) means an Office with a gross floor area of less than 10,000 square feet.	P	P
Office (General) means an Office with a gross floor area of 10,000 square fee or more.	P	P
Outdoor Retail Sales and Service [NonAccessory Use] means the sale of goods and services, including food items, situated outdoors on property other than public rights-of-way, wherein the sale of goods and services is separate and distinct from the commercial activities being conducted in the existing establishment or property located on the zoning lot or is not consistent with the use specified on the certificate of occupancy for the zoning lot or is being conducted pursuant to a different business identification number from the existing establishment or property.	P	P
Parking, Commercial means an area used or intended to be used for the off?street parking of operable motor vehicles on a temporary basis, other than as accessory parking to a principal use, and excluding parking structures.		
Parking, Commercial (Limited) means a Commercial Parking area with less than 25 spaces. (Ord. 32/November 23, 2005)		
Parking, Commercial (General) means a Commercial Parking area with 25 or more spaces. *(Ord. 42/December 30, 2005)* *(Ord. 32/November 23, 2005)*		
Parking Structure means a structure used or intended to be used for off-street parking of operable motor vehicles on a temporary basis, other than as accessory parking to a principal use. *(Ord. 28/Nov 17, 2000/A.U-25)*		
Parking Structure (Limited) means a Parking Structure with less than 50 spaces. (Ord. 32/November 23, 2005)	S	P
Parking Structure (General) means a Parking Structure with 50 or more spaces. (Ord. 32/November 23, 2005) (Ord. 28/Nov. 17, 2000/A.U-25) (Ord. 19/July 8, 1999/A.U-9)	S	P
Parks and Recreation means park, playground or other facility or open space area providing active or passive recreational opportunities for the general public.		
Parks and Recreation (Limited) means a Parks and recreation use that does not have spectator seating, concession, lighted playing courts or fields or more than 19 parking spaces.	P	P
Parks and Recreation (General) means a Parks and recreation use with spectator seating, concession, lighted playing courts or fields or 20 or more parking spaces.	P	
Pawn Shop means an establishment engaged in retail sales of new or secondhand merchandise and offering loans secured by personal property. *(Ord. 42/December 30, 2005)*		
Recreation and Entertainment, Indoor means an establishment offering recreation and entertainment to the general public within an enclosed building. Typical uses include movie theaters, bowling alleys, skating rinks, fitness centers, dance studios, court sports and swimming pools.		
Recreation and Entertainment, Indoor (Limited) means an Indoor Recreation and Entertainment use for which fewer than 20 parking spaces are provided.	P	P

Zoning Districts	UC-MU	UC-E
Recreation and Entertainment, Indoor (General) means an Indoor Recreation and Entertainment use for which 20 or more parking spaces are provided. (Ord. 32/November 23, 2005)	A	A
Recreation and Entertainment, Outdoor means an establishment offering recreation, entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open. Typical uses include archery range, golf driving ranges and miniature golf course and other types of recreation and entertainment not otherwise defined.		
Recreation and Entertainment, Outdoor (Limited) means an Outdoor Recreation and Entertainment use for which fewer than 25 parking spaces are provided.		
Recreation and Entertainment, Outdoor (General) means an Outdoor Recreation and Entertainment use for which 25 or more parking spaces are provided. (Ord. 32/November 23, 2005) (Ord. 19/July 8, 1999/A.U-9)		
Recycling Collection Station means freestanding containers not occupying an area of greater than 800 square feet (exclusive of area designed for vehicular access), which are designed to receive and store pre-sorted recyclable materials not intended for disposal and which are made available to the general public.	A	A
Recycling Processing Center means a building or land in excess of 800 square feet devoted to the receipt, separation, storage, bailing, conversion and/or processing of recycle materials. (Ord. 19/July 8, 1999/A.U-9)		
Religious Assembly means an establishment operated by a religious organization for religious worship, religious training and related religious services.		
Religious Assembly (Limited) means a Religious Assembly use for which fewer than 20 parking spaces are required. *(Ord. 20/July 8, 1999/A.U-10)*	P	P
Religious Assembly (General) means a Religious Assembly use for which 20 or more parking spaces are required. *(Ord. 20/July 8, 1999/A.U-10)*	P	P
Restaurant, Fast-Food means an establishment where the principal business is the sale of food and beverage, and where the business includes a drive-through window.		
Restaurant, Fast-Food		
Restaurant means an establishment other than "Fast-Food Restaurant" where the principal business is the sale of food and beverage in a ready to consume state.		
Restaurant (Limited) means a Restaurant with a gross floor area of less than 2,400 square feet and that does not have live entertainment or dancing.	P	P
Restaurant (General) means a Restaurant with a gross floor area of 2,400 square feet or more or one that has live entertainment or dancing	P	P
Retail Sales and Services means an establishment engaged in the sale or rental of goods and services, excluding those uses defined more specifically in the Use Table.		
Retail Sales and Services (Limited) means a Retail Sales and Services use with a gross floor area of less than 10,000 square feet.	P	P
Retail Sales and Services (General) means a Retail Sales and Services use with a gross floor area of 10,000 square feet or more.	P	P
Retail Sales and Services, Residential Convenience means a Retail Sales and Services use contained wholly within the ground-floor of a multi-unit residential building. (Ord. 19/July 8, 1999/A.U-9)		
Safety Service means a facility designed or used for the conduct of public safety and emergency services, including fire and police protection services and emergency medical and ambulance services.	A	A
Salvage Yard means a lot, land or structure, or part thereof, used primarily for the collecting, storage and sale of waste paper, rags, scrap metal or discard material; or for the collecting, dismantling, storage and salvaging of machinery or vehicles that are not in operating condition; or for the sale of parts thereof. Typical uses include automobile salvage yards and junk yards.		
School, Elementary or Secondary means the use of a site for instructional purposes on an elementary or secondary level, with a curriculum that complies with state regulations.		
School, Elementary or Secondary (Limited) means an Elementary or Secondary School with a maximum enrollment of less than 75 students.	A	A
School, Elementary or Secondary (General) means an Elementary or Secondary School with a maximum enrollment of 75 students or more.	A	A
Service Station means an establishment primarily engaged in the retail sale of gasoline or other motor fuels, that may include accessory activities such as the sale of lubricants, automotive accessories or supplies; the lubrication or washing of motor vehicles; and the minor adjustment or repair of motor vehicles.	S	
Sidewalk Cafe means an establishment serving food and/or beverage on public sidewalk space.	P	P
Transit Facility means a facility used or intended to be used as an area for loading, unloading, and interchange transit passengers. Typical uses include bus terminals, rail stations, and passenger related mass transit facilities.	C	C
Utility (Limited) means services and facilities of agencies that are under public franchise or ownership to provide services that are essential to support development and that involve only minor structures, such as but not limited to poles and lines.	A	A
Utility (General) means generating plants; electrical switching facilities and primary substations; water and wastewater treatment plants; water tanks; and similar facilities that are under public franchise or ownership to provide the general public with electricity, gas, heat, steam, communication, water, sewage collection, rail lines or other similar service. The term "utility" shall not be construed to include corporate or general offices; gas or oil processing; manufacturing facilities; or other uses defined in this section.	C	C
Vehicle/Equipment Repair (Limited) means a use providing automobile and other equipment repair or maintenance services within completely enclosed buildings, but not including General Vehicle/Equipment Repair services. Typical uses include businesses engaged in the following activities: Electronic tune-ups; Brake repairs (including drum turning); Air conditioning repairs; Transmission and engine repairs; Tire repairs; Front end alignments; Battery recharging; Oil changes and lubrication; and State Inspection stations.		
Vehicle/Equipment Repair (General) means:		

Zoning Districts	UC-MU	UC-E
1. Any vehicle/equipment service not conducted within a completely enclosed building; 2. Any establishment engaged in body work or painting of vehicles or equipment; or 3. Any establishment involved in the repair of heavy equipment, including any vehicle with more than two axles. Typical uses include paint and body shops, truck repair facilities and heavy machinery repair shops.		
Vehicle/Equipment Sales means an establishment engaged in the retail or wholesale sale or rental, from the premises, of motorized vehicles or equipment, along with incidental service or maintenance. Typical uses include new and used automobile and truck sales, automobile rentals, boat sales, motorcycle sales, construction equipment rental yards, moving trailer rental, farm equipment sale sand rental, and machinery sales, service and rental.		
Vehicle/Equipment Sales (Limited) means a Vehicle/Equipment Sales use with a gross floor area of less than 10,000 square feet and a site of less than one acre. (Ord. 29/Nov. 22, 2000/A. U-26) (Ord. 32/2009)		
Vehicle/Equipment Sales (General) means a Vehicle/Equipment Sales use with a gross floor area of 10,000 square feet or more or a site of one acre or more.		
Vocational School means an establishment offering regularly scheduled instruction in professional, technical, commercial or trade skills, such as, but not limited to, business, real estate, building and construction, electronics, computer programming and technology, automotive and aircraft mechanics and technology, and similar types of instruction.		
Vocational School (Limited) means a Vocational School for which fewer than 25 parking spaces are required.	P	P
Vocational School (General) means a Vocational School for which 25 or more parking spaces are required.	S	P
Warehouse means an establishment that is engaged in the storage of materials, equipment or products that will be distributed to wholesalers or retailers.		
Warehouse (Limited) means a Warehouse use with fewer than five loading/unloading docks or bays.		
Warehouse (General) means a Warehouse use with five or more loading/unloading docks or bays.		
Warehouse, Residential Storage means an enclosed storage facility of a commercial nature containing independent, fully enclosed bays which are leased to persons exclusively for dead storage of their household goods or personal property.		
Welding or Machine Shop means a workshop where machines, machine parts, or other metal products are fabricated. Typical uses include machine shops, welding shops and sheet metal shops.	S	
New and Unlisted Uses. See Section 911.03		

Use Classification P = Permitted By Right A = Administrator Exception S = Special Exception C = Conditional Use	