

## Appendix A: Use Changes Across All Zones

### Agricultural and Rural Zones

RDT→AR

Changes in Proposed Use Table (RDT)				
Current Use		New Use		Rationale
-		Agricultural Education/Tourism	L	Requested by Ag Advisory Group. This use would allow farmers to promote local agriculture and the Agricultural Reserve to the general public.
Accessory Apartment	SE	Attached Accessory Apartment, Small (up to 800 sf)	L	Consolidated with Registered Living Unit. To promote flexible, rental housing options in the County that must register with DHCA.
Registered Living Unit	P			
Bed-and-breakfast lodging with 3, 4 or 5 guest rooms	SE	Bed and breakfast	L	The objective Special Exception standards retained as limited use standards. Minor modifications made to length of stay.
Day care facility for more than 4 senior adults and person with disabilities	SE	Family Day Care (Up to 8 Persons) or Group Day Care (9 to 12 Persons)	P	Adult/person with disability day care has been consolidated with child day care because impacts are similar. Family Day Care (up to 8) is currently a 'P' in this zone.
			L	
Farm tenant mobile home, more than one but less than 4	SE	Farm tenant dwelling	L	Consolidated use under a single farm tenant dwelling use with use standards.
Hospice care facilities	SE	Residential care facility (up to 8 persons)	L	An 8 person hospice care facility would have an impact similar to a small group home (up to 8 persons), which is currently a 'P'.
Electric power transmission and distribution lines, overhead, carrying more than 69,000 volts	SE	Transmission Lines (Above Ground)	P	Per a recent court case, the County may not subject these to a special exception/conditional use process.

RDT→AR (continued)

Uses Under Review/ Deleted (RDT)		
Current Use		Rationale
Blacksmith	SE	After consultation with the agricultural community, this use is most-likely to occur in a mobile fashion rather than the primary use on a property.
Boathouse, private	P	Early draft recommendation by consultant, under review. This use could be accommodated as an accessory structure under certain conditions.
Domiciliary care home for more than 16 residents	SE	Early draft recommendation by consultant, under review for retention.
Educational institutions, private	SE	Per footnote 13: Significantly restricts this use such that the use is limited to individual or small class instruction provided within a dwelling or an accessory use, such as a swimming pool, by a resident of the dwelling or a previously established educational institution for persons with disabilities.
Golf course	SE	Per footnote 25: Allowed only through grandfathering.
Group home, large	SE	Early draft recommendation by consultant, under review for retention.
Guest houses, as accessory use	P	Consultant recommendation to remove this use under the impression that guest houses are used as unlicensed accessory apartments.
Helistop	SE	Removed upon review of Airstrip, associated with farming operations - restricted to only uses associated with farming.
Hunting or fishing cabin, private	P	This use can be accommodated as an accessory structure.
Kennels, noncommercial	P	Early draft recommendation by consultant, under review for retention.
Parking of motor vehicles, off-street, in connection with commercial uses	P	Removed (except for surface parking for commercial uses in a historic district). This use is a commercial use within an agricultural zone. Once used for parking, the property is associated with the commercial use. During subsequent master/sector plan review such properties tend to be recommended for commercial zoning thereby removing the property from the primary intended use of the zone.
Parking of motor vehicles ... off-street, in connection with any use permitted...	P	Stand-alone surface parking lots are not considered a compatible agricultural or rural land use. This does not affect parking <i>on-site</i> for any use allowed in the zone.
Railroad tracks	P	Early draft recommendation by consultant, under review for retention.
Sanitarium	SE	Antiquated use.
Security pavilion	P	This use can be accommodated as an accessory structure.
Swimming pool, private	P	Antiquated use (based on current definition).
Wildlife or game preserve ...	P	Early draft recommendation by consultant, under review for retention.

Rural→RR

Changes in Proposed Use Table (Rural)				
Current Use		New Use		Rationale
Accessory Apartment	SE	Attached Accessory Apartment, Small (up to 800 sf)	L	Consolidated with Registered Living Unit. To promote flexible, rental housing options in the County that must register with DHCA.
Bed-and-breakfast lodging with 3, 4 or 5 guest rooms	SE	Bed and breakfast	L	The objective Special Exception standards retained as limited use standards. Minor modifications made to length of stay.
-		Country Inns	C	The Country Inn zone removed, but new Country Inns will be allowed through the Conditional Use process. Existing Country Inns will be grandfathered.
Day care facility for more than 4 senior adults and person with disabilities	SE	Family Day Care (Up to 8 Persons) or Group Day Care (9 to 12 Persons)	P L	Adult/person with disability day care has been consolidated with child day care because impacts are similar. Family Day Care (up to 8) is currently a 'P' in this zone.
Farm tenant mobile home, more than one but less than 4	SE	Farm tenant dwelling	L	Consolidated use under a single farm tenant dwelling use with use standards.
-		Park, playground (private)	P	Early draft recommendation, under review.
Hospice care facilities	SE	Residential care facility (up to 8 persons)	L	An 8 person hospice care facility would have an impact similar to a small group home (up to 8 persons) which are a 'P' in this zone.
Electric power transmission and distribution lines, overhead, carrying more than 69,000 volts	SE	Transmission Lines (Above Ground)	P	Per a recent court case, the County may not subject these to a special exception/ conditional use process.

Rural→RR (continued)

Uses Under Review/ Deleted (Rural)		
Current Use		Rationale
Blacksmith	SE	After consultation with the agricultural community, this use is most-likely to occur in a mobile fashion rather than the primary use on a property.
Boathouse, private	P	Early draft recommendation by consultant, under review. This use could be accommodated as an accessory structure under certain conditions.
Guest houses, as accessory use	P	Consultant recommendation to remove this use under the impression that guest houses are used as unlicensed accessory apartments
Helistop	SE	Removed upon review of Airstrip, associated with farming operations – restricted to only uses associated with farming.
Hunting or fishing cabin, private	P	This use can be accommodated as an accessory structure.
Kennels, noncommercial	P	Early draft recommendation by consultant, under review for retention.
Parking of motor vehicles, off-street, in connection with commercial uses	P	Removed (except for surface parking for commercial uses in a historic district). This use is a commercial use within a rural zone. Once used for parking, the property is associated with the commercial use. During subsequent master/sector plan review such properties tend to be recommended for commercial zoning thereby removing the property from the primary intended use of the zone.
Parking of motor vehicles ... off-street, in connection with any use permitted...	P	Stand-alone surface parking lots are not considered a compatible agricultural or rural land use. This does not affect parking <i>on-site</i> for any use allowed in the zone.
Railroad tracks	P	Early draft recommendation by consultant, under review for retention.
Recreational or entertainment establishment, or commercial	SE	Early draft recommendation by consultant, under review for retention.
Sanitarium	SE	Antiquated use.
Security pavilion	P	This use can be accommodated as an accessory structure.
Swimming pool, private	P	Antiquated use (based on current definition).
Theaters, legitimate	SE	Early draft recommendation by consultant, under review for retention.
Wildlife or game preserve ...	P	Early draft recommendation by consultant, under review for retention.

**RC (no name change)**

<b>Changes in Proposed Use Table (RC)</b>				
<b>Current Use</b>		<b>New Use</b>		<b>Rationale</b>
Accessory Apartment	SE	Attached Accessory Apartment, Small (up to 800 sf)	L	County Consolidated with Registered Living Unit. To promote flexible, rental housing options in the County that must register with DHCA.
Bed-and-breakfast lodging with 3, 4 or 5 guest rooms	SE	Bed and breakfast	L	The objective Special Exception standards retained as limited use standards. Minor modifications made to length of stay.
-		Country Inns	C	The Country Inn zone removed, but new Country Inns will be allowed through the Conditional Use process. Existing Country Inns will be grandfathered.
Day care facility for more than 4 senior adults and person with disabilities	SE	Family Day Care (Up to 8 Persons) or Group Day Care (9 to 12 Persons)	P L	Adult/person with disability day care has been consolidated with child day care because impacts are similar. Family Day Care (up to 8) is currently a 'P' in this zone.
Farm tenant mobile home, more than one but less than 4	SE	Farm tenant dwelling	L	Consolidated use under a single farm tenant dwelling use with use standards.
-		Park, playground (private)	P	Early draft recommendation, under review.
Hospice care facilities	SE	Residential care facility (up to 8 persons)	L	An 8 person hospice care facility would have an impact similar to a small group home (up to 8 persons) which is a 'P' in this zone.
Electric power transmission and distribution lines, overhead, carrying more than 69,000 volts	SE	Transmission Lines (Above Ground)	P	Per a recent court case, the County may not subject these to a special exception/ conditional use process.

Uses Under Review/ Deleted (RC)		
Current Use		Rationale
Blacksmith	SE	After consultation with the agricultural community, this use is most-likely to occur in a mobile fashion rather than the primary use on a property.
Boathouse, private	P	Early draft recommendation by consultant, under review. This use could be accommodated as an accessory structure under certain conditions.
Camp retreat, non-profit	P	Per footnote 45: Allowed only if established before 2005.
Guest houses, as accessory use	P	Consultant recommendation to remove this use under the impression that guest houses are used as unlicensed accessory apartments
Helistop	SE	Removed upon review of Airstrip, associated with farming operations – restricted to only uses associated with farming.
Hunting or fishing cabin, private	P	This use can be accommodated as an accessory structure.
Kennels, noncommercial	P	Early draft recommendation by consultant, under review for retention.
Parking of motor vehicles ... off-street, in connection with any use permitted...	P	Stand-alone surface parking lots are not considered a compatible agricultural or rural land use. This does not affect parking <i>on-site</i> for any use allowed in the zone.
Railroad tracks	P	Early draft recommendation by consultant, under review for retention.
Sanitarium	SE	Antiquated use.
Security pavilion	P	This use can be accommodated as an accessory structure.
Swimming pool, private	P	Antiquated use (based on current definition).
Storage, outdoor	SE	Early draft recommendation by consultant, under review for retention.
Wildlife or game preserve ...	P	Early draft recommendation by consultant, under review for retention.

**RNC (no name change)**

Changes in Proposed Use Table (RNC)				
Current Use		New Use		Rationale
Accessory Apartment	SE	Attached Accessory Apartment, Small (up to 800 sf)	L	Consolidated with Registered Living Unit. To promote flexible, rental housing options in the County that must register with DHCA.
Bed-and-breakfast lodging with 3, 4 or 5 guest rooms	SE	Bed and breakfast	L	The objective Special Exception standards retained as limited use standards. Minor modifications made to length of stay.
Day care facility for more than 4 senior adults and person with disabilities	SE	Family Day Care (Up to 8 Persons) or Group Day Care (9 to 12 Persons)	P L	Adult/ person with disability day care has been consolidated with child day care because impacts are similar. Family Day Care (up to 8) is currently a 'P' in this zone.
-		Park, playground (private)	P	Early draft recommendation, under review.
Hospice care facilities	SE	Residential care facility (up to 8 persons)	L	An 8 person hospice care facility would have an impact similar to a small group home (up to 8 persons) which is a 'P' in this zone.
Electric power transmission and distribution lines, overhead, carrying more than 69,000 volts	SE	Transmission Lines (Above Ground)	P	Per a recent court case, the County may not subject these to a special exception/ conditional use process.

Uses Under Review/ Deleted (RNC)		
Current Use		Rationale
Agricultural processing, primary	P	Agricultural processing as a stand-alone use is not compatible with cluster development. As an accessory use to farming, agricultural processing is an allowed use.
Blacksmith	SE	After consultation with the agricultural community, this use is most-likely to occur in a mobile fashion rather than the primary use on a property.
Boathouse, private	P	Early draft recommendation by consultant, under review. This use could be accommodated as an accessory structure under certain conditions.
Farm tenant dwelling	P	Early draft recommendation by consultant, under review for retention.
Farm tenant mobile home, more than one but less than 4	SE	Consolidated use under a single farm tenant dwelling use with use standards.
Guest houses, as accessory use	P	Consultant recommendation to remove this use under the impression that guest houses are used as unlicensed accessory apartments.
Kennels, noncommercial	P	Early draft recommendation by consultant, under review for retention.
Parking of motor vehicles ... off-street, in connection with any use permitted...	P	Stand-alone surface parking lots are not considered a compatible agricultural or rural land use. This does not affect parking on-site for any use allowed in the zone.
Sanitarium	SE	Antiquated use.
Security pavilion	P	This use can be accommodated as an accessory structure.
Swimming pool, private	P	Antiquated use (based on current definition).

**RE-2 (no name change)**

Changes in Proposed Use Table (RE-2)				
Current Use		Proposed Use		Rationale
Accessory Apartment	SE	Attached Accessory Apartment, Small (up to 800 sf)	L	Consolidated with Registered Living Unit. To promote flexible, rental housing options in the County that must register with DHCA.
Registered Living Unit	P			
Accessory Apartment	SE	Attached Accessory Apartment, Large (up to 1200 sf)	L	Consolidated with Registered Living Unit. To promote flexible housing options in the County that must register with DHCA.
Registered Living Unit	P			
Bed-and-breakfast lodging with 3, 4 or 5 guest rooms	SE	Bed and breakfast	L	The objective Special Exception standards were retained as limited use standards. Minor modifications were made to length of stay.
-		Country Inn	C	The Country Inn zone will be removed, but new Country Inns will be allowed through the Conditional Use process. Existing Country Inns will be grandfathered.
Accessory Apartment	SE	Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Accessory Apartment	SE	Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Day care facility for more than 4 senior adults and person with disabilities	SE	Family Day Care (Up to 8 Persons)	P	Adult/person with disability day care has been consolidated with child day care because impacts are similar. Family Day Care is currently a 'P' in this zone.
		or Group Day Care (9 to 12 Persons)	L	
-		Park, Playground (Private)	P	Early draft recommendation, under review
Hospice care facilities	SE	Residential care facility (up to 8 persons).	L	An 8 person hospice care facility would have an impact similar to a small group home (up to 8 persons), which is currently a 'P' in this zone.



**RE-2 (no name change)**

<b>Uses Under Review/ Deleted (RE-2)</b>		
<b>Current Use</b>		<b>Rationale</b>
Boathouse, private	P	Early draft recommendation by consultant, under review. This use could be accommodated as an accessory structure under certain conditions.
Chancery	SE	Chancery is an office use, not compatible with residential neighborhoods.
Community redevelopment areas	SE	Former Section 59-G-2.15, granting a special exception for community redevelopment areas, was repealed by Ord. No. 12-4, § 5.
Family burial sites	SE	Per footnote 33: Only allowed if in existence as of July 1991.
Farm tenant dwelling	P	Early draft recommendation by consultant, under review for retention.
Farm tenant mobile home, one only	P	Early draft recommendation by consultant, under review for retention.
Guest houses, as accessory use	P	Consultant recommendation to remove this use under the impression that guest houses are used as unlicensed accessory apartments.
Kennels, noncommercial	P	Early draft recommendation by consultant, under review for retention.
Offices, medical practitioner, for use by other than a resident of the dwelling	SE	Early draft recommendation by consultant.
Opportunity housing projects	P	Antiquated use (per HOC).
Parking of automobiles, off-street, in connection with commercial uses	P	Removed (except for surface parking for commercial uses in a historic district). This is a commercial use within a residential zone. Once used for parking, the property is associated with the commercial use. During subsequent master/sector plan review such properties tend to be recommended for commercial zoning thereby removing the property from the primary intended use of the zone.
Railroad Tracks	P	Early draft recommendation by consultant, under review for retention.
Security pavilion	P	This use can be accommodated under accessory structure.
Swimming pool, private	P	Antiquated use (based on current definition).

RE-2C (no name change)

Changes in Proposed Use Table (RE-2C)				
Current Use		New Use		Rationale
Accessory Apartment Registered Living Unit	SE P	Attached Accessory Apartment, Small (up to 800 sf)	L	Consolidated with Registered Living Unit. To promote flexible housing options in the County that must register with DHCA.
Accessory Apartment Registered Living Unit	SE P	Attached Accessory Apartment, Large (up to 1200 sf)	L	Consolidated with Registered Living Unit. To promote flexible housing options in the County that must register with DHCA.
Bed-and-breakfast lodging with 3, 4 or 5 guest rooms	SE	Bed and breakfast	L	The objective Special Exception standards were retained as limited use standards. Minor modifications were made to length of stay.
Accessory Apartment	SE	Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Accessory Apartment	SE	Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Day care facility for more than 4 senior adults and person with disabilities	SE	Family Day Care (Up to 8 Persons) or Group Day Care (9 to 12 Persons)	P L	Adult/person with disability day care has been consolidated with child day care because impacts are similar. Family Day Care is currently a 'P' in this zone.
-		Park, Playground (Private)	P	Early draft recommendation, under review.
Hospice care facilities	SE	Residential care facility (up to 8 persons)	L	An 8 person hospice care facility would have an impact similar to a small group home (up to 8 persons), which is a 'P' in this zone.
-		Seasonal outdoor sales	L	Appropriate use given limited use standards.

RE-2C (no name change) continued

Uses Under Review/ Deleted (RE-2C)		
Current Use		Rationale
Airstrips, in the common open space	P	Given recent ZTA about 'Airstrip, associated with farming operations' staff feels this use is inappropriate in this zone.
Chancery	SE	Chancery is an office use, not compatible with residential neighborhoods.
Community redevelopment areas	SE	Former Section 59-G-2.15, granting a special exception for community redevelopment areas, was repealed by Ord. No. 12-4, § 5.
Family Burial Sites	SE	Per footnote 33: Only allowed if in existence as of July 1991.
Farm tenant mobile home, one only	P	Early draft recommendation by consultant, under review for retention.
Guest houses, as accessory use	P	Consultant recommendation to remove this use under the impression that guest houses are used as unlicensed accessory apartments.
Kennels, noncommercial	P	Early draft recommendation by consultant, under review for retention.
Offices, medical practitioner, for use by other than a resident of the dwelling	SE	Early draft recommendation by consultant.
Parking of automobiles, off-street, in connection with commercial uses	P	Removed (except for surface parking for commercial uses in a historic district). This is a commercial use within a residential zone. Once used for parking, the property is associated with the commercial use. During subsequent master/sector plan review such properties tend to be recommended for commercial zoning thereby removing the property from the primary intended use of the zone.
Swimming pool, private	P	Antiquated use (based on current definition).

**RE-1 (No Name Change)**

<b>Changes in Proposed Use Table (RE-1)</b>				
<b>Current Use</b>		<b>New Use</b>		<b>Rationale</b>
Accessory Apartment	SE	Attached Accessory Apartment, Small (up to 800 sf)	L	Consolidated with Registered Living Unit. To promote flexible housing options in the County that must register with DHCA.
Registered Living Unit	P			
Accessory Apartment	SE	Attached Accessory Apartment, Large (up to 1200 sf)	L	Consolidated with Registered Living Unit. To promote flexible housing options in the County that must register with DHCA.
Registered Living Unit	P			
Bed-and-breakfast lodging with 3, 4 or 5 guest rooms	SE	Bed and breakfast	L	The objective Special Exception standards were retained as limited use standards. Minor modifications were made to length of stay.
-		Country inn	SE	The Country Inn zone will be removed, but new Country Inns will be allowed through the Conditional Use process. Existing Country Inns will be grandfathered.
Accessory Apartment	SE	Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Accessory Apartment	SE	Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Day care facility for more than 4 senior adults and person with disabilities	SE	Family Day Care (Up to 8 Persons) or Group Day Care (9 to 12 Persons)	P	Adult/person with disability day care has been consolidated with child day care because impacts are similar. Family Day Care is currently a 'P' in this zone.
			L	
-		Park, Playground (Private)	P	Early draft recommendation, under review.
Hospice care facilities	SE	Residential care facility (up to 8 persons)	L	An 8 person hospice care facility would have an impact similar to a small group home (up to 8 persons).

**RE-1 (No Name Change) continued**

<b>Uses Under Review/ Deleted (RE-1)</b>		
<b>Current Use</b>		<b>Rationale</b>
Chancery	SE	Chancery is an office use, not compatible with residential neighborhoods.
Community redevelopment areas	SE	Former Section 59-G-2.15, granting a special exception for community redevelopment areas, was repealed by Ord. No. 12-4, § 5.
Family burial sites	SE	Per footnote 33: Only allowed if in existence as of July 1991.
Farm tenant dwelling	P	Early draft recommendation by consultant, under review for retention.
Farm tenant mobile home, one only	P	Early draft recommendation by consultant, under review for retention.
Guest houses, as accessory use	P	Consultant recommendation to remove this use under the impression that guest houses are used as unlicensed accessory apartments.
Kennels, noncommercial	P	Early draft recommendation by consultant, under review for retention.
Offices, medical practitioner, for use by other than a resident of the dwelling	SE	Early draft recommendation by consultant.
Opportunity housing projects	P	Antiquated use (per HOC).
Parking of automobiles, off-street, in connection with commercial uses	P	Removed (except for surface parking for commercial uses in a historic district). This is a commercial use within a residential zone. Once used for parking, the property is associated with the commercial use. During subsequent master/sector plan review such properties tend to be recommended for commercial zoning thereby removing the property from the primary intended use of the zone.
Railroad Tracks	P	Early draft recommendation by consultant, under review for retention.
Security pavilion	P	This use can be accommodated under accessory structures.
Swimming pool, private	P	Antiquated use (based on current definition).

Changes in Proposed Use Table (R-200)				
Current Use		New Use		Rationale
Accessory Apartment	SE	Attached Accessory Apartment, Small (up to 800 sf)	L	Consolidated with Registered Living Unit. To promote flexible housing options in the County that must register with DHCA.
Registered Living Unit	P			
Accessory Apartment	SE	Attached Accessory Apartment, Large (up to 1200 sf)	L	Consolidated with Registered Living Unit. To promote flexible housing options in the County that must register with DHCA.
Registered Living Unit	P			
Bed-and-breakfast lodging with 3, 4 or 5 guest rooms	SE	Bed and breakfast	L	The objective Special Exception standards were retained as limited use standards. Minor modifications were made to length of stay.
-		Country Inn	C	The Country Inn zone will be removed, but new Country Inns will be allowed through the Conditional Use process. Existing Country Inns will be grandfathered.
Day care facility for more than 4 senior adults and person with disabilities	SE	Family Day Care (Up to 8 Persons) or Group Day Care (9 to 12 Persons)	P	Adult/person with disability day care has been consolidated with child day care because impacts are similar. Family Day Care is currently a 'P' in this zone.
			L	
-		Park, Playground (Private)	P	Early draft recommendation, under review.
Hospice care facilities	SE	Residential care facility (up to 8 persons)	L	An 8 person hospice care facility would have an impact similar to a small group home (up to 8 persons) which is a 'P' in this zone.

R-200 → RLD-20 continued

Uses Under Review/ Deleted (R-200)		
Current Use		Rationale
Chancery	SE	Chancery is an office use, not compatible with residential neighborhoods.
Clinic, medical or dental, for 5 or more medical practitioners	SE	Per footnote 24: Only allowed if approved prior to February 1989.
Community redevelopment areas	SE	Former Section 59-G-2.15, granting a special exception for community redevelopment areas, was repealed by Ord. No. 12-4, § 5.
Family burial sites	SE	Per footnote 33: Only allowed if in existence as of July 1991.
Farm tenant dwelling	P	Early draft recommendation by consultant, under review for retention.
Farm tenant mobile home, one only	P	Early draft recommendation by consultant, under review for retention.
Guest houses, as accessory use	P	Consultant recommendation to remove this use under the impression that guest houses are used as unlicensed accessory apartments.
Kennels, noncommercial	P	Early draft recommendation by consultant, under review for retention.
Life Sciences Center	P	Early draft recommendation by consultant, under review.
Offices, medical practitioner, for use by other than a resident of the dwelling	SE	Early draft recommendation by consultant.
Opportunity housing projects	P	Antiquated use (per HOC).
Parking of automobiles, off-street, in connection with commercial uses	P	Removed (except for surface parking for commercial uses in a historic district). This is a commercial use within a residential zone. Once used for parking, the property is associated with the commercial use. During subsequent master/sector plan review such properties tend to be recommended for commercial zoning thereby removing the property from the primary intended use of the zone.
Railroad Tracks	P	Early draft recommendation by consultant, under review for retention.
Security pavilion	P	This use can be accommodated under accessory structures.
Stone or rock quarries	P/SE	Per footnotes 48 and 49: Only allowed if in existence prior to 1958.
Swimming pool, private	P	Antiquated use (based on current definition).

Changes in Proposed Use Table (R-150)				
Current Use		New Use		Rationale
-		Animal Boarding and Care	C	Result of consolidation with R-200
Accessory Apartment	SE	Attached Accessory Apartment, Small (up to 800 sf)	L	Consolidated with Registered Living Unit. To promote flexible housing options in the County that must register with DHCA.
Registered Living Unit	P			
Accessory Apartment	SE	Attached Accessory Apartment, Large (up to 1200 sf)	L	Consolidated with Registered Living Unit. To promote flexible housing options in the County that must register with DHCA.
Registered Living Unit	P			
Bed-and-breakfast lodging with 3, 4 or 5 guest rooms	SE	Bed and breakfast	L	The objective Special Exception standards were retained as limited use standards. Minor modifications were made to length of stay.
-		Country Inn	C	Result of consolidation with R-200
Day care facility for more than 4 senior adults and person with disabilities	SE	Family Day Care (Up to 8 Persons) or Group Day Care (9 to 12 Persons)	P	Adult/person with disability day care has been consolidated with child day care because impacts are similar. Family Day Care is currently a 'P' in this zone.
			L	
-		Farm Market, On-site	L	Result of consolidation with R-200
-		Landscape Contractor	C	Result of consolidation with R-200
-		Nonresident Professional office	C	Result of consolidation with R-200
-		Nursery, Retail	C	Result of consolidation with R-200
-		Nursery, Wholesale	C	Result of consolidation with R-200
-		Park, Playground (Private)	P	Early draft recommendation, under review
-		Recreation & Entertainment Facility, Outdoor (capacity up to 1,000)	C	Result of consolidation with R-200
Hospice care facilities	SE	Residential care facility (up to 8 persons)	L	An 8 person hospice care facility would have an impact similar to a small group home (up to 8 persons) which is a 'P' in this zone.
-		Rural Antique Shop	C	Result of consolidation with R-200
-		Rural Country Market	C	Result of consolidation with R-200
-		Special Event Parking	L	Result of consolidation with R-200
-		Surface parking for commercial uses in an historic district	P	Result of consolidation with R-200



R-150→RLD-20 continued

Uses Under Review/ Deleted (R-150)		
Current Use		Rationale
Boardinghouses	SE	Antiquated Use.
Chancery	SE	Chancery is an office use, not compatible with residential neighborhoods.
Clinic, medical or dental, for 5 or more medical practitioners	SE	Per footnote 24: Only allowed if approved prior to February 1989.
Community redevelopment areas	SE	Former Section 59-G-2.15, granting a special exception for community redevelopment areas, was repealed by Ord. No. 12-4, § 5.
Farm tenant dwelling	P	Early draft recommendation by consultant, under review for retention.
Guest houses, as accessory use	P	Consultant recommendation to remove this use under the impression that guest houses are used as unlicensed accessory apartments.
Kennels, noncommercial	P	Early draft recommendation by consultant, under review for retention.
Offices, medical practitioner, for use by other than a resident of the dwelling	SE	Early draft recommendation by consultant.
Opportunity housing projects	P	Antiquated use (per HOC).
Railroad Tracks	P	Early draft recommendation by consultant, under review for retention.
Swimming pool, private	P	Antiquated use (based on current definition).

RMH-200 → RLD-20

Changes in Proposed Use Table (RMH-200)				
Current Use		New Use		Rationale
-		Agricultural Vending	L	Result of consolidation with R-200
-		Animal Boarding and Care	C	Result of consolidation with R-200
Accessory Apartment	SE	Attached Accessory Apartment, Small (up to 800 sf)	L	Consolidated with Registered Living Unit. To promote flexible housing options in the County that must register with DHCA.
Registered Living Unit	P			
Accessory Apartment	SE	Attached Accessory Apartment, Large (up to 1200 sf)	L	Consolidated with Registered Living Unit. To promote flexible housing options in the County that must register with DHCA.
Registered Living Unit	P			
Bed-and-breakfast lodging with 3, 4 or 5 guest rooms	SE	Bed and breakfast	L	The objective Special Exception standards were retained as limited use standards. Minor modifications were made to length of stay.
-		Country Inn		Result of consolidation with R-200
Day care facility for more than 4 senior adults and person with disabilities	SE	Family Day Care (Up to 8 Persons) or Group Day Care (9 to 12 Persons)	P	Adult/person with disability day care has been consolidated with child day care because impacts are similar. Family Day Care is currently a 'P' in this zone.
			L	
-		Farm Market, On-site	L	Result of consolidation with R-200
-		Landscape Contractor	C	Result of consolidation with R-200
-		Multi-Unit Living <i>under cluster or MPDU optional method development</i>	L	Result of consolidation with R-200
-		Nonresident Professional office	C	Result of consolidation with R-200
-		Nursery, Retail	C	Result of consolidation with R-200
-		Nursery, Wholesale	C	Result of consolidation with R-200
-		Park, Playground (Private)	P	Early draft recommendation, under review.
-		Recreation & Entertainment Facility, Outdoor (capacity up to 1,000)	C	Result of consolidation with R-200
Hospice care facilities	SE	Residential care facility (up to 8 persons)	L	An 8 person hospice care facility would have an impact similar to a small group home (up to 8 persons) which is a 'P' in this zone.
-		Special Event Parking	L	Result of consolidation with R-200
Parking of motor vehicles ... in connection with commercial uses	SE	Surface parking for Commercial Uses in a Historic District	L	Result of consolidation with R-200
-		Two-Unit Living (under cluster or MPDU optional method development)	L	Result of consolidation with R-200
-		Veterinary Office/ Hospital	C	Result of consolidation with R-200

RMH-200 → RLD-20 continued

Uses Under Review/ Deleted (RMH-200)		
Current Use		Rationale
Chancery	SE	Chancery is an office use, not compatible with residential neighborhoods.
Clinic, medical or dental, for 5 or more medical practitioners	SE	Per footnote 24: Only allowed if approved prior to February 1989.
Community redevelopment areas	SE	Former Section 59-G-2.15, granting a special exception for community redevelopment areas, was repealed by Ord. No. 12-4, § 5.
Farm tenant dwelling	P	Early draft recommendation by consultant, under review for retention.
Farm tenant mobile home, one only	P	Early draft recommendation by consultant, under review for retention.
Guest houses, as accessory use	P	Consultant recommendation to remove this use under the impression that guest houses are used as unlicensed accessory apartments.
Kennels, noncommercial	P	Early draft recommendation by consultant, under review for retention.
Offices, medical practitioner, for use by other than a resident of the dwelling	SE	Early draft recommendation by consultant.
Opportunity housing projects	P	Antiquated use (per HOC)
Parking of motor vehicles ... in connection with commercial uses	SE	Removed (except for surface parking for commercial uses in a historic district). This use is a commercial use within a residential zone. Once used for parking, the property is associated with the commercial use. During subsequent master/sector plan review such properties tend to be recommended for commercial zoning thereby removing the property from the primary intended use of the zone.
Railroad Tracks	P	Early draft recommendation by consultant, under review for retention.
Swimming pool, private	P	Antiquated use (based on current definition).

Changes in Proposed Use Table (R-90)				
Current Use		New Use		Rationale
Accessory Apartment	SE	Attached Accessory Apartment, Small (up to 800 sf)	L	Consolidated with Registered Living Unit. To promote flexible housing options in the County that must register with DHCA.
Registered Living Unit	P			
Registered Living Unit	P	Attached Accessory Apartment, Large (up to 1200 sf)	SE	Consolidated with Registered Living Unit. To promote flexible housing options in the County that must register with DHCA.
Bed-and-breakfast lodging with one or 2 guest rooms	P	Bed and Breakfast	SE	This use was consolidated with the larger Bed & Breakfast use as a conditional use.
Day care facility for more than 4 senior adults and person with disabilities	SE	Family Day Care (Up to 8 Persons)	P	Adult/ person with disability day care has been consolidated with child day care because impacts are similar. Family Day Care is currently a 'P' in this zone.
-		Farm market, on-site	L	To allow for on-site sales from a crop farm.
-		Park, Playground (Private)	P	Early draft recommendation, under review.
Hospice care facilities	SE	Residential care facility (up to 8 persons)	L	An 8 person hospice care facility would have an impact similar to a small group home (up to 8 persons) which is a 'P' in this zone.

Uses Under Review/ Deleted (R-90)		
Current Use		Rationale
Boardinghouses	SE	Antiquated Use.
Chancery	SE	Chancery is an office use, not compatible with residential neighborhoods.
Clinic, medical or dental, for 5 or more medical practitioners	SE	Per footnote 24: Only allowed if approved prior to February 1989.
Community redevelopment areas	SE	Former Section 59-G-2.15, granting a special exception for community redevelopment areas, was repealed by Ord. No. 12-4, § 5.
Farm tenant dwelling	P	Early draft recommendation by consultant, under review for retention.
Guest houses, as accessory use	P	Consultant recommendation to remove this use under the impression that guest houses are used as unlicensed accessory apartments.
Kennels, noncommercial	P	Early draft recommendation by consultant, under review for retention.
Offices, medical practitioner, for use by other than a resident of the dwelling	SE	Early draft recommendation by consultant.
Opportunity housing projects	P	Antiquated use (per HOC).
Railroad Tracks	P	Early draft recommendation by consultant, under review for retention.
Swimming pool, private	P	Antiquated use (based on current definition).

Changes in Proposed Use Table (R-60)				
Current Use		New Use		Rationale
Accessory Apartment	SE	Attached Accessory Apartment, Small (up to 800 sf)	L	Consolidated with Registered Living Unit. To promote flexible housing options in the County that must register with DHCA.
Registered Living Unit	P			
Registered Living Unit	P	Attached Accessory Apartment, Large (up to 1200 sf)	SE	Consolidated with Registered Living Unit. To promote flexible housing options in the County that must register with DHCA.
Day care facility for more than 4 senior adults and person with disabilities	SE	Family Day Care (Up to 8 Persons)	P	Adult/person with disability day care has been consolidated with child day care because impacts are similar. Family Day Care is currently a 'P' in this zone.
-		Farm market, on-site	L	To allow for on-site sales from a crop farm.
-		Park, Playground (Private)	P	Early draft recommendation, under review.
Hospice care facilities	SE	Residential care facility (up to 8 persons)	L	An 8 person hospice care facility would have an impact similar to a small group home (up to 8 persons) which is a 'P' in this zone.

Uses Under Review/ Deleted (R-60)		
Current Use		Rationale
Boardinghouses	SE	Antiquated Use
Chancery	SE	Chancery is an office use, not compatible with residential neighborhoods.
Clinic, medical or dental, for 5 or more medical practitioners	SE	Per footnote 24: Only allowed if approved prior to February 1989.
Community redevelopment areas	SE	Former Section 59-G-2.15, granting a special exception for community redevelopment areas, was repealed by Ord. No. 12-4, § 5.
Farm tenant dwelling	P	Early draft recommendation by consultant, under review for retention.
Guest houses, as accessory use	P	Consultant recommendation to remove this use under the impression that guest houses are used as unlicensed accessory apartments.
Kennels, noncommercial	P	Early draft recommendation by consultant, under review for retention.
Offices, medical practitioner, for use by other than a resident of the dwelling	SE	Early draft recommendation by consultant.
Opportunity housing projects	P	Antiquated use (per HOC).
Parking of motor vehicles ... in connection with commercial uses	SE	Removed (except for surface parking for commercial uses in a historic district). This use is a commercial use within a residential zone. Once used for parking, the property is associated with the commercial use. During subsequent master/sector plan review such properties tend to be recommended for commercial zoning thereby removing the property from the primary intended use of the zone.
Railroad Tracks	P	Early draft recommendation by consultant, under review for retention.
Swimming pool, private	P	Antiquated use (based on current definition).

Changes in Proposed Use Table (R-40)				
Current Use		New Use		Rationale
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	SE	To promote flexible housing options in the County that must register with DHCA.
Day care facility for more than 4 senior adults and person with disabilities	SE	Family Day Care (Up to 8 Persons)	P	Adult/ person with disability day care has been consolidated with child day care because impacts are similar. Family Day Care is currently a 'P' in this zone.
-		Farm market, on-site	L	To allow for on-site sales from a crop farm.
-		Park, Playground (Private)	L	Early draft recommendation, under review.
Hospice care facilities	SE	Residential care facility (up to 8 persons)	L	An 8 person hospice care facility would have an impact similar to a small group home (up to 8 persons) which is a 'P' in this zone.

Uses Under Review/ Deleted (R-40)		
Current Use		Rationale
Boardinghouses	SE	Antiquated Use.
Clinic, medical or dental, for 5 or more medical practitioners	SE	Per footnote 24: Only allowed if approved prior to February 1989.
Community redevelopment areas	SE	Former Section 59-G-2.15, granting a special exception for community redevelopment areas, was repealed by Ord. No. 12-4, § 5.
Farm tenant dwelling	P	Early draft recommendation by consultant, under review for retention.
Guest houses, as accessory use	P	Consultant recommendation to remove this use under the impression that guest houses are used as unlicensed accessory apartments.
Offices, medical practitioner, for use by other than a resident of the dwelling	SE	Early draft recommendation by consultant.
Parking of motor vehicles ... in connection with commercial uses	SE	Removed (except for surface parking for commercial uses in a historic district). This use is a commercial use within a residential zone. Once used for parking, the property is associated with the commercial use. During subsequent master/sector plan review such properties tend to be recommended for commercial zoning thereby removing the property from the primary intended use of the zone.
Railroad Tracks	P	Early draft recommendation by consultant, under review for retention.
Swimming pool, private	P	Antiquated use (based on current definition).

Changes in Proposed Use Table (R-30)			
Current Use		Proposed Use	Rationale
-		Agricultural Vending	L Allows increased access to locally grown produce
-		Attached Accessory Apartment, Small (up to 800 sf)	L To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Small (up to 800 sf)	L To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L To promote flexible housing options in the County that must register with DHCA.
Day care facility for more than 4 senior adults and person with disabilities	SE	Family Day Care (Up to 8 Persons)	P Adult/person with disability day care has been consolidated with child day care because impacts are similar. Family Day Care is currently a 'P' in this zone.
-		Farm Market, on-site	L To allow for on-site sales from an urban farm.
-		Park, Playground (Private)	P Early draft recommendation, under review.
Hospice care facilities	SE	Residential care facility (up to 8 persons)	L An 8 person hospice care facility would have an impact similar to a small group home (up to 8 persons), which is a 'P' in this zone.
-		Seasonal Outdoor Sales	L Appropriate use given limited use standards.
Electric power transmission and distribution lines, overhead, carrying more than 69,000 volts	SE	Transmission Lines (Above Ground)	P Per a recent court case, the County may not subject these to a special exception/ conditional use process.
-		Two-Unit Living	P Allows for increased flexibility in housing options.

Uses Under Review/ Deleted (R-30)		
Current Use		Rationale
Boarding house	P	Antiquated use.
Chancery	SE	Chancery is an office use, not compatible with residential neighborhoods.
Clinic, medical or dental, for 5 or more medical practitioners		Per footnote 24: Only allowed if approved prior to February 1989.
Community redevelopment areas	SE	Former Section 59-G-2.15, granting a special exception for community redevelopment areas, was repealed by Ord. No. 12-4, § 5.
Fraternity and sorority houses	SE	Antiquated use.
Offices, medical practitioner, for use by other than a resident of the dwelling	SE	Early draft recommendation by consultant.
Opportunity housing projects	P	Per recommendation of HOC.
Parking of automobiles, off-street, in connection with commercial uses	P	Removed (except for surface parking for commercial uses in a historic district). This is a commercial use within a residential zone. Once used for parking, the property is associated with the commercial use. During subsequent master/sector plan review such properties tend to be recommended for commercial zoning thereby removing the property from the primary intended use of the zone.
Railroad Tracks	P	Early draft recommendation by consultant, under review for retention.
Swimming pool, private	P	Antiquated use (based on current definition).
Temporary structures, including wayside stands for the sale of farm products	SE	This use has been replaced by Seasonal Outdoor Sales, as noted above.



Changes in Proposed Use Table (R-20)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Day care facility for more than 4 senior adults and person with disabilities	SE	Family Day Care (Up to 8 Persons)	P	Adult/person with disability day care has been consolidated with child day care because impacts are similar. Family Day care is a “p” use in this zone.
-		Farm Market, on-site	L	To allow for on-site sales from an urban farm.
-		Park, Playground (Private)	P	Early draft recommendation, under review.
Hospice care facilities	SE	Residential care facility (up to 8 persons)	L	An 8 person hospice care facility would have an impact similar to a small group home (up to 8 persons), which is a ‘P’ in this zone.
-		Seasonal Outdoor Sales	L	Appropriate use given limited use standards.
Electric power transmission and distribution lines, overhead, carrying more than 69,000 volts	SE	Transmission Lines (Above Ground)	P	Per a recent court case, the County may not subject these to a special exception/ conditional use process.
-		Two-Unit Living	P	Allows for increased flexibility in housing options.

Uses Under Review/ Deleted (R-20)		
Current Use		Rationale
Boarding house	P	Antiquated use.
Chancery	SE	Chancery is an office use, not compatible with residential neighborhoods.
Clinic, medical or dental, for 5 or more medical practitioners		Per footnote 24: Only allowed if approved prior to February 1989.
Community redevelopment areas	SE	Former Section 59-G-2.15, granting a special exception for community redevelopment areas, was repealed by Ord. No. 12-4, § 5.
Fraternity and sorority houses	SE	Antiquated use.
Offices, medical practitioner, for use by other than a resident of the dwelling	SE	Early draft recommendation by consultant.
Opportunity housing projects	P	Per recommendation of HOC.
Parking of automobiles, off-street, in connection with commercial uses	P	Removed (except for surface parking for commercial uses in a historic district). This is commercial use within a residential zone. Once used for parking, the property is associated with the commercial use. During subsequent master/sector plan review such properties tend to be recommended for commercial zoning thereby removing the property from the primary intended use of the zone.
Railroad Tracks	P	Early draft recommendation by consultant, under review for retention.
Swimming pool, private	P	Antiquated use (based on current definition).
Temporary structures, including wayside stands for the sale of farm products	SE	This use has been replaced by Seasonal Outdoor Sales, as noted above.

Changes in Proposed Use Table (R-10)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Day care facility for more than 4 senior adults and person with disabilities	SE	Family Day Care (Up to 8 Persons)	P	Adult/person with disability day care has been consolidated with child day care because impacts are similar. Family Day Care is a 'P' use in this zone.
-		Farm Market, on-site	L	To allow for on-site sales from a urban farm.
-		Park, Playground (Private)	P	Early draft recommendation, under review.
Hospice care facilities	SE	Residential care facility (up to 8 persons)	L	An 8 person hospice care facility would have an impact similar to a small group home (up to 8 persons), which is a 'P' in this zone.
Retail sales and personal service establishments incidental to a multiple-family dwelling or group of dwellings	SE	Retail/ Service Establishment (Up to 5,000 SF)	L	Retained objective Special Exception standards as limited use standards.
-		Seasonal Outdoor Sales	L	Appropriate use given limited use standards.
Electric power transmission and distribution lines, overhead, carrying more than 69,000 volts	SE	Transmission Lines (Above Ground)		Per a recent court case, the County may not subject these to a special exception/ conditional use process.
-		Two-Unit Living	P	Allows for increased flexibility in housing options.

R-10→ RHD-1 continued

Uses Under Review/ Deleted (R-10)		
Current Use		Rationale
Boarding house	P	Antiquated use.
Chancery	SE	Chancery is an office use, not compatible with residential neighborhoods.
Clinic, medical or dental, for 5 or more medical practitioners		Per footnote 24: Only allowed if approved prior to February 1989.
Community redevelopment areas	SE	Former Section 59-G-2.15, granting a special exception for community redevelopment areas, was repealed by Ord. No. 12-4, § 5.
Fraternity and sorority houses	SE	Antiquated use.
Offices, medical practitioner, for use by other than a resident of the dwelling	SE	Early draft recommendation by consultant.
Opportunity housing projects	P	Per recommendation of HOC.
Parking of automobiles, off-street, in connection with commercial uses	P	Removed (except for surface parking for commercial uses in a historic district). This a commercial use within a residential zone. Once used for parking, the property is associated with the commercial use. During subsequent master/sector plan review such properties tend to be recommended for commercial zoning thereby removing the property from the primary intended use of the zone.
Railroad Tracks	P	Early draft recommendation by consultant, under review for retention.
Swimming pool, private	P	Antiquated use (based on current definition).
Temporary structures, including wayside stands for the sale of farm products	SE	This use has been replaced by Seasonal Outdoor Sales, as noted above.

Changes in Proposed Use Table (CBD-0.5 to CR)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Animal Boarding and Care	C	Allows services closer to residents and business.
-		Animal Husbandry	L	Only permits beekeeping.
-		Artisan Manufacturing and Production	P	For compatibility with adopted CR zone.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Bus, rail terminals (no storage)	L	Appropriate for mixed-use zone (no storage).
-		Charitable, Philanthropic Institution	P	Typically an office-type use. Office uses are permitted in this zone.
-		Community Garden	L	Allows increased access to locally grown produce.
-		Conference Center	P	Appropriate use for transit accessible zone. Compatible with adopted CR zone. Similar use (auditorium, convention hall a 'P' in CBD1, CBD2, and CBD3).
Child day care facility in a residential building: Day Care Center	SE	Day Care Center (over 12 persons)	P	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the CBD zones.
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Drive Thru Facility	L	Currently this use is specifically noted with respect to restaurants and is not allowed in the CBD zones. Proposed use is associated with all drive-thru (banks, restaurants, pharmacies) with standards that address impact on surrounding properties. Compatible with adopted CR zone.
Child day care facility in a residential building: Group day care home	SE	Group Day Care (Up to 12 Persons)	P	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the CBD zones.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
-		Funeral Home, Undertaker	C	Early consultant recommendation, under review.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Home Occupation (No Impact)	L	For compatibility with adopted CR zone.

-		Home Occupation (Low Impact)	L	For compatibility with adopted CR zone.
-		Home Occupation (Major)	C	For compatibility with adopted CR zone
-		Hospital	P	For compatibility with adopted CR zone.
-		Hotel, Motel	P	For compatibility with adopted CR zone and zone consolidation where currently this use is 'P' in CBD1, CBD2, CBD3, and CBDR2.
-		Light Vehicle and Equipment Sales and Rental (Indoor)	P	For compatibility with adopted CR zone and zone consolidation where this use is a 'P' in CBD-1 and CBD-2.
-		Light Vehicle and Equipment Sales and Rental (Outdoor)	P	For compatibility with adopted CR zone and zone consolidation where this use is a 'P' in CBD-1 and CBD-2.
-		Live/Work Units	P	For compatibility with adopted CR zone.
-		Medical/ Scientific Manufacturing and Production	P	For compatibility with adopted CR zone.
-		Nursery (Retail)	P	For compatibility with adopted CR zone.
Private clubs and service organizations	SE	Private Club, Service Organization	P	For compatibility with adopted CR zone and zone consolidation where this use is a 'P' in CBD1, CBD2, CBD3, and CBDR2.
Public utility buildings and structures	SE	Public Utility Building or Structure	L & site plan <sup>1</sup>	For compatibility with adopted CR zone.
Theaters, indoor	SE	Recreation and Entertainment Facility	P	For compatibility with CR and zone consolidation with other CBD zones where a compatible use is a 'P'.
-		Recycling Drop-off Center	P	To promote recycling/ sustainability.
Hospice care facilities	SE	Residential care facility	P	For compatibility with adopted CR zone and zone consolidation where other group care facilities are 'P' in all the CBD zones in a commercial or mixed-use building.
-		Seasonal Outdoor Sales	L	For compatibility with adopted CR zone.
-		Self- storage	C	For compatibility with adopted CR zone.
-		Storage Facility up to 10,000 sf	P	For compatibility with adopted CR zone.
-		Taxi/ Limo Facility	L	Appropriate for mixed-use zone, does not permit storage.
-		Transmission Lines (Above Ground)	L	Early draft recommendation, under review.
-		Transmission Lines (Below Ground)	P	Clarifies use as it is currently exists.
		Urban Farming	L	Allows increased access to locally grown food.
Automobile repair and services	P	Vehicle repair (major)	C	Vehicle repair proposed as minor and major to indicate intensity of use. More intense auto repair requiring additional review for compatibility.
Hospitals, veterinary	SE	Veterinary Office/ Hospital	L & site plan <sup>1</sup>	For compatibility with adopted CR zone.

<sup>1</sup> Site plan required where use abuts or confronts a property zoned Agricultural, Rural or Residential Detached

**Uses Under Review/ Deleted (CBD-0.5 to CR)**

<b>Current Use</b>		<b>Rationale</b>
Opportunity housing projects	P	Antiquated use (per HOC).
Railroad Tracks	P	Early draft recommendation by consultant, under review for retention.
Swimming pool, private	P	Antiquated use (based on current definition).

Changes in Proposed Use Table (CBD-R1 to CR)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Animal Boarding and Care	C	Allows services closer to residents and business.
-		Animal Husbandry	L	Only permits beekeeping.
-		Artisan Manufacturing and Production	P	For compatibility with adopted CR zone
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Bus terminals	C	Bus, Rail terminals	L	Appropriate for mixed-use zone (no storage).
-		Car wash	C	A result of consolidation of the CBD family of zones.
-		Charitable, Philanthropic Institution	P	Similar to office use, which is allowed in the CR zone.
-		Clinic (Medical and Dental)	P	Appropriate for mixed-use zone. Clinic use is a 'P' in most CBD zones.
-		Community Garden	L	Allows increased access to locally grown produce.
-		Conference Center	P	For compatibility with adopted CR zone.
-		Cultural Institution	P	Appropriate for mixed-use zone. All other CBD zones allow libraries and museum as a 'P'.
Child day care facility in a residential building: Day Care Center	SE	Day Care Center (over 12 persons)	P	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the CBD zones.
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Drive Thru Facility	L	Currently this use is specifically noted with respect to restaurants and is not allowed in the CBD zones. Proposed use is associated with all drive-thru (banks, restaurants, pharmacies) standards address impact on surrounding properties. Compatible with adopted CR zone.
-		Dry Cleaning Facility (up to 3000 sf)	L	For compatibility with adopted CR zone and zone consolidation where this use is a 'P' in CBD1 and CBD0.5.
-		Educational Institution (Private)	P	Appropriate for transit accessible, mixed-use area.
-		Fire/ EMS (private)	P	For compatibility with adopted CR zone and zone consolidation where this use is a 'P' in the CBD1 and CBD0.5 zones.
-		Fuel Sales	C	For compatibility with adopted CR zone.



Child day care facility in a residential building: Group day care home	SE	Group Day Care (Up to 12 Persons)	P	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the CBD zones.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
-		Funeral Home, Undertaker	C	Early consultant recommendation, under review.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Home Occupation (No Impact)	L	For compatibility with adopted CR zone.
-		Home Occupation (Low Impact)	L	For compatibility with adopted CR zone.
-		Home Occupation (Major)	C	For compatibility with adopted CR zone
-		Hospital	P	For compatibility with adopted CR zone and zone consolidation where currently this use is 'P' in CBD1, CBD2, and an 'SE' in CBD3.
-		Hotel, Motel	P	For compatibility with adopted CR zone and zone consolidation where currently this use is 'P' in CBD1, CBD2, CBD3, and CBDR2.
-		Light Vehicle and Equipment Sales and Rental (Indoor)	P	For compatibility with adopted CR zone and zone consolidation where this use is a 'P' in CBD-1 and CBD-2.
-		Light Vehicle and Equipment Sales and Rental (Outdoor)	P	For compatibility with adopted CR zone and zone consolidation where this use is a 'P' in CBD-1 and CBD-2.
-		Live/work Units	P	For compatibility with adopted CR zone.
-		Medical/ Dental Laboratory	P	Early draft consultant recommendation, under review.
-		Medical/ Scientific Manufacturing and Production	P	For compatibility with adopted CR zone.
-		Nursery (Retail)	P	Appropriate use for mixed-use zone and for compatibility with adopted CR zone.
-		Office	P	Appropriate use for mixed-use zone and for compatibility with adopted CR zone.
-		Parking (structured)	P	Appropriate use for transit accessible area.
-		Pipeline (Aboveground)	C	Early draft recommendation, under review.
-		Pipeline (Underground)	P	Clarifies use as it is currently exists.
Public utility buildings and structures	SE	Public Utility Building or Structure	L & site plan <sup>1</sup>	For compatibility with adopted CR zone.
-		Recycling Drop-off Center	P	To promote recycling/ sustainability.
-		Research and Development	P	For compatibility with adopted CR zone.
Hospice care facilities	SE	Residential care facility	P	For compatibility with adopted CR zone and zone consolidation where other group care facilities are 'P' in all the CBD zones in a commercial or mixed-use building.
-		Seasonal Outdoor Sales	L	For compatibility with adopted CR zone.

-		Self- storage	C	For compatibility with adopted CR zone.
-		Storage Facility up to 10,000 sf	P	For compatibility with adopted CR zone.
-		Taxi/ Limo Facility	L	Appropriate use for transit accessible area (no storage).
-		Transmission Lines (Above Ground)	L	Early draft recommendation, under review.
-		Transmission Lines (Below Ground)	P	Clarifies use as it is currently exists.
-		Urban Farming	L	Allows increased access to locally grown food.
-		Vehicle repair (major)	C	Vehicle repair proposed as minor and major to indicate intensity of use. More intense auto repair requiring additional review for compatibility.
-		Vehicle repair (minor)	L	For compatibility with adopted CR zone.
-		Veterinary Office/ Hospital	L & site plan <sup>1</sup>	For compatibility with adopted CR zone.

<sup>1</sup> Site plan required where use abuts or confronts a property zoned Agricultural, Rural or Residential Detached

Uses Under Review/ Deleted (CBD-R1 to CR)		
Current Use		Rationale
Opportunity housing projects	P	Per recommendation of HOC.
Parking lots, automobile, commercial	P	Surface parking lots not appropriate for transit accessible, mixed-use zones.
Radio and television broadcasting towers	SE	Not appropriate for a dense, mixed- use zone.
Swimming pool, private	P	Antiquated use (based on current definition).

Changes in Proposed Use Table (CBD-1 to CR)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Animal Husbandry	L	Only permits beekeeping.
-		Artisan Manufacturing and Production	P	For compatibility with adopted CR zone.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Bus terminals	C	Bus, Rail terminals	L	Appropriate for mixed-use zone (no storage).
-		Charitable, Philanthropic Institution	P	Typically an office-type use. Office uses are permitted in this zone.
-		Community Garden	L	Allows increased access to locally grown produce.
Child day care facility in a residential building: Day Care Center	SE	Day Care Center (over 12 persons)	P	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the CBD zones.
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Drive Thru Facility	L	Currently this use is specifically noted with respect to restaurants and is not allowed in the CBD zones. Proposed use is associated with all drive-thru (banks, restaurants, pharmacies) standards address impact on surrounding properties. Compatible with adopted CR zone.
Child day care facility in a residential building: Group day care home	SE	Group Day Care (Up to 12 Persons)	P	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the CBD zones.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Home Occupation (No Impact)	L	For compatibility with adopted CR zone.
-		Home Occupation (Low Impact)	L	For compatibility with adopted CR zone.
-		Home Occupation (Major)	C	For compatibility with adopted CR zone
-		Live/work Units	P	For compatibility with adopted CR zone.

-		Medical/ Scientific Manufacturing and Production	P	For compatibility with adopted CR zone.
-		Nursery (Retail)	P	Appropriate use for mixed-use zone and for compatibility with adopted CR zone.
-		Pipeline (Aboveground)	C	Early draft recommendation, under review.
Public utility buildings and structures	SE	Public Utility Building or Structure	L & site plan <sup>1</sup>	For compatibility with adopted CR zone.
-		Recycling Drop-off Center	P	To promote recycling/ sustainability.
Hospice care facilities	SE	Residential care facility	L	For compatibility with adopted CR zone and zone consolidation where other group care facilities are 'P' in all the CBD zones in a commercial or mixed-use building.
-		Seasonal Outdoor Sales	L	For compatibility with adopted CR zone.
-		Self- storage	C	For compatibility with adopted CR zone.
-		Storage Facility up to 10,000 sf	P	For compatibility with adopted CR zone.
-		Transmission Lines (Above Ground)	L	Early draft recommendation, under review.
-		Transmission Lines (Below Ground)	P	Clarifies use as it is currently exists.
-		Urban Farming	L	Allows increased access to locally grown food.
Automobile repair and services	P	Vehicle repair (major)	C	Vehicle repair proposed as minor and major to indicate intensity of use. More intense auto repair requiring additional review for compatibility.
Hospitals, veterinary	SE	Veterinary Office/ Hospital	L & site plan <sup>1</sup>	For compatibility with adopted CR zone.

<sup>1</sup> Site plan required where use abuts or confronts a property zoned Agricultural, Rural or Residential Detached

Uses Under Review/ Deleted (CBD-1 to CR)		
Current Use		Rationale
Opportunity housing projects	P	Per recommendation of HOC.
Parking lots, automobile, commercial	P	Surface parking lots not appropriate for transit accessible, mixed-use zones.
Radio and television broadcasting towers	SE	Not appropriate for a dense, mixed- use zone.
Railroad tracks	P	Early draft recommendation by consultant, under review for retention.
Swimming pool, private	P	Antiquated use (based on current definition).

Changes in Proposed Use Table (CBD-2 to CR)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Animal Husbandry	L	Only permits beekeeping.
-		Artisan Manufacturing and Production	P	For compatibility with adopted CR zone.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Bus terminals	C	Bus, Rail terminals	L	Appropriate for mixed-use zone (no storage).
-		Charitable, Philanthropic Institution	P	Typically an office-type use. Office uses are permitted in this zone.
-		Community Garden	L	Allows increased access to locally grown produce.
Child day care facility in a residential building: Day Care Center	SE	Day Care Center (over 12 persons)	P	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the CBD zones.
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Drive Thru Facility	L	Currently this use is specifically noted with respect to restaurants and is not allowed in the CBD zones. Proposed use is associated with all drive-thru (banks, restaurants, pharmacies) standards address impact on surrounding properties. Compatible with adopted CR zone.
-		Dry Cleaning Facility up to 3,000 sf	L	For compatibility with adopted CR zone and zone consolidation where this use is a 'P' in CBD1 and CBD0.5.
Child day care facility in a residential building: Group day care home	SE	Group Day Care (Up to 12 Persons)	P	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the CBD zones.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Home Occupation (No Impact)	L	For compatibility with adopted CR zone.
-		Home Occupation (Low Impact)	L	For compatibility with adopted CR zone.

-		Home Occupation (Major)	C	For compatibility with adopted CR zone
-		Live/work Units	P	For compatibility with adopted CR zone.
-		Medical/ Scientific Manufacturing and Production	P	For compatibility with adopted CR zone.
-		Nursery (Retail)	P	Appropriate use for mixed-use zone and for compatibility with adopted CR zone.
-		Pipeline (Aboveground)	C	Early draft recommendation, under review.
Public utility buildings and structures	SE	Public Utility Building or Structure	L & site plan <sup>1</sup>	For compatibility with adopted CR zone.
-		Recycling Drop-off Center	P	To promote recycling/ sustainability.
Hospice care facilities	SE	Residential care facility	L	For compatibility with adopted CR zone and zone consolidation where other group care facilities are 'P' in all the CBD zones in a commercial or mixed-use building.
-		Seasonal Outdoor Sales	L	For compatibility with adopted CR zone.
-		Self- storage	C	For compatibility with adopted CR zone.
-		Storage Facility up to 10,000 sf	P	For compatibility with adopted CR zone.
-		Transmission Lines (Above Ground)	L	Early draft recommendation, under review.
-		Transmission Lines (Below Ground)	P	Clarifies use as it is currently exists.
-		Urban Farming	L	Allows increased access to locally grown food.
Automobile repair and services	P	Vehicle repair (major)	C	Vehicle repair proposed as minor and major to indicate intensity of use. More intense auto repair requiring additional review for compatibility.
Hospitals, veterinary	SE	Veterinary Office/ Hospital	L & site plan <sup>1</sup>	For compatibility with adopted CR zone.

<sup>1</sup> Site plan required where use abuts or confronts a property zoned Agricultural, Rural or Residential Detached

Uses Under Review/ Deleted (CBD-2 to CR)		
Current Use		Rationale
Opportunity housing projects	P	Per recommendation of HOC.
Parking lots, automobile, commercial	P	Surface parking lots not appropriate for transit accessible, mixed-use zones.
Radio and television broadcasting towers	SE	Not appropriate for a dense, mixed- use zone.
Railroad tracks	P	Early draft recommendation by consultant, under review for retention.
Swimming pool, private	P	Antiquated use (based on current definition).

Changes in Proposed Use Table (CBD-3 to CR)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Animal Boarding Place	C	Allows service closer to residents and business.
-		Animal Husbandry	L	Only permits beekeeping.
-		Artisan Manufacturing and Production	P	For compatibility with adopted CR zone.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Bus terminals	C	Bus, Rail terminals	L	Appropriate for mixed-use zone (no storage).
-		Car Wash	C	Result of consolidation with other CBD zones.
-		Charitable, Philanthropic Institution	P	Typically an office-type use. Office uses are permitted in this zone.
-		Community Garden	L	Allows increased access to locally grown produce.
Child day care facility in a residential building: Day Care Center	SE	Day Care Center (over 12 persons)	P	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the CBD zones.
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Drive Thru Facility	L	Currently this use is specifically noted with respect to restaurants and is not allowed in the CBD zones. Proposed use is associated with all drive-thru (banks, restaurants, pharmacies) standards address impact on surrounding properties. Compatible with adopted CR zone.
-		Dry Cleaning Facility up to 3,000 sf	L	For compatibility with adopted CR zone and zone consolidation where this use is a 'P' in CBD1 and CBD0.5.
Ambulances or rescue squads, privately supported, nonprofit; Fire stations, publicly supported	SE	Fire/ EMS (private)	P	For compatibility with adopted CR zone.
Child day care facility in a residential building: Group day care home	SE	Group Day Care (Up to 12 Persons)	P	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the CBD zones.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
-		Funeral Parlor/ Undertaking Establishment	C	Result of consolidation with other CBD zones.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.



-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Home Occupation (No Impact)	L	For compatibility with adopted CR zone.
-		Home Occupation (Low Impact)	L	For compatibility with adopted CR zone.
-		Home Occupation (Major)	C	For compatibility with adopted CR zone
Hospitals	SE	Hospitals	P	For compatibility with adopted CR zone.
-		Light Vehicle Sales and Rental (Indoor)	P	For compatibility with adopted CR zone (no storage allowed).
-		Light Vehicle Sales and Rental (Outdoor)	P	For compatibility with adopted CR zone.
-		Live/work Units	P	For compatibility with adopted CR zone.
-		Medical/ Scientific Manufacturing and Production	P	For compatibility with adopted CR zone.
-		Nursery (Retail)	P	Appropriate use for mixed-use zone and for compatibility with adopted CR zone.
-		Parking (Structured)	P	Appropriate for mixed-use zone.
-		Pipeline (Aboveground)	C	Early draft recommendation, under review.
Public utility buildings and structures	SE	Public Utility Building or Structure	L & site plan <sup>1</sup>	For compatibility with adopted CR zone.
-		Recycling Drop-off Center	P	To promote recycling/ sustainability.
Hospice care facilities	SE	Residential care facility	L	For compatibility with adopted CR zone and zone consolidation where other group care facilities are 'P' in all the CBD zones in a commercial or mixed-use building.
-		Seasonal Outdoor Sales	L	For compatibility with adopted CR zone.
-		Self- storage	C	For compatibility with adopted CR zone.
-		Storage Facility up to 10,000 sf	P	For compatibility with adopted CR zone.
-		Transmission Lines (Above Ground)	L	Early draft recommendation, under review.
-		Transmission Lines (Below Ground)	P	Clarifies use as it is currently exists.
-		Urban Farming	L	Allows increased access to locally grown food.
-		Vehicle repair (major)	C	Result of consolidation with other CBD zones/ compatibility with adopted CR zone.
-		Vehicle repair (minor)	L	Result of consolidation with other CBD zones/ compatibility with adopted CR zone.
-		Veterinary Office/ Hospital	L & site plan <sup>1</sup>	For compatibility with adopted CR zone.

<sup>1</sup> Site plan required where use abuts or confronts a property zoned Agricultural, Rural or Residential Detached

Uses Under Review/ Deleted (CBD-3 to CR)		
Current Use		Rationale
Opportunity housing projects	P	Per recommendation of HOC.
Parking lots, automobile, commercial	P	Surface parking lots not appropriate for transit accessible, mixed-use zones.
Radio and television broadcasting towers	SE	Not appropriate for a dense, mixed- use zone.
Railroad tracks	P	Early draft recommendation by consultant, under review for retention.
Swimming pool, private	P	Antiquated use (based on current definition).

Changes in Proposed Use Table (CBD-R2 to CR)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Animal Boarding and Care	C	Allows service closer to residents and business.
-		Animal Husbandry	L	Only permits beekeeping.
-		Artisan Manufacturing and Production	P	For compatibility with adopted CR zone.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Bus terminals	C	Bus, Rail terminals	L	Appropriate for mixed-use zone (no storage).
-		Car wash	C	Result of consolidation with other CBD zones.
-		Charitable, Philanthropic Institution	P	Typically an office-type use. Office uses are permitted in this zone.
-		Community Garden	L	Allows increased access to locally grown produce.
-		Conference Center	P	Appropriate use for transit accessible zone. Compatible with adopted CR zone. Similar use (auditorium, convention hall a 'P' in CBD1, CBD2, and CBD3).
Child day care facility in a residential building: Day Care Center	SE	Day Care Center (over 12 persons)	P	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the CBD zones.
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Drive Thru Facility	L	Currently this use is specifically noted with respect to restaurants and is not allowed in the CBD zones. Proposed use is associated with all drive-thru (banks, restaurants, pharmacies) standards address impact on surrounding properties. Compatible with adopted CR zone.
-		Dry Cleaning Facility (up to 3000 sf)	L	For compatibility with adopted CR zone and zone consolidation where this use is a 'P' in CBD1 and CBD0.5.
Child day care facility in a residential building: Group day care home	SE	Group Day Care (Up to 12 Persons)	P	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the CBD zones.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
-		Funeral Home, Undertaker	C	Result of consolidation with other CBD zones
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.

-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Home Occupation (Low Impact)	L	For compatibility with adopted CR zone.
-		Home Occupation (Major)	C	For compatibility with adopted CR zone.
-		Hospital	P	For compatibility with adopted CR zone.
-		Light Vehicle and Equipment Sales and Rental (Indoor)	P	For compatibility with adopted CR zone.
-		Light Vehicle and Equipment Sales and Rental (Outdoor)	P	For compatibility with adopted CR zone.
-		Live/work Units	P	For compatibility with adopted CR zone.
-		Medical/ Dental Laboratory	P	Early draft recommendation, under review.
-		Medical/ Scientific Manufacturing and Production	P	For compatibility with adopted CR zone.
-		Nursery (Retail)	P	Appropriate use for mixed-use zone and for compatibility with adopted CR zone.
-		Pipeline (Aboveground)	C	Early draft recommendation, under review.
Public utility buildings and structures	SE	Public Utility Building or Structure	L & site plan <sup>1</sup>	For compatibility with adopted CR zone.
-		Recycling Drop-off Center	P	To promote recycling/ sustainability.
-		Research and Development	P	For compatibility with adopted CR zone.
Hospice care facilities	SE	Residential care facility	P	For compatibility with adopted CR zone and zone consolidation where other group care facilities are 'P' in all the CBD zones in a commercial or mixed-use building.
-		Seasonal Outdoor Sales	L	For compatibility with adopted CR zone.
-		Self- storage	C	For compatibility with adopted CR zone.
-		Storage Facility up to 10,000 sf	P	For compatibility with adopted CR zone.
-		Transmission Lines (Above Ground)	L	Early draft recommendation, under review.
-		Transmission Lines (Below Ground)	P	Clarifies use as it is currently exists.
-		Urban Farming	L	Allows increased access to locally grown food.
-		Vehicle repair (major)	C	Result of consolidation with other CBD zones/ compatibility with adopted CR zone.
-		Vehicle repair (minor)	L	Result of consolidation with other CBD zones/ compatibility with adopted CR zone.
-		Veterinary Office/ Hospital	L <sup>1</sup>	For compatibility with adopted CR zone.

<sup>1</sup> Site plan required where use abuts or confronts a property zoned Agricultural, Rural or Residential Detached

Uses Under Review/ Deleted (CBD-R2 to CR)			
Current Use		Rationale	
Opportunity housing projects	P	Per recommendation of HOC.	
Parking lots, automobile, commercial	P	Surface parking lots not appropriate for transit accessible, mixed-use zones.	
Radio and television broadcasting towers	SE	Not an appropriate use for mixed- use zone.	

Railroad Tracks	P	Early draft recommendation by consultant, under review for retention.
Swimming pool, private	P	Antiquated use (based on current definition).

**RMX-1 → CRT**

Changes in Proposed Use Table (RMX-1 to CRT)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Animal Boarding and Care	C	Allows services closer to residents and business.
-		Animal Husbandry	L	Only permits beekeeping.
-		Artisan Manufacturing and Production	P	For compatibility with adopted CRT zone.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Bed and Breakfast	L	Recommendation by consultant. Allowed only in a detached house building type.
-		Bus, rail terminals	L	Appropriate for mixed-use zone (no storage).
-		Car wash	C	A result of consolidation of the RMX family of zones.
-		Charitable, Philanthropic Institution	P	Similar to office use, which is allowed in the CRT zone, and is also allowed, in a limited fashion, in this zone.
-		Community Garden	L	Allows increased access to locally grown produce.
-		Conference Center	P	For compatibility with adopted CRT zone.
Child day care facility in a residential building: Day Care Center	SE	Day Care Center (13-30 persons) or Day Care Center (over 30 persons)	P  L & site plan <sup>1</sup>	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the RMX zones.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Drive Thru Facility	L	For compatibility with adopted CRT zone.
Child day care facility in a residential building: Group day care home	SE	Group Day Care (Up to 12 Persons)	P	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the RMX zones.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
Automobile filling stations	P	Fuel Sales	C	For compatibility with adopted CRT zone.
-		Funeral Home, Undertaker	C	Recommendation by consultant, under review.
-		Health Clubs and Facilities	P	For compatibility with adopted CRT zone.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.

-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Home Occupation (No Impact)	L	For compatibility with adopted CRT zone.
-		Home Occupation (Low Impact)	L	For compatibility with adopted CRT zone.
-		Home Occupation (Major)	C	For compatibility with adopted CRT zone
-		Hospital	P	For compatibility with adopted CRT zone.
-		Hotel, Motel	P	For compatibility with adopted CRT zone and zone consolidation where currently this use is an 'SE' in RMX2C and RMX3C.
-		Light Vehicle and Equipment Sales and Rental (Indoor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone and as part of zone consolidation as currently automobile sales is a 'P' in the RMX2 and RMX2C.
-		Light Vehicle and Equipment Sales and Rental (Outdoor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone and as part of zone consolidation as currently automobile sales is a 'P' in the RMX2 and RMX2C.
-		Live/Work Units	P	For compatibility with adopted CRT zone.
-		Medical/Dental Laboratory	P	Recommendation by consultant, under review. Laboratory is a 'P' in CRT.
-		Medical/ Scientific Manufacturing and Production	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
-		Nursery (Retail)	P	For compatibility with adopted CRT zone.
-		Park, Playground (Private)	P	For compatibility with adopted CRT zone.
-		Personal Living Quarters (up to 50 Individual Living Units)	L	For compatibility with adopted CRT zone. Currently this use is a 'P' in the CRT zone. Added standards for consistency with the current code.
-		Personal Living Quarters (over 50 Individual Living Units)	C	For compatibility with adopted CRT zone. Currently this use is a 'P' in the CRT zone. Added review for consistency with the current code.
-		Pipeline (Above Ground)	C	Recommendation by consultant, under review.
-		Pipeline (Below Ground)	P	To clarify the use as it currently exists.
-		Private Club, Service Organization	P	For compatibility with adopted CRT zone.
Public utility buildings and structures	SE	Public Utility Building or Structure	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
Swimming Pool, commercial	P	Recreation and Entertainment Facility, Indoor (Capacity up to 1,000)	P	A result of consolidation with other RMX zones where a compatible use is a 'P' in all RMX zones (except RMX1) and for compatibility with CRT.
-		Recreation and Entertainment Facility, Outdoor (Capacity up to 1,000)	C	Several Recreation and Entertainment Facilities are allowed in the RMX zones (oriented toward indoor activities). This use is proposed as a 'C' to address potential impacts on neighboring properties.
-		Recreation and Entertainment Facility, Major (Capacity over 1,000)	C	Several Recreation and Entertainment Facilities are allowed in the RMX zones (oriented toward indoor activities). This use is proposed as a 'C' to address potential impacts on neighboring properties given the size.

-		Recycling Drop-off Center	P	Consultant recommendation to promote recycling/ sustainability.
-		Research and Development	P	For compatibility with adopted CRT zone.
Domiciliary care for more than 16 senior adults	SE	Residential Care Facility (over 16 persons)	P	For compatibility with adopted CRT zone.
-		Self- storage	C	For compatibility with adopted CRT zone.
-		Storage Facility up to 10,000 sf	L	For compatibility with adopted CRT zone.
-		Two-Unit Dwellings	P	For compatibility with adopted CRT zone.
-		Urban Farming	L	Allows increased access to locally grown food.
-		Vehicle repair (minor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone. Current CRT zone does not differentiate between minor and major repair.
-		Vehicle repair (major)	C	For compatibility with adopted CRT zone. Current CRT zone does not differentiate between minor and major repair. Additional review added for this use due to potential impact on neighboring properties.
-		Veterinary Office/ Hospital	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.

<sup>1</sup> Site plan required where use abuts or confronts a property zoned Agricultural, Rural or Residential Detached

<b>Uses Under Review/ Deleted (RMX-1 to CRT)</b>		
<b>Current Use</b>		<b>Rationale</b>
Community Swimming Pool	P	Consultant recommendation.
Parking of automobiles, off-street, in connection with any use permitted [as a principal use]	P	Stand-alone surface parking lots are not considered a compatible mixed-use zone land use. This does not affect parking on-site for any use allowed in the zone.

Changes in Proposed Use Table (RMX-2 to CRT)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	L	Allows increased access to locally grown produce
-		Animal Boarding and Care	C	Allows service closer to residents and business
-		Animal Husbandry	L	Only permits beekeeping.
-		Artisan Manufacturing and Production	P	For compatibility with adopted CRT zone.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Bed and Breakfast	L	Recommendation by consultant. Allowed only in a detached house building type.
		Bus, rail terminals	L	Appropriate for mixed-use zone (no storage).
-		Charitable, Philanthropic Institution	P	Similar to office use, which is allowed in the CRT zone, and is also allowed, in a limited fashion, in this zone.
-		Community Garden	L	Allows increased access to locally grown produce.
-		Conference Center	P	For compatibility with adopted CRT zone.
Child day care facility in a residential building: Day Care Center	SE	Day Care Center (13-30 persons) or Day Care Center (over 30 persons)	P  L & site plan <sup>1</sup>	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the RMX zones.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Drive Thru Facility	L	Recommendation by consultant, under review.
Child day care facility in a residential building: Group day care home	SE	Group Day Care (Up to 12 Persons)	P	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the RMX zones.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
Automobile filling stations	P	Fuel Sales	C	For compatibility with adopted CRT zone.
-		Funeral Home, Undertaker	C	Recommendation by consultant, under review.
-		Health Clubs and Facilities	P	For compatibility with adopted CRT zone.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Home Occupation (No Impact)	L	For compatibility with adopted CRT zone.
-		Home Occupation (Low Impact)	L	For compatibility with adopted CRT zone.
-		Home Occupation (Major)	C	For compatibility with adopted CRT zone.
-		Hospital	P	For compatibility with adopted CRT zone.
-		Hotel, Motel	P	For compatibility with adopted CRT zone and zone consolidation where currently this use is an 'SE' in RMX2C and RMX3C.
Automobile sales	P	Light Vehicle and Equipment Sales and Rental (Indoor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone and as part of zone consolidation as currently automobile sales is a 'P' in the RMX2 and RMX2C.



Automobile sales	P	Light Vehicle and Equipment Sales and Rental (Outdoor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone and as part of zone consolidation as currently automobile sales is a 'P' in the RMX2 and RMX2C.
-		Live/Work Units	P	For compatibility with adopted CRT zone.
-		Medical/Dental Laboratory	P	Recommendation by consultant, under review. Laboratory is a 'P' in CRT.
-		Medical/ Scientific Manufacturing and Production	L & site plan <sup>1</sup>	Compatible with residential uses under adequate review.
-		Nursery (Retail)	P	For compatibility with adopted CRT zone.
-		Park, Playground (Private)	P	For compatibility with adopted CRT zone.
-		Personal Living Quarters (up to 50 Individual Living Units)	L	For compatibility with adopted CRT zone. Currently this use is a 'P' in the CRT zone. Added standards for consistency with the current code.
-		Personal Living Quarters (over 50 Individual Living Units)	C	For compatibility with adopted CRT zone. Currently this use is a 'P' in the CRT zone. Added review for consistency with the current code.
-		Pipeline (Above Ground)	C	Recommendation by consultant, under review.
-		Pipeline (Below Ground)	P	To clarify the use as it currently exists.
-		Private Club, Service Organization	P	For compatibility with adopted CRT zone.
Public utility buildings and structures	SE	Public Utility Building or Structure	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
Recreational or entertainment establishments, commercial	P	Recreation and Entertainment Facility, Outdoor (Capacity up to 1,000)	C	Several Recreation and Entertainment Facilities are allowed in the RMX zones (oriented toward indoor activities). This use is proposed as a 'C' to address potential impacts on neighboring properties.
Recreational or entertainment establishments, commercial	P	Recreation and Entertainment Facility (Capacity over 1,000)	C	Several Recreation and Entertainment Facilities are allowed in the RMX zones (oriented toward indoor activities). This use is proposed as a 'C' to address potential impacts on neighboring properties given the size.
-		Recycling Drop-off Center	P	Recommendation by consultant, under review.
-		Research and Development	P	Recommendation by consultant, under review.
Domiciliary care for more than 16 senior adults	SE	Residential Care Facility (over 16 persons)	P	For compatibility with adopted CRT zone.
-		Self- storage	C	For compatibility with adopted CRT zone.
-		Storage Facility up to 10,000 sf	L	For compatibility with adopted CRT zone.
-		Two-Unit Dwellings	P	For compatibility with adopted CRT zone.
-		Urban Farming	L	Allows increased access to locally grown food.
Automobile repair and services	P	Vehicle repair (minor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone. Current CRT zone does not differentiate between minor and major repair.
Automobile repair and services	P	Vehicle repair (major)	C	For compatibility with adopted CRT zone. Current CRT zone does not differentiate between minor and major repair. Additional review added for this use due to potential impact on neighboring properties.
-		Veterinary Office/ Hospital	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone

<sup>1</sup> Site plan required where use abuts or confronts a property zoned Agricultural, Rural or Residential Detached

<b>Uses Under Review/ Deleted (RMX-2 to CRT)</b>		
<b>Current Use</b>		<b>Rationale</b>
Parking of automobiles, off-street, in connection with any use permitted [as a principal use]	P	Stand-alone surface parking lots are not considered a compatible mixed-use zone land use. This does not affect parking on-site for any use allowed in the zone.

Changes in Proposed Use Table (RMX-2C to CRT)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Animal Boarding and Care	C	Allows services closer to residents and business.
-		Animal Husbandry	L	Only permits beekeeping.
-		Artisan Manufacturing and Production	P	For compatibility with adopted CRT zone.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Bed and Breakfast	L	Recommendation by consultant. Allowed only in a detached house building type.
-		Bus, rail terminals	L	Appropriate for mixed-use zone (no storage).
-		Charitable, Philanthropic Institution	P	Similar to office use, which is allowed in the CRT zone, and is also allowed, in a limited fashion, in this zone.
-		Community Garden	L	Allows increased access to locally grown produce.
-		Conference Center	P	For compatibility with adopted CRT zone.
Child day care facility in a residential building: Day Care Center	SE	Day Care Center (13-30 persons) or Day Care Center (over 30 persons)	P  L & site plan <sup>1</sup>	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the RMX zones.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Drive Thru Facility	L	Recommendation by consultant, under review.
Child day care facility in a residential building: Group day care home	SE	Group Day Care (Up to 12 Persons)	P	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the RMX zones.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
Automobile filling stations	P	Fuel Sales	C	For compatibility with adopted CRT zone.
-		Funeral Home, Undertaker	C	Recommendation by consultant, under review.
-		Health Clubs and Facilities	P	For compatibility with adopted CRT zone.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Home Occupation (No Impact)	L	For compatibility with adopted CRT zone.
-		Home Occupation (Low Impact)	L	For compatibility with adopted CRT zone.
-		Home Occupation (Major)	C	For compatibility with adopted CRT zone.
-		Hospital	P	For compatibility with adopted CRT zone.

Hotel, Motel	SE	Hotel, Motel	P	For compatibility with adopted CRT zone and zone consolidation where currently this use is an 'SE' in RMX2C and RMX3C.
Automobile sales	P	Light Vehicle and Equipment Sales and Rental (Indoor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone and as part of zone consolidation as currently automobile sales is a 'P' in the RMX2 and RMX2C.
Automobile sales	P	Light Vehicle and Equipment Sales and Rental (Outdoor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone and as part of zone consolidation as currently automobile sales is a 'P' in the RMX2 and RMX2C.
-		Live/Work Units	P	For compatibility with adopted CRT zone.
-		Medical/Dental Laboratory	P	Recommendation by consultant, under review. Laboratory is a 'P' in CRT.
-		Medical/ Scientific Manufacturing and Production	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone
-		Nursery (Retail)	P	For compatibility with adopted CRT zone.
-		Office	P	For compatibility with adopted CRT zone.
-		Park, Playground (Private)	P	For compatibility with adopted CRT zone.
-		Personal Living Quarters (up to 50 Individual Living Units)	L	For compatibility with adopted CRT zone. Currently this use is a 'P' in the CRT zone. Added standards for consistency with the current code.
-		Personal Living Quarters (over 50 Individual Living Units)	C	For compatibility with adopted CRT zone. Currently this use is a 'P' in the CRT zone. Added review for consistency with the current code.
-		Pipeline (Above Ground)	C	Recommendation by consultant, under review.
-		Pipeline (Below Ground)	P	To clarify the use as it currently exists.
-		Private Club, Service Organization	P	For compatibility with adopted CRT zone.
Public utility buildings and structures	SE	Public Utility Building or Structure	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
Recreational or entertainment establishments, commercial	P	Recreation and Entertainment Facility, Outdoor (Capacity up to 1,000)	C	Several Recreation and Entertainment Facilities are allowed in the RMX zones (oriented toward indoor activities). This use is proposed as a 'C' to address potential impacts on neighboring properties.
Recreational or entertainment establishments, commercial	P	Recreation and Entertainment Facility, Major (Capacity over 1,000)	C	Several Recreation and Entertainment Facilities are allowed in the RMX zones (oriented toward indoor activities). This use is proposed as a 'C' to address potential impacts on neighboring properties given the size.
-		Recycling Drop-off Center	P	To promote recycling/ sustainability.
-		Research and Development	P	Recommendation by consultant, under review.
Domiciliary care for more than 16 senior adults	SE	Residential Care Facility (over 16 persons)	P	For compatibility with adopted CRT zone.
-		Self- storage	C	For compatibility with adopted CRT zone.
-		Storage Facility up to 10,000 sf	L	For compatibility with adopted CRT zone.
-		Two-Unit Dwellings	P	For compatibility with adopted CRT zone.
-		Urban Farming	L	Allows increased access to locally grown food.
Automobile repair and services	P	Vehicle repair (minor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone. Current CRT zone does not differentiate between minor and major repair.

Automobile repair and services	P	Vehicle repair (major)	C	For compatibility with adopted CRT zone. Current CRT zone does not differentiate between minor and major repair. Additional review added for this use due to potential impact on neighboring properties.
-		Veterinary Office/ Hospital	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.

<sup>1</sup> Site plan required where use abuts or confronts a property zoned Agricultural, Rural or Residential Detached

Uses Under Review/ Deleted (RMX-2C to CRT)		
Current Use		Rationale
Parking of automobiles, off-street, in connection with any use permitted	P	Stand-alone surface parking lots are not considered a compatible mixed-use zone land use. This does not affect parking on-site for any use allowed in the zone.

Changes in Proposed Use Table (RMX-3 to CRT)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Animal Boarding and Care	C	Allows services closer to residents and business.
-		Animal Husbandry	L	Only permits beekeeping.
-		Artisan Manufacturing and Production	P	For compatibility with adopted CRT zone.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Bed and Breakfast	L	Recommendation by consultant. Allowed only in a detached house building type.
		Bus, rail terminals	L	Appropriate for mixed-use zone (no storage).
-		Car Wash	C	A result of consolidation of the RMX family of zones.
-		Charitable, Philanthropic Institution	P	Similar to office use, which is allowed in the CRT zone, and is also allowed, in a limited fashion, in this zone.
-		Community Garden	L	Allows increased access to locally grown produce.
-		Conference Center	P	For compatibility with adopted CRT zone.
Child day care facility in a residential building: Day Care Center	SE	Day Care Center (13-30 persons) or Day Care Center (over 30 persons)	P  L & site plan <sup>1</sup>	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the RMX zones.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Drive Thru Facility	L	For compatibility with adopted CRT zone.
-		Dry Cleaning Facility up to 3,000 sf	L	For compatibility with adopted CRT zone.
Child day care facility in a residential building: Group day care home	SE	Group Day Care (Up to 12 Persons)	P	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the RMX zones.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
Automobile filling stations	P	Fuel Sales	C	For compatibility with adopted CRT zone.
-		Funeral Home, Undertaker	C	Recommendation by consultant, under review.
-		Health Clubs and Facilities	P	For compatibility with adopted CRT zone.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Home Occupation (No Impact)	L	For compatibility with adopted CRT zone.
-		Home Occupation (Low Impact)	L	For compatibility with adopted CRT zone.
-		Home Occupation (Major)	C	For compatibility with adopted CRT zone.
-		Hospital	P	For compatibility with adopted CRT zone.

-		Hotel, Motel	P	For compatibility with adopted CRT zone and zone consolidation where currently this use is an 'SE' in RMX2C and RMX3C.
		Light Vehicle and Equipment Sales and Rental (Indoor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone and as part of zone consolidation as currently automobile sales is a 'P' in the RMX2 and RMX2C.
		Light Vehicle and Equipment Sales and Rental (Outdoor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone and as part of zone consolidation as currently automobile sales is a 'P' in the RMX2 and RMX2C.
-		Live/Work Units	P	For compatibility with adopted CRT zone.
-		Medical/ Dental Clinic	P	Recommendation by consultant, under review. Laboratory is a 'P' in CRT.
-		Medical/Dental Laboratory	P	For compatibility with adopted CRT zone.
-		Medical/ Scientific Manufacturing and Production	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
-		Nursery (Retail)	P	For compatibility with adopted CRT zone.
-		Office	P	For compatibility with adopted CRT zone.
-		Park, Playground (Private)	P	For compatibility with adopted CRT zone.
-		Personal Living Quarters (up to 50 Individual Living Units)	L	For compatibility with adopted CRT zone. Currently this use is a 'P' in the CRT zone. Added standards for consistency with the current code.
-		Personal Living Quarters (over 50 Individual Living Units)	C	For compatibility with adopted CRT zone. Currently this use is a 'P' in the CRT zone. Added review for consistency with the current code.
-		Pipeline (Above Ground)	C	Recommendation by consultant, under review.
-		Pipeline (Below Ground)	P	To clarify the use as it currently exists.
-		Private Club, Service Organization	P	For compatibility with adopted CRT zone.
Public utility buildings and structures	SE	Public Utility Building or Structure	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
Recreational or entertainment establishments, commercial	P	Recreation and Entertainment Facility, Outdoor (Capacity up to 1,000)	C	Several Recreation and Entertainment Facilities are allowed in the RMX zones (oriented toward indoor activities). This use is proposed as a 'C' to address potential impacts on neighboring properties.
Recreational or entertainment establishments, commercial	P	Recreation and Entertainment Facility, Major (Capacity over to 1,000)	C	Several Recreation and Entertainment Facilities are allowed in the RMX zones (oriented toward indoor activities). This use is proposed as a 'C' to address potential impacts on neighboring properties given the size.
-		Recycling Drop-off Center	P	Consultant recommendation to promote recycling/ sustainability.
-		Research and Development	P	For compatibility with adopted CRT zone.
Domiciliary care for more than 16 senior adults	SE	Residential Care Facility (over 16 persons)	P	For compatibility with adopted CRT zone.
-		Self- storage	C	For compatibility with adopted CRT zone.
-		Storage Facility up to 10,000 sf	L	For compatibility with adopted CRT zone.
-		Two-Unit Dwellings	P	For compatibility with adopted CRT zone.
-		Urban Farming	L	Allows increased access to locally grown food.

		Vehicle repair (minor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone. Current CRT zone does not differentiate between minor and major repair.
	P	Vehicle repair (major)	C	For compatibility with adopted CRT zone. Current CRT zone does not differentiate between minor and major repair. Additional review added for this use due to potential impact on neighboring properties.
-		Veterinary Office/ Hospital	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.

<sup>1</sup> Site plan required where use abuts or confronts a property zoned Agricultural, Rural or Residential Detached

<b>Uses Under Review/ Deleted (RMX-3 to CRT)</b>			
<b>Current Use</b>		<b>Rationale</b>	
Parking of automobiles, off-street, in connection with any use permitted [as a principal use]	P	Stand-alone surface parking lots are not considered a compatible mixed-use zone land use. This does not affect parking on-site for any use allowed in the zone.	



Changes in Proposed Use Table (RMX-3C to CRT)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Animal Boarding and Care	C	Allows services closer to residents and business.
-		Animal Husbandry	L	Only permits beekeeping.
-		Artisan Manufacturing and Production	P	For compatibility with adopted CRT zone.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Bed and Breakfast	L	Recommendation by consultant. Allowed only in a detached house building type.
		Bus, rail terminals	L	Appropriate for mixed-use zone (no storage).
-		Charitable, Philanthropic Institution	P	Similar to office use, which is allowed in the CRT zone, and is also allowed, in a limited fashion, in this zone.
-		Community Garden	L	Allows increased access to locally grown produce.
-		Conference Center	P	For compatibility with adopted CRT zone.
Child day care facility in a residential building: Day Care Center	SE	Day Care Center (13-30 persons) or Day Care Center (over 30 persons)	P  L & site plan <sup>1</sup>	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the RMX zones.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Drive Thru Facility	L	For compatibility with adopted CRT zone.
Child day care facility in a residential building: Group day care home	SE	Group Day Care (Up to 12 Persons)	P	Allows for an important service close to residents and businesses. This use is a 'P' in a commercial or mixed-use building type in all of the RMX zones.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
Automobile filling stations	P	Fuel Sales	C	For compatibility with adopted CRT zone.
-		Funeral Home, Undertaker	C	Recommendation by consultant, under review.
-		Health Clubs and Facilities	P	For compatibility with adopted CRT zone.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Home Occupation (No Impact)	L	For compatibility with adopted CRT zone.
-		Home Occupation (Low Impact)	L	For compatibility with adopted CRT zone.
-		Home Occupation (Major)	C	For compatibility with adopted CRT zone.
-		Hospital	P	For compatibility with adopted CRT zone.
Hotel, Motel	SE	Hotel, Motel	P	For compatibility with adopted CRT zone and zone consolidation where currently this use is an 'SE' in RMX2C and RMX3C.
		Light Vehicle and Equipment Sales and Rental (Indoor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone and as part of zone consolidation as currently automobile sales is a 'P' in the RMX2 and RMX2C.

		Light Vehicle and Equipment Sales and Rental (Outdoor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone and as part of zone consolidation as currently automobile sales is a 'P' in the RMX2 and RMX2C.
-		Live/Work Units	P	For compatibility with adopted CRT zone.
-		Medical/ Dental Clinic	P	Recommendation by consultant, under review. Laboratory is a 'P' in CRT.
-		Medical/Dental Laboratory	P	For compatibility with adopted CRT zone.
-		Medical/ Scientific Manufacturing and Production	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
-		Nursery (Retail)	P	For compatibility with adopted CRT zone.
-		Office	P	For compatibility with adopted CRT zone.
-		Park, Playground (Private)	P	For compatibility with adopted CRT zone.
-		Personal Living Quarters (up to 50 Individual Living Units)	L	For compatibility with adopted CRT zone. Currently this use is a 'P' in the CRT zone. Added standards for consistency with the current code.
-		Personal Living Quarters (over 50 Individual Living Units)	C	For compatibility with adopted CRT zone. Currently this use is a 'P' in the CRT zone. Added review for consistency with the current code.
-		Pipeline (Above Ground)	C	Recommendation by consultant, under review.
-		Pipeline (Below Ground)	P	To clarify the use as it currently exists.
-		Private Club, Service Organization	P	For compatibility with adopted CRT zone.
Public utility buildings and structures	SE	Public Utility Building or Structure	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
Recreational or entertainment establishments, commercial	P	Recreation and Entertainment Facility, Outdoor (Capacity up to 1,000)	C	Several Recreation and Entertainment Facilities are allowed in the RMX zones (oriented toward indoor activities). This use is proposed as a 'C' to address potential impacts on neighboring properties.
Recreational or entertainment establishments, commercial	P	Recreation and Entertainment Facility, Major (Capacity over 1,000)	C	Several Recreation and Entertainment Facilities are allowed in the RMX zones (oriented toward indoor activities). This use is proposed as a 'C' to address potential impacts on neighboring properties given the size.
-		Recycling Drop-off Center	P	Consultant recommendation to promote recycling/ sustainability.
-		Research and Development	P	For compatibility with adopted CRT zone.
Domiciliary care for more than 16 senior adults	SE	Residential Care Facility (over 16 persons)	P	For compatibility with adopted CRT zone.
-		Self- storage	C	For compatibility with adopted CRT zone.
-		Storage Facility up to 10,000 sf	L	For compatibility with adopted CRT zone.
-		Two-Unit Dwellings	P	For compatibility with adopted CRT zone.
-		Urban Farming	L	Allows increased access to locally grown food.
-		Vehicle repair (minor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone. Current CRT zone does not differentiate between minor and major repair.
-	P	Vehicle repair (major)	C	For compatibility with adopted CRT zone. Current CRT zone does not differentiate between minor and major repair. Additional review added for this use due to potential impact on neighboring properties.

-		Veterinary Office/ Hospital	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
---	--	-----------------------------	----------------------------	------------------------------------------

<sup>1</sup> Site plan required where use abuts or confronts a property zoned Agricultural, Rural or Residential Detached

Uses Under Review/ Deleted (RMX-3C to CRT)		
Current Use		Rationale
Parking of automobiles, off-street, in connection with any use permitted [as a principal use]	P	Stand-alone surface parking lots are not considered a compatible mixed-use zone land use. This does not affect parking on-site for any use allowed in the zone.

Changes in Proposed Use Table (MXTC to CRT)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Amateur Radio Facility (up to 65 ft)	L	For consistency with other mixed-use zones.
-		Amateur Radio Facility (over 65 ft)	C	For consistency with other mixed-use zones.
-		Animal Husbandry	L	Only permits beekeeping.
-		Artisan Manufacturing and Production	P	For compatibility with adopted CRT zone.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Bed and Breakfast	L	Recommendation by consultant, under review. Allowed only in a detached house building type.
-		Bus, rail terminals	L	Appropriate for mixed-use zone (no storage).
-		Cable Communication System	C	For compatibility with adopted CRT zone. Consolidation with other mixed-use zones.
-		Community Garden	L	Allows increased access to locally grown produce.
-		Conference Center	P	For compatibility with adopted CRT zone.
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Per footnote 8: Drive up bank or bank with a drive in window ; Eating and Drinking Establishments, including drive-in	SE	Drive Thru Facility	L	Recommendation by consultant, under review.
Educational institution	SE	Education Institution (Private)	P	For compatibility with adopted CRT zone.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
-		Funeral Home, Undertaker	C	Recommendation by consultant, under review.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Hospital	P	For compatibility with adopted CRT zone.
-		Independent Living Facility for Seniors or Personals with Disabilities	L	For compatibility with adopted CRT zone. This use is currently a 'P' in CRT.
Automobile rental services, excluding automobile storage and supplies	P	Light Vehicle and Equipment Sales and Rental (Indoor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone and as part of zone consolidation with other mixed-use zones.
-		Light Vehicle and Equipment Sales and Rental (Outdoor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone and as part of zone consolidation with other mixed-use zones.
-		Live/Work Units	P	For compatibility with adopted CRT zone.

-		Medical/Dental Laboratory	P	Recommendation by consultant, under review.
-		Nursery (Retail)	P	For compatibility with adopted CRT zone.
-		Park, Playground (Private)	P	For compatibility with adopted CRT zone.
Personal Living Quarters	P	Personal Living Quarters (over 50 Individual Living Units)	C	For compatibility with adopted CRT zone. Currently this use is a 'P' in the CRT zone. Added review for consistency with the current code.
-		Pipeline (Above Ground)	C	Clarifies the types of utilities allowed.
-		Pipeline (Below Ground)	P	Clarifies the types of utilities allowed.
Private clubs and service organizations	SE	Private Club, Service Organization	P	For compatibility with adopted CRT zone.
Public utility buildings and structures	SE	Public Utility Building or Structure	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
Recreational or entertainment establishments, commercial	P	Recreation and Entertainment Facility, Outdoor (Capacity up to 1,000)	C	Several Recreation and Entertainment Facilities are allowed in the MXTC zone (oriented toward indoor activities). This use is proposed as a 'C' to address potential impacts on neighboring properties.
Recreational or entertainment establishments, commercial	P	Recreation and Entertainment Facility, Major (Capacity over 1,000)	C	Several Recreation and Entertainment Facilities are allowed in the MXTC zone (oriented toward indoor activities). This use is proposed as a 'C' to address potential impacts on neighboring properties given the size.
-		Recycling Drop-off Center	P	Recommendation by consultant, under review.
-		Seasonal Outdoor Sales	P	For compatibility with adopted CRT zone.
Warehousing and storage services: Self-storage facilities	P	Self-storage	C	For compatibility with adopted CRT zone.
-		Urban Farming	L	Allows increased access to locally grown food.
-		Transitory Use	L	For consistency with other mixed-use zones.
-		Transmission Lines (Above Ground)	L	Clarifies the types of utilities allowed.
-		Transmission Lines (Below Ground)	P	Clarifies the types of utilities allowed.
Automobile fluid maintenance stations	SE	Vehicle repair (minor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
Hospitals, veterinary	SE	Veterinary Office/ Hospital	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.

<sup>1</sup> Site plan required where use abuts or confronts a property zoned Agricultural, Rural or Residential Detached

Uses Under Review/ Deleted (MXTC to CRT)		
Current Use		Rationale
Manufacturing and assembly of electronic components, instruments and devices <sup>2</sup>	P	Currently allowed only under very limited circumstances.
Manufacturing and assembly of semi-conductors microchips, circuits and circuit boards <sup>2</sup>	P	Currently allowed only under very limited circumstances.
Media Broadcast Tower	P	Not appropriate for a mixed-use zone.
Parking of automobiles, off-street, in connection with any use permitted [as a principal use]	P	Stand-alone surface parking lots are not considered a compatible mixed-use zone land use. This does not affect parking on-site for any use allowed in the zone.
Warehousing and storage services: Industrial and commercial users [over 10,000sf] <sup>2</sup>	P	Currently allowed only under very limited circumstances.

<sup>2</sup> Per footnote 7: Allowed only if recommended in a master or sector plan

Changes in Proposed Use Table (TOMX-2 optional method to CRT)				
Current Use		Proposed Use		Rationale
-		Accessory Buildings, Structures and Uses	P	For compatibility with adopted CRT zone.
-		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Amateur Radio Facility (up to 65 ft)	L	For consistency with other mixed-use zones.
-		Amateur Radio Facility (over 65 ft)	C	For consistency with other mixed-use zones.
-		Animal Husbandry	L	Only permits beekeeping.
-		Artisan Manufacturing and Production	P	For compatibility with adopted CRT zone.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Bed and Breakfast	L	Recommendation by consultant, under review. Allowed only in a detached house building type.
-		Bus, rail terminals	L	Appropriate for mixed-use zone (no storage).
-		Cable Communication System	C	For compatibility with adopted CRT zone.
-		Car Wash	C	A result of consolidation with other mixed-use zones.
-		Community Garden	L	Allows increased access to locally grown produce.
-		Conference Center	P	For compatibility with adopted CRT zone.
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Drive Thru Facility	L	For compatibility with adopted CRT zone.
-		Dry Cleaning Facility up to 3,000 sf	L	Result of consolidation with other mixed-use zones
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
-		Funeral Home, Undertaker	C	Recommendation by consultant, under review.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Hospital	P	For compatibility with adopted CRT zone.
Automobile rental services, excluding automobile storage and supplies	P	Light Vehicle and Equipment Sales and Rental (Indoor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
-		Light Vehicle and Equipment Sales and Rental (Outdoor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
-		Live/Work Units	P	For compatibility with adopted CRT zone.
-		Nursery (Retail)	P	For compatibility with adopted CRT zone

Personal Living Quarters	P	Personal Living Quarters (over 50 Individual Living Units)	C	For compatibility with adopted CRT zone. Currently this use is a 'P' in the CRT zone. Added review for consistency with the current code.
-		Pipeline (Above Ground)	C	Recommendation by consultant, under review.
Public utility buildings, structures, and underground facilities	P	Public Utility Building or Structure	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
Recreational or entertainment establishments, commercial	P	Recreation and Entertainment Facility, Outdoor (Capacity up to 1,000)	C	Several Recreation and Entertainment Facilities are allowed in the TOMX zone (oriented toward indoor activities). This use is proposed as a 'C' to address potential impacts on neighboring properties.
Recreational or entertainment establishments, commercial	P	Recreation and Entertainment Facility, Major (Capacity over 1,000)	C	Several Recreation and Entertainment Facilities are allowed in the TOMX zone (oriented toward indoor activities). This use is proposed as a 'C' to address potential impacts on neighboring properties given the size.
-		Recycling Drop-off Center	P	Recommendation by consultant, under review.
-		Seasonal Outdoor Sales	P	For compatibility with adopted CRT zone.
Self-storage	P	Self-storage	C	For compatibility with adopted CRT zone.
-		Storage Facility up to 10,000 sf	L	For compatibility with adopted CRT zone.
-		Structured Parking	P	For compatibility with adopted CRT zone.
-		Urban Farming	L	Allows increased access to locally grown food.
-		Transitory Use	L	For consistency with other mixed-use zones
-		Transmission Lines (Above Ground)	L	Recommendation by consultant, under review.
-		Vehicle repair (minor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone. Current CRT zone does not differentiate between minor and major repair.
-		Vehicle repair (major)	C	For compatibility with adopted CRT zone. Current CRT zone does not differentiate between minor and major repair. Additional review added for this use due to potential impact on neighboring properties.
Hospitals, veterinary	SE	Veterinary Office/ Hospital	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.

<sup>1</sup> Site plan required where use abuts or confronts a property zoned Agricultural, Rural or Residential Detached

**No deleted uses**



Changes in Proposed Use Table (TMX-2 to CR)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Amateur Radio Facility (up to 65 ft)	L	For consistency with other mixed-use zones.
-		Amateur Radio Facility (over 65 ft)	C	For consistency with other mixed-use zones.
-		Animal Husbandry	L	Only permits beekeeping.
-		Artisan Manufacturing and Production	P	For compatibility with adopted CR zone.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Cable Communication System	C	Result of consolidation with other mixed-use zones.
-		Car Wash	C	A result of consolidation with other mixed-use zones.
-		Community Garden	L	Allows increased access to locally grown produce.
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Eating and drinking establishments, excluding drive-ins	P	Drive Thru Facility	L	For compatibility with adopted CRT zone.
-		Dry Cleaning Facility up to 3,000 sf	L	Result of consolidation with other mixed-use zones.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
-		Funeral Home, Undertaker	C	Recommendation by consultant, under review.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Hospital	P	For compatibility with adopted CR zone.
Automobile rental services, <u>excluding automobile storage and supplies</u>	P	Light Vehicle and Equipment Sales and Rental (Outdoor)	P	For compatibility with adopted CR zone.
-		Live/Work Units	P	For compatibility with adopted CR zone.
-		Nursery (Retail)	P	For compatibility with adopted CR zone.
Personal Living Quarters	P	Personal Living Quarters (over 50 Individual Living Units)	C	For compatibility with adopted CRT zone. Currently this use is a 'P' in the CRT zone. Added review for consistency with the current code.
-		Pipeline (Above Ground)	C	Recommendation by consultant, under review.
Public utility buildings, structures, and underground facilities	P	Public Utility Building or Structure	L & site plan <sup>1</sup>	For compatibility with adopted CR zone.

-		Recycling Drop-off Center	P	Recommendation by consultant, under review.
-		Seasonal Outdoor Sales	P	For compatibility with adopted CR zone.
		Self- storage	C	For compatibility with adopted CR zone.
-		Storage Facility up to 10,000 sf	L	For compatibility with adopted CR zone.
-		Urban Farming	L	Allows increased access to locally grown food.
-		Transitory Use	L	For consistency with other mixed-use zones.
-		Transmission Lines (Above Ground)	L	Recommendation by consultant, under review.
Automobile repair and services		Vehicle repair (major)	C	For compatibility with adopted CR zone.
Hospitals, veterinary	SE	Veterinary Office/ Hospital	L & site plan <sup>1</sup>	For compatibility with adopted CR zone.

<sup>1</sup> Site plan required where use abuts or confronts a property zoned Agricultural, Rural or Residential Detached

**No deleted uses**

Change in Proposed Use Table (I-1 to IL)				
Current Use		New Use		Rationale
-		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Bus, Rail Terminal	P	Suggested by consultant team, under review.
-		Car Wash	L	Suggested by consultant team, under review.
-		Drive-Thru Facility	P	Suggested by consultant team, under review.
-		Farm Market, On-site	L	Allows an urban farm to sell products produced on site.
-		Farm Supply, Machinery Sales, Storage, Service	P	Result of consolidation with RS.
Private clubs and Service Organizations	SE	Private Club, Service Organization	L & site plan	Suggested by consultant team, under review.
Parking of motor vehicle, off-street, in connection with any use permitted in a commercial zone.	SE	Surface Parking for Use Allowed in the Zone	P	Parking allowed only for use in zone rather than all commercial uses.
-		Recycling Drop-off Center	P	Suggested by consultant team, under review.
-		Seasonal Outdoor Sales	P	Suggested by consultant team, under review.
-		Taxi/Limo Facility (includes storage)	P	Suggested by consultant team, under review.

I-1→IL

Uses Under Review/ Deleted (I-1 to IL)		
Current Use		Rationale
Dwellings	SE	To preserve the limited amount of industrial land that exists in the County
Railroad tracks	P	Early draft recommendation by consultant, under review for retention.

I-2→IH

Change in Proposed Use Table (I-2 to IH)				
Current Use		New Use		Rationale
-		Bus, Rail Terminal	P	Suggested by consultant team, under review.
-		Crematory Services	C	Suggested by consultant team, under review.
-		Freight movement	P	Suggested by consultant team, under review.
-		Hazardous Material Storage	C	Suggested by consultant team, under review.
-		Heavy Vehicle Sales and Rental	P	Suggested by consultant team, under review.
-		Recycling Drop-off Center	P	Suggested by consultant team, under review.

Uses Under Review/ Deleted (I-2 to IH)			
Current Use		Rationale	
Consignment Shop	P	Per footnote 31: Only allowed if it was in existence prior to Feb 1998.	
Fuel Sales	SE	Per footnote 14: Only allowed if it was in existence prior to June 1989.	
Railroad tracks	P	Early draft recommendation by consultant, under review for retention.	
Railroad yards or roundhouses	P	Early draft recommendation by consultant, under review for retention.	
Stockyards	SE	Early draft recommendation by consultant, under review for retention.	

I-4→IL

Change in Proposed Use Table (I-4 to IL)				
Current Use		New Use		Rationale
-		Adult Entertainment	L	Result of consolidation with I-1.
		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Bus, Rail Terminal (including storage)	P	Suggested by consultant team, under review.
-		Car Wash	L	Suggested by consultant team, under review.
-		Conference Center	C	Result of consolidation with I-1.
-		Drive-Thru Facility	P	Suggested by consultant team, under review.
-		Farm Market, On-site	L	Allows an urban farm to sell products produced on site.
-		Farm Supply, Machinery Sales, Storage, Service	P	Consolidation with RS zone.
-		Hotel or motel	C	Result of consolidation with I-1.
-		Landscape Contractor	P	Result of consolidation with I-1.
General offices	SE	Office	P	Result of consolidation with I-1.
Pipelines, aboveground	SE	Pipeline (Above Ground)	P	Result of consolidation with I-1.
Private clubs and Service Organizations (separate uses)	SE	Private Club, Service Organization	L & site plan	Suggested by consultant team, under review.
-		Recycling Drop-off Center	P	Suggested by consultant team, under review.
-		Seasonal Outdoor Sales	P	Suggested by consultant team, under review.
		Taxi/Limo Facility	P	Suggested by consultant team, under review.
Electric power transmission and distribution lines, overhead, carrying more than 69,000 volts	SE	Transmission Lines (Above Ground)	P	Per a recent court case, the County may not subject these to a special exception/ conditional use process.

Uses Under Review/ Deleted (I-4 to IL)			
Current Use		Rationale	
Dwellings	SE	To preserve the limited amount of industrial land that exists in the County.	
Railroad tracks	P	Early draft recommendation by consultant, under review for retention.	

Change in Proposed Use Table (R&D to ELS)				
Current Use		New Use		Rationale
-		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Animal husbandry	L	Only permits beekeeping.
-		Animal Research Facility	P	Result of consolidation with LSC.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Bus, Rail Terminal	P	Suggested by consultant team, under review.
Cable Communication System	SE	Cable Communication System	P	Result of consolidation with LSC.
-		Charitable, Philanthropic Organization	P	Suggested by consultant team, under review.
-		Community Garden	L	Allows increased access to locally grown produce.
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Dormitories	P	Result of consolidation with LSC.
-		Drive-Thru Facility	P	Suggested by consultant team, under review
-		Dry Cleaning Facility up to 3,000 sf	L	Result of consolidation with LSC
-		Farm Market, On-site	L	Allows an urban farm to sell products produced on site.
-		Fuel Sales	C	Result of consolidation with LSC.
-		Home Health Practitioner (Low Impact)	C	Suggested by consultant team, under review.
-		Home Health Practitioner (Major Impact)	C	Suggested by consultant team, under review.
-		Home Occupation (No Impact)	L	Result of consolidation with LSC.
-		Home Occupation (Low Impact)	L	Result of consolidation with LSC.
-		Home Occupation (Major Impact)	C	Result of consolidation with LSC.
Hospital	SE	Hospitals	P	Result of consolidation with LSC.
Hotel, Motel	SE	Hotel, Motel	P	Result of consolidation with LSC.
-		Live/Work Units	P	To promote flexible housing options in the County that must register with DHCA.
-		Multi-Unit Dwelling	L	Result of consolidation with LSC.
		Park, Playground (Private)	P	Suggested by consultant team, under review.
Pipelines, aboveground	SE	Pipeline (Above Ground)	P	Result of consolidation with LSC.
Private Clubs	SE	Private Club, Service Organization	P	Result of consolidation with LSC.
Public Utility Building or Structure	SE	Public Utility Building or Structure	P	Result of consolidation with LSC.

-		Recreational and Entertainment Facility	C	Result of consolidation with LSC.
-		Recycling Drop-off Center	P	Suggested by consultant team.
Eating and Drinking Establishments	SE	Restaurant	P	Result of consolidation with LSC.
-		Seasonal Outdoor Sales	L	Suggested by consultant team, under review.
-		Single-Unit Dwelling	L	Result of consolidation with LSC.
-		Taxi-Limo Facility	P	Result of consolidation with LSC.
Electric power transmission and distribution lines, overhead, carrying more than 69,000 volts	SE	Transmission Lines (Above Ground)	P	Result of consolidation with LSC.
-		Two-Unit Dwelling	L	Result of consolidation with LSC.
-		Urban Farming	L	Allows increased access to locally grown produce.
-		Vehicle Repair (Major and Minor)	C	Result of consolidation with LSC.
-		Veterinary Office/ Hospital	L	Result of consolidation with LSC.

Uses Under Review/ Deleted (R&D to ELS)			
Current Use		Rationale	
Blacksmith shops, welding shops, ornamental iron works, and machinery shops, excluding drop hammers and punch presses over 20 tons rated capacity	P	Early draft recommendation by consultant, under review for retention.	
Electroplating and manufacturing of small parts such as coils, condensers, transformers, and crystal holders	P	Early draft recommendation by consultant, under review for retention.	
Manufacturing and assembly of electronic components, instruments and devices	P	Early draft recommendation by consultant, under review for retention.	
Manufacturing and assembly of semi-conductors microchips, circuits and circuit boards	P	Early draft recommendation by consultant, under review for retention.	
Manufacturing of light sheet metal products	P	Early draft recommendation by consultant, under review for retention.	
Manufacturing, fabrication and/ or assembly of aircraft or satellite parts, components, and equipment	P	Early draft recommendation by consultant, under review for retention.	
Railroad tracks	P	Early draft recommendation by consultant, under review for retention.	

Change in Proposed Use Table (LSC to ELS)				
Current Use		New Use		Rationale
-		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Animal husbandry	L	Only permits beekeeping.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Bus, Rail Terminal	P	Suggested by consultant team, under review.
-		Charitable, Philanthropic Organization	P	Suggested by consultant team, under review.
-		Community Garden	L	Allows increased access to locally grown produce.
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Drive-Thru Facility	P	Suggested by consultant team, under review.
-		Farm Market, On-site	L	Allows an urban farm to sell products produced on site.
-		Home Health Practitioner (Low Impact)	C	Allowed in high density residential zones, so it should be allowed in mixed-use zones.
-		Home Health Practitioner (Major Impact)	C	Allowed in high density residential zones, so it should be allowed in mixed-use zones.
-		Live/Work Units	P	To promote flexible housing options in the County.
-		Recycling Drop-off Center	P	Suggested by consultant team, under review.
-		Seasonal Outdoor Sales	L	Suggested by consultant team, under review.
-		Transitory Use	L	For consistency with other zones.
-		Urban Farming	L	Allows increased access to locally grown produce.

Uses Under Review/ Deleted (LSC to ELS)		
Current Use		Rationale
Railroad tracks	P	Early draft recommendation by consultant, under review for retention.



Changes in Proposed Use Table (C-1 to CRN)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Animal Husbandry	L	Only permits beekeeping.
-		Artisan Manufacturing and Production	P	For compatibility with adopted CRN zone.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Bed and Breakfast	L	Recommendation by consultant. Allowed only in a detached house building type.
Charitable or philanthropic institutions	SE	Charitable, Philanthropic Institution	P	Typically an office-type use. Office uses are permitted in this zone.
-		Clinic (Up to 4 medical practitioners)	P	For compatibility with adopted CRN zone
-		Clinic (More than 4 medical practitioners)	L	For compatibility with adopted CRN zone
-		Community Garden	L	Allows increased access to locally grown produce.
-		Cultural Institution	L	For compatibility with adopted CRN zone. Must be under 5,000 sf.
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Eating and drinking establishments, including drive-ins	SE	Drive Thru Facility	L	Proposed use is associated with all drive-thrus (banks, restaurants, pharmacies) and standards address impact on surrounding properties. Compatible with adopted CRN zone requires site plan approval.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Home Occupation (No Impact)	L	For compatibility with adopted CRN zone.
-		Home Occupation (Low Impact)	L	For compatibility with adopted CRN zone.
-		Home Occupation (Major)	C	For compatibility with adopted CRN zone
Dwellings	SE	Household Living, single-unit	P	Modernization of single-use commercial zoning, and compatibility with adopted CRN zone.
Dwellings	SE	Household Living, two-unit	P	Modernization of single-use commercial zoning, and compatibility with adopted CRN zone.

Dwellings	SE	Household Living, multi-unit	P	Modernization of single-use commercial zoning, and compatibility with adopted CRN zone.
-		Independent Living Facility for Seniors or Persons with Disabilities	L	For compatibility with adopted CRN zone
-		Live/Work Units	P	Modernization of single-use commercial zoning, and compatibility with adopted CRN zone.
-		Park, Playground (Private)	P	For compatibility with adopted CRN zone
-		Pipeline (Above Ground)	C	Early draft recommendation. Under review.
-		Pipeline (Below Ground)	P	Clarifies use as it currently exists.
-		Private Club, Service Organization	L & site plan	For compatibility with adopted CRN zone.
-		Residential care facility (Up to 8 persons)	P	For compatibility with adopted CRN zone and use consolidation.
-		Residential care facility (9 to 16 persons)	L & site plan <sup>1</sup>	For compatibility with adopted CRN zone and consolidation of zones and uses.
-		Residential care facility (Over 16 persons)	C	Early draft recommendation. Under review, may be more appropriate as an 'L' use.
-		Seasonal Outdoor Sales	P	For compatibility with adopted CRN zone.
-		Transmission Lines (Above Ground)	L	Early draft recommendation. Under review.
-		Transmission Lines (Below Ground)	P	Clarifies use as it currently exists.
		Urban Farming	L	Allows increased access to locally grown food.

<sup>1</sup> Site plan required where use abuts or confronts a property zoned Agricultural, Rural or Residential Detached

**Uses Under Review/ Deleted (C-1 to CRN)**

<b>Current Use</b>		<b>Rationale</b>
Ambulances or rescue squads, publically supported or privately supported	P	For compatibility with adopted CRN zone for the privately supported ambulance and rescue squads. Publicly supported ambulance and rescue squads are a public use which is a 'P'.
Automobile filling stations	SE	For compatibility with adopted CRN zone, this use is not appropriate for a neighborhood-scale, mixed use zone.
Automobile fluid maintenance stations	SE	For compatibility with adopted CRN zone, this use is not appropriate for a neighborhood-scale, mixed use zone.
Automobile, light truck and light trailer rentals, outdoors	SE	For compatibility with adopted CRN zone, this use is not appropriate for a neighborhood-scale, mixed use zone.
Dry cleaning and laundry establishments, consisting of no more than 3,000 SF of GFA	P	Not appropriate for a neighborhood-scale mixed use zone. Dry cleaning and laundry pick-up station currently allowed in the CRN is retained under the retails sales and service use.
Farm building supply and construction	P	Not appropriate for a neighborhood-scale mixed use zone.
Opportunity housing projects	P	Antiquated use (per HOC).
Taxicab stands	P	For compatibility with adopted CRN zone.
Telecommunications Facility	SE	For compatibility with adopted CRN zone, this use is not appropriate for a neighborhood-scale, mixed use zone.
Parking of automobiles, off-street, in connection with any use permitted	P	Stand-alone surface parking lots are not considered a compatible mixed-use zone land use. This does not affect parking on-site for any use allowed in the zone.
Railroad Tracks	P	Early draft recommendation by consultant, under review for retention.
Swimming pool, private	P	Antiquated use (based on current definition).

Changes in Proposed Use Table (C-1 → CRT)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	P	Allows increased access to locally grown produce.
-		Animal Husbandry	L	Only permits beekeeping.
-		Artisan Manufacturing and Production	P	For compatibility with adopted CRT zone.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Bed and Breakfast	L	Recommendation by consultant. Allowed only in a detached house building type.
-		Bus, Rail Terminal	L	For compatibility with adopted CRT zone.
-		Carwash	C	Consolidation of zones.
Charitable or philanthropic institutions	SE	Charitable, Philanthropic Institution	P	Typically an office-type use. Office uses are permitted in this zone.
-		Clinic (Up to 4 medical practitioners)	P	For compatibility with adopted CRT zone and zone consolidation.
-		Clinic (More than 4 medical practitioners)	P	For compatibility with adopted CRT zone and zone consolidation.
-		Community Garden	L	Allows increased access to locally grown produce.
-		Conference Center	P	For compatibility with adopted CRT zone.
-		Cultural Institution	P	For compatibility with adopted CRT zone and zone consolidation.
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Eating and drinking establishments, including drive-ins	SE	Drive Thru Facility	L	Proposed use is associated with all drive-thrus (banks, restaurants, pharmacies) and standards address impact on surrounding properties. Compatible with adopted CRT zone requires site plan approval.
-		Education Institution (Private)	P	For compatibility with adopted CRT zone.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
-		Funeral Home, Undertaker	C	As a result of zone conversion.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Home Occupation (No Impact)	L	For compatibility with adopted CRT zone.
-		Home Occupation (Low Impact)	L	For compatibility with adopted CRT zone.

-		Home Occupation (Major)	C	For compatibility with adopted CRT zone.
-		Hospital	P	For compatibility with adopted CRT zone.
-		Hotel, Motel	P	For compatibility with adopted CRT zone and zone consolidation.
Dwellings	SE	Household Living, single-unit	P	Modernization of single-use commercial zoning, and compatibility with adopted CRN zone.
Dwellings	SE	Household Living, two-unit	P	Modernization of single-use commercial zoning, and compatibility with adopted CRN zone.
Dwellings	SE	Household Living, multi-unit	P	Modernization of single-use commercial zoning, and compatibility with adopted CRN zone.
-		Independent Living Facility for Seniors or Persons with Disabilities	L	For compatibility with adopted CRT zone.
-		Light Vehicle Sales and Rental (Indoor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
Automobile, light truck and light trailer rentals, outdoor	SE	Light Vehicle Sales and Rental (Outdoor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
-		Live/Work Units	P	Modernization of single-use commercial zoning, and compatibility with adopted CRN zone.
-		Medical, Dental Laboratory	P	For compatibility with adopted CRT zone.
-		Medical / Scientific Manufacturing and Production	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
-		Nursery (Retail)	P	For compatibility with adopted CRT zone.
-		Park, Playground (Private)	P	For compatibility with adopted CRT zone.
-		Pipeline (Above Ground)	C	Early draft recommendation. Under review.
-		Pipeline (Below Ground)	P	Clarifies use as it currently exists.
-		Private Club, Service Organization	P	For compatibility with adopted CRT zone.
Public utility buildings or structures	SE	Public Utility Building or Structure	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
Amusement centers; Baseball driving ranges; Billiards parlor; Racquet ball, squash, indoor tennis and handball courts, commercial; Recreation or entertainment establishments, commercial; Theaters, indoor	SE	Recreation and Entertainment, Indoor (Capacity up to 1,000)	P	For compatibility with adopted CRT zone, with capacity restriction.
-		Recycling drop-off center	P	To promote recycling / sustainability.
-		Research and Development	P	For compatibility with adopted CRT zone and zone consolidation.
-		Residential care facility (Up to 8 persons)	P	For compatibility with adopted CRT zone and consolidation of zones and uses.

-		Residential care facility (9 to 16 persons)	P	For compatibility with adopted CRT zone and consolidation of zones and uses.
-		Residential care facility (Over 16 persons)	P	For compatibility with adopted CRT zone and consolidation of zones and uses.
-		Seasonal Outdoor Sales	P	For compatibility with adopted CRT zone and zone consolidation.
-		Self-storage	C	For compatibility with adopted CRT zone.
-		Storage facility up to 10,000 sf	L	For compatibility with adopted CRT zone.
-		Transmission Lines (Above Ground)	L	Early draft recommendation. Under review.
-		Transmission Lines (Below Ground)	P	Clarifies use as it currently exists.
-		Urban Farming	L	Allows increased access to locally grown food.
Hospitals, veterinary	SE	Veterinary Office/ Hospital	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.

<sup>1</sup> Site plan required where use abuts or confronts a property zoned Agricultural, Rural or Residential Detached

Uses Under Review/ Deleted (C-1 → CRT)			
Current Use		Rationale	
Farm building supply and construction	P	For compatibility with adopted CRT zone.	
Opportunity housing projects	P	Antiquated use (per HOC).	
Telecommunications Facility	SE	For compatibility with adopted CRN zone, this use is not appropriate for a neighborhood-scale, mixed use zone.	
Parking of automobiles, off-street, in connection with any use permitted	P	Stand-alone surface parking lots are not considered a compatible mixed-use zone land use. This does not affect parking on-site for any use allowed in the zone.	
Railroad Tracks	P	Early draft recommendation by consultant, under review for retention.	
Swimming pool, private	P	Antiquated use (based on current definition).	

Changes in Proposed Use Table (C-1 → EG)				
Current Use		Proposed Use		Rationale
-		Adult Entertainment	L	Result of zone consolidation.
-		Agricultural Vending	P	Allows increased access to locally grown produce.
Animal boarding place	SE	Animal Boarding and Care	L	Allows for more flexibility in uses.
-		Animal Husbandry	L	Only permits beekeeping.
-		Bus, Rail Terminal	P	To allow more opportunities for mass transportation.
-		Carwash	C	Consolidation of zones.
Charitable or philanthropic institutions	SE	Charitable, Philanthropic Institution	P	Typically an office-type use. Office uses are permitted in this zone.
-		Clinic (Up to 4 medical practitioners)	P	Result of zone consolidation.
-		Clinic (More than 4 medical practitioners)	P	Result of zone consolidation.
-		Community Garden	L	Allows increased access to locally grown produce.
-		Cultural Institution	P	Modernization of single-use commercial zoning.
Eating and drinking establishments, including drive-ins	SE	Drive Thru Facility	L	Proposed use is associated with all drive-thrus (banks, restaurants, pharmacies) and standards address impact on surrounding properties. Compatible with adopted CRT zone requires site plan approval.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
-		Funeral Home, Undertaker	C	Result of zone consolidation.
-		Golf Course, Country Club	C	Result of zone consolidation.
-		Heavy Vehicle Sales and Rental	C	Consultant recommendation.
-		Heliports	C	Result of zone consolidation.
-		Helistop	C	Result of zone consolidation.
-		Home Health Practitioner (Low Impact)	C	Modernization of single-use commercial zoning.
-		Home Health Practitioner (Major Impact)	C	Modernization of single-use commercial zoning.
-		Home Occupation (No Impact)	L	Modernization of single-use commercial zoning.
-		Home Occupation (Low Impact)	L	Modernization of single-use commercial zoning.
-		Home Occupation (Major)	C	Modernization of single-use commercial zoning.
-		Hospital	C	Modernization of single-use commercial zoning.
-		Hotel, Motel	P	Result of zone consolidation.
Dwellings	SE	Household Living, multi-unit	L	Modernization of single-use commercial zoning.
-		Independent Living Facility for Seniors or Persons with Disabilities	L	Modernization of single-use commercial zoning.

-		Light Vehicle Sales and Rental (Indoor)	L	Result of zone consolidation.
Automobile, light truck and light trailer rentals, outdoor	SE	Light Vehicle Sales and Rental (Outdoor)	L	Allows for more flexibility in uses.
-		Live/Work Units	P	Modernization of single-use commercial zoning.
-		Medical, Dental Laboratory	P	Consultant recommendation, under review.
-		Nursery (Retail)	P	Modernization of single-use commercial zoning.
-		Park, Playground (Private)	P	Modernization of single-use commercial zoning.
-		Pipeline (Above Ground)	C	Early draft recommendation. Under review.
-		Pipeline (Below Ground)	P	Clarifies use as it currently exists.
-		Private Club, Service Organization	L & site plan	Modernization of single-use commercial zoning.
Amusement centers; Baseball driving ranges; Billiards parlor; Racquet ball, squash, indoor tennis and handball courts, commercial; Recreation or entertainment establishments, commercial; Theaters, indoor	SE	Recreation and Entertainment, Indoor (Capacity up to 1,000)	P	Allows for more flexibility in uses.
-		Recycling drop-off center	P	To promote recycling / sustainability.
-		Residential care facility (Over 16 persons)	P	Modernization of single-use commercial zoning.
-		Seasonal Outdoor Sales	P	Allows for more flexibility in uses.
-		Self-storage	C	Result of zone consolidation.
-		Shooting range, indoor	C	Result of zone consolidation.
-		Storage facility up to 10,000 sf	L	Result of zone consolidation.
-		Storage facility over 10,000 sf	L	Result of zone consolidation.
-		Swimming Pool (Community)	C	Result of zone consolidation
-		Transmission Lines (Above Ground)	L	Early draft recommendation. Under review.
-		Transmission Lines (Below Ground)	P	Clarifies use as it currently exists.
		Urban Farming	L	Allows increased access to locally grown food.
Automobile fluid maintenance stations	SE	Vehicle Repair (Minor)	L	Result of zone consolidation
-		Vehicle Repair (Major)	L	Result of zone consolidation
Hospitals, veterinary	SE	Veterinary Office/ Hospital	L	Allows for more flexibility in uses.

**Uses Under Review/ Deleted (C-1 → EG)**

Current Use		Rationale
Farm building supply and construction	P	Consultant recommendation, under review
Opportunity housing projects	P	Antiquated use (per HOC).
Railroad Tracks	P	Early draft recommendation by consultant, under review for retention.
Swimming pool, private	P	Antiquated use (based on current definition).



Changes in Proposed Use Table (C-2 → CRT)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	P	Allows increased access to locally grown produce
-		Animal Boarding Care	C	For compatibility with adopted CRT zone
-		Animal Husbandry	L	Only permits beekeeping.
-		Artisan Manufacturing and Production	P	For compatibility with adopted CRT zone
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Bed and Breakfast	L	Recommendation by consultant. Allowed only in a detached house building type.
-		Bus, Rail Terminal	L	For compatibility with adopted CRT (no storage).
-		Community Garden	L	Allows increased access to locally grown produce.
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Eating and drinking establishments, including drive-ins	SE	Drive Thru Facility	L	Proposed use is associated with all drive-thrus (banks, restaurants, pharmacies) and standards address impact on surrounding properties. Compatible with adopted CRT zone requires site plan approval.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
Funeral parlors or undertaking establishments	P	Funeral Home, Undertaker	C	As a result of zone conversion.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Home Occupation (No Impact)	L	For compatibility with adopted CRT zone.
-		Home Occupation (Low Impact)	L	For compatibility with adopted CRT zone.
-		Home Occupation (Major)	C	For compatibility with adopted CRT zone.
Dwellings	P / SE	Household Living, single-unit	P	Modernization of single-use commercial zoning, and compatibility with adopted CRT zone.
Dwellings	P / SE	Household Living, two-unit	P	Modernization of single-use commercial zoning, and compatibility with adopted CRT zone.
Dwellings	P / SE	Household Living, multi-unit	P	Modernization of single-use commercial zoning, and compatibility with adopted CRT zone.
Hospital	SE	Hospital	P	For compatibility with adopted CRT zone

-		Independent Living Facility for Seniors or Persons with Disabilities	L	For compatibility with adopted CRT zone
Automobile sales, outdoors; Automobile, truck and trailer rentals, outdoor	SE	Light Vehicle Sales and Rental Outdoor	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone
-		Live/Work Units	P	Modernization of single-use commercial zoning, and compatibility with adopted CRT zone.
-		Medical/ Scientific Manufacturing and Production	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
-		Nursery (Retail)	P	For compatibility with adopted CRT zone.
-		Park, Playground (Private)	P	For compatibility with adopted CRT zone
Pipelines, above ground	P	Pipeline (Aboveground)	C	Early draft recommendation. Under review.
Private clubs and service organizations	SE	Private Clubs, Service Organizations	P	For compatibility with adopted CRT zone.
Public utility buildings and structures	SE	Public Utility Building or Structure	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
-		Recycling Drop-off Center	P	To promote recycling/ sustainability.
-		Residential care facility (Up to 8 persons)	P	For compatibility with adopted CRT zone and consolidation of uses and zones.
-		Residential care facility (9 to 16 persons)	P	For compatibility with adopted CRT zone and consolidation of uses and zones.
Domiciliary care for more than 16 senior adults	SE	Residential care facility (Over 16 persons)	P	For compatibility with adopted CRT zone and consolidation of uses and zones.
-		Seasonal Outdoor Sales	P	For compatibility with adopted CRT zone and zone consolidation.
Warehousing and storage service: Self-storage facility	P	Self- storage	C	For compatibility with adopted CRT zone.
-		Transmission Lines (Below Ground)	P	Clarifies use as it is currently exists.
-		Urban Farming	L	Allows increased access to locally grown food.
Automobile repair and services	P	Vehicle repair (major)	C	Vehicle repair proposed as minor and major to indicate intensity of use. More intense auto repair requiring additional review for compatibility.
Hospitals, veterinary	SE	Veterinary Office/ Hospital	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.

<sup>1</sup> Site plan required where use abuts or confronts a property zoned Agricultural, Rural or Residential Detached

**Uses Under Review/ Deleted (C-2 → CRT)**

<b>Current Use</b>		<b>Rationale</b>
Adult entertainment business	P	For compatibility with adopted CRT zone.
Automobile storage lot	SE	For compatibility with adopted CRT zone.
Golf course, country club	SE	For compatibility with adopted CRT zone.
Helipad, heliport	SE	For compatibility with adopted CRT zone.
Helistop	SE	For compatibility with adopted CRT zone.
Newspaper, printing and publishing shops	P	For compatibility with adopted CRT zone.
Opportunity housing projects	P	Per recommendation of HOC.
Parking of automobiles, off-street, in connection with any use permitted	P	Stand-alone surface parking lots are not considered a compatible mixed-use zone land use. This does not affect parking on-site for any use allowed in the zone.
Parking lots, automobile	P	For compatibility with adopted CRT zone.
Printing and publishing	P	For compatibility with adopted CRT zone.
Radio and television broadcasting towers	P/SE	For compatibility with adopted CRT zone.
Railroad tracks	P	Early draft recommendation by consultant, under review for retention.
Rifle or pistol ranges, indoor	SE	For compatibility with adopted CRT zone.
Swimming pool, private	P	Antiquated use (based on current definition).
Telecommunications facility	P/SE	For compatibility with adopted CRT zone.
Warehousing and storage services: Industrial and commercial users, wholly enclosed	P	For compatibility with adopted CRT zone.

Changes in Proposed Use Table (C-2 →EG)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	P	Allows increased access to locally grown produce
-		Animal Boarding Care	L	Modernization of single-use commercial zoning.
-		Animal Husbandry	L	Only permits beekeeping.
-		Bus, Rail Terminal	P	To allow more opportunities for mass transportation.
-		Community Garden	L	Allows increased access to locally grown produce.
Eating and drinking establishments, including drive-ins	SE	Drive Thru Facility	L	Proposed use is associated with all drive-thrus (banks, restaurants, pharmacies) and standards address impact on surrounding properties. Compatible with adopted CRT zone requires site plan approval.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
-		Heavy Vehicle Sales and Rental	C	Consultant recommendation.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Home Occupation (No Impact)	L	Modernization of single-use commercial zoning.
-		Home Occupation (Low Impact)	L	Modernization of single-use commercial zoning.
-		Home Occupation (Major)	C	Modernization of single-use commercial zoning.
Dwellings	P / SE	Household Living, multi-unit	P	Modernization of single-use commercial zoning.
-		Independent Living Facility for Seniors or Persons with Disabilities	L	Modernization of single-use commercial zoning.
Automobile sales, outdoors; Automobile, truck and trailer rentals, outdoor	SE	Light Vehicle Sales and Rental Outdoor	L	Modernization of single-use commercial zoning.
-		Live/Work Units	P	Modernization of single-use commercial zoning.
-		Nursery (Retail)	P	To allow for flexibility of uses.
-		Park, Playground (Private)	P	Modernization of single-use commercial zoning.
Pipelines, above ground	P	Pipeline (Aboveground)	C	Early draft recommendation. Under review.
Private clubs and service organizations	SE	Private Clubs, Service Organizations	L & site plan	Consultant recommendation, under review.
-		Recycling Drop-off Center	P	To promote recycling/ sustainability.
Domiciliary care for more than 16 senior adults	SE	Residential care facility (Over 16 persons)	P	Modernization of single-use commercial zoning
-		Seasonal Outdoor Sales	P	To allow for flexibility of uses.
-		Transmission Lines (Below Ground)	P	Clarifies use as it is currently exists.

-		Urban Farming	L	Allows increased access to locally grown food.
Hospitals, veterinary	SE	Veterinary Office/ Hospital	L	To allow for flexibility of uses.

**Uses Under Review/ Deleted (C-2 → EG)**

<b>Current Use</b>		<b>Rationale</b>
Opportunity housing projects	P	Per recommendation of HOC.
Railroad tracks	P	Early draft recommendation by consultant, under review for retention.
Swimming pool, private	P	Antiquated use (based on current definition).

Changes in Proposed Use Table (C-4 to CRN)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	L	Allows increased access to locally grown produce.
-		Animal Boarding and Care	C	For compatibility with adopted CRN zone.
-		Animal Husbandry	L	Only permits beekeeping.
-		Artisan Manufacturing and Production	P	For compatibility with adopted CRN zone.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Bed and Breakfast	L	Recommendation by consultant. Allowed only in a detached house building type.
-		Community Garden	L	Allows increased access to locally grown produce.
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Eating and drinking establishments, including drive-ins	SE	Drive Thru Facility	L	Proposed use is associated with all drive-thrus (banks, restaurants, pharmacies) and standards address impact on surrounding properties. Compatible with adopted CRN zone requires site plan approval.
Trade, artistic or technical school	SE	Education Institution (Private)	L & site plan <sup>1</sup>	For compatibility with adopted CRN zone.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Home Occupation (No Impact)	L	For compatibility with adopted CRN zone.
-		Home Occupation (Low Impact)	L	For compatibility with adopted CRN zone.
-		Home Occupation (Major)	C	For compatibility with adopted CRN zone.
Dwellings	SE	Household Living, single-unit	P	Modernization of single-use commercial zoning, and compatibility with adopted CRN zone.
Dwellings	SE	Household Living, two-unit	P	Modernization of single-use commercial zoning, and compatibility with adopted CRN zone.
Dwellings	SE	Household Living, multi-unit	P	Modernization of single-use commercial zoning, and compatibility with adopted CRN zone.
-		Independent Living Facility for	L	For compatibility with adopted CRN zone.

		Seniors or Persons with Disabilities		
-		Live/Work Units	P	Modernization of single-use commercial zoning, and compatibility with adopted CRN zone.
-		Park, Playground (Private)	P	For compatibility with adopted CRN zone.
-		Pipeline (Above Ground)	C	Early draft recommendation. Under review.
-		Pipeline (Below Ground)	P	Clarifies use as it currently exists.
-		Private Club, Service Organization	L& site plan	For compatibility with adopted CRN zone.
-		Recycling Drop-off Center	P	To promote recycling / sustainability.
-		Residential care facility (Up to 8 persons)	P	For compatibility with adopted CRN zone and use consolidation.
-		Residential care facility (9 to 16 persons)	L & site plan <sup>1</sup>	For compatibility with adopted CRN zone and consolidation of zones and uses.
-		Residential care facility (Over 16 persons)	C	Early draft recommendation. Under review, may be more appropriate as an 'L' use.
-		Seasonal Outdoor Sales	P	For compatibility with adopted CRN zone.
-		Transmission Lines (Above Ground)	L	Early draft recommendation. Under review.
-		Transmission Lines (Below Ground)	P	Clarifies use as it currently exists.
-		Urban Farming	L	Allows increased access to locally grown food.
-		Veterinary Office / Hospital	C	For compatibility with adopted CRN zone.

<sup>1</sup> Site plan required where use abuts or confronts a property zoned Agricultural, Rural or Residential Detached

Uses Under Review/ Deleted (C-4 to CRN)		
Current Use		Rationale
Ambulances or rescue squads, privately supported, nonprofit	P	For compatibility with adopted CRN zone.
Ambulances or rescue squads, publicly supported	P	Publicly supported ambulance and rescue squads are a public use which is a 'P'.
Automobile filling stations	SE	For compatibility with adopted CRN zone, this use is not appropriate for a neighborhood-scale, mixed use zone.
Automobile fluid maintenance stations	SE	For compatibility with adopted CRN zone, this use is not appropriate for a neighborhood-scale, mixed use zone.
Automobile repair and services	SE	For compatibility with adopted CRN zone, this use is not appropriate for a neighborhood-scale, mixed use zone.
Carwash	SE	For compatibility with adopted CRN zone, this use is not appropriate for a neighborhood-scale, mixed use zone.
Dry cleaning and laundry establishments, consisting	P	Not appropriate for a neighborhood-scale mixed use zone. Dry cleaning and laundry pick-up station currently allowed in the CRN is retained under the retail sales and service use..

of no more than 3,000 SF of GFA		
Fire stations, publicly supported	P	Publicly supported ambulance and rescue squads are a public use which is a 'P'.
Funeral parlors or undertaking establishments	SE	For compatibility with adopted CRN zone.
Helipad, Heliport	SE	For compatibility with adopted CRN zone, this use is not appropriate for a neighborhood-scale, mixed use zone.
Helistop	SE	For compatibility with adopted CRN zone, this use is not appropriate for a neighborhood-scale, mixed use zone.
Horticultural nurseries and commercial greenhouses	P	For compatibility with adopted CRN zone, this use is not appropriate for a neighborhood-scale, mixed use zone.
Opportunity housing projects	P	Antiquated use (per HOC).
Taxicab stands	P	For compatibility with adopted CRN zone, this use is not appropriate for a neighborhood-scale, mixed use zone.
Telecommunications Facility	SE	For compatibility with adopted CRN zone, this use is not appropriate for a neighborhood-scale, mixed use zone.
Parking garages, automobile	SE	For compatibility with adopted CRN zone, this use is not appropriate for a neighborhood-scale, mixed use zone.
Parking of automobiles, off-street, in connection with any use permitted	P	Stand-alone surface parking lots are not considered a compatible mixed-use zone land use. This does not affect parking on-site for any use allowed in the zone.
Railroad Tracks	P	Early draft recommendation by consultant, under review for retention.
Roofing Contractor	SE	Not appropriate for a mixed use zone.
Swimming pool, community	SE	For compatibility with adopted CRN zone.
Swimming pool, private	P	Antiquated use (based on current definition).
Warehousing and storage services: Industrial and commercial users, wholly enclosed,	SE	For compatibility with adopted CRN zone, this use is not appropriate for a neighborhood-scale, mixed use zone.



Changes in Proposed Use Table (C-4 to CRT)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	P	Allows increased access to locally grown produce.
-		Animal Boarding and Care	C	For compatibility with adopted CRT zone.
-		Animal Husbandry	L	Only permits beekeeping.
-		Artisan Manufacturing and Production	P	For compatibility with adopted CRT zone.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Bed and Breakfast	L	Recommendation by consultant. Allowed only in a detached house building type.
-		Bus, Rail Terminal	L	For compatibility with adopted CRT zone.
-		Community Garden	L	Allows increased access to locally grown produce.
-		Conference Center	P	For compatibility with adopted CRT zone.
-		Cultural Institution	P	For compatibility with adopted CRT zone
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Eating and drinking establishments, including drive-ins	SE	Drive Thru Facility	L	Proposed use is associated with all drive-thru (banks, restaurants, pharmacies) and standards address impact on surrounding properties. Compatible with adopted CRT zone.
Trade, artistic, or technical school	SE	Education Institution (Private)	P	For compatibility with adopted CRT zone.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Home Occupation (No Impact)	L	For compatibility with adopted CRT zone.
-		Home Occupation (Low Impact)	L	For compatibility with adopted CRT zone.
-		Home Occupation (Major)	C	For compatibility with adopted CRT zone.
-		Hospital	P	For compatibility with adopted CRT zone.
-		Hotel, Motel	P	For compatibility with adopted CRT zone.
Dwellings	SE	Household Living, single-unit	P	Modernization of single-use commercial zoning, and compatibility with adopted CRT zone.
Dwellings	SE	Household Living, two-unit	P	Modernization of single-use commercial zoning, and compatibility with adopted CRT zone.

Dwellings	SE	Household Living, multi-unit	P	Modernization of single-use commercial zoning, and compatibility with adopted CRT zone.
-		Independent Living Facility for Seniors or Persons with Disabilities	L	For compatibility with adopted CRT zone..
-		Light Vehicle Sales and Rental (Indoor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
-		Light Vehicle Sales and Rental (Outdoor)	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone..
-		Live/Work Units	P	Modernization of single-use commercial zoning, and compatibility with adopted CRT zone.
-		Medical, Dental Laboratory	P	For compatibility with adopted CRT zone.
-		Medical / Scientific Manufacturing and Production	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone
-		Park, Playground (Private)	P	For compatibility with adopted CRT zone.
-		Pipeline (Above Ground)	C	Early draft recommendation. Under review.
-		Pipeline (Below Ground)	P	Clarifies use as it currently exists.
-		Private Club, Service Organization	P	Appropriate use for mixed-use zone and for compatibility with adopted CRT zone.
Public utility buildings or structures	SE	Public Utility Building or Structure	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
Bowling alleys; Racquet ball, squash, indoor tennis and handball courts, commercial; Swimming pools, commercial; Theaters, indoor	SE	Recreation and Entertainment, Indoor (Capacity up to 1,000)	P	For compatibility with adopted CRT zone, with capacity restriction.
-		Recycling drop-off center	P	To promote recycling / sustainability.
-		Research and Development	P	For compatibility with adopted CRT zone.
-		Residential care facility (Up to 8 persons)	P	For compatibility with adopted CRT zone and consolidation of uses and zones.
-		Residential care facility (9 to 16 persons)	P	For compatibility with adopted CRT zone and consolidation of uses and zones.
-		Residential care facility (Over 16 persons)	P	For compatibility with adopted CRT zone and consolidation of uses and zones.
-		Seasonal Outdoor Sales	P	For compatibility with adopted CRT zone.
-		Self-storage	C	For compatibility with adopted CRT zone.
Warehousing and storage services: Industrial and commercial users, wholly enclosed	SE	Storage facility up to 10,000 sf	L	For compatibility with adopted CRT zone.
Parking garages, automobile	SE	Structured Parking	P	For compatibility with adopted CRT zone.
-		Transmission Lines (Above Ground)	L	Early draft recommendation. Under review.
-		Transmission Lines (Below Ground)	P	Clarifies use as it currently exists.
-		Urban Farming	L	Allows increased access to locally grown food.

-		Veterinary Office/ Hospital	L & site plan <sup>1</sup>	For compatibility with adopted CRT zone.
---	--	-----------------------------	----------------------------	------------------------------------------

<sup>1</sup> Site plan required where use abuts or confronts a property zoned Agricultural, Rural or Residential Detached

Uses Under Review/ Deleted (C-4 to CRT)		
Current Use		Rationale
Farm building supply and construction	P	For compatibility with adopted CRT zone.
Opportunity housing projects	P	Antiquated use (per HOC).
Telecommunications Facility	SE	For compatibility with adopted CRT zone.
Parking of automobiles, off-street, in connection with any use permitted	P	Stand-alone surface parking lots are not considered a compatible mixed-use zone land use. This does not affect parking on-site for any use allowed in the zone.
Railroad Tracks	P	Early draft recommendation by consultant, under review for retention.
Swimming pool, community	SE	For compatibility with adopted CRT zone.
Swimming pool, private	P	Antiquated use (based on current definition).
Warehousing and storage services: Industrial and commercial users, wholly enclosed (over 10,000 sf)	SE	For compatibility with adopted CRT zone.

Changes in Proposed Use Table (C-4 to CR)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	P	Allows increased access to locally grown produce.
-		Animal Boarding and Care	C	Allows services closer to residents and business.
-		Animal Husbandry	L	Only permits beekeeping.
-		Artisan Manufacturing and Production	P	For compatibility with adopted CR zone.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Bus, Rail Terminal	L	For compatibility with adopted CR zone.
-		Community Garden	L	Allows increased access to locally grown produce.
-		Conference Center	P	For compatibility with adopted CR zone.
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Eating and drinking establishments, including drive-ins	SE	Drive Thru Facility	L	Proposed use is associated with all drive-thru (banks, restaurants, pharmacies) and standards address impact on surrounding properties. Compatible with adopted CRT zone.
Trade, artistic, or technical school	SE	Education Institution (Private)	P	For compatibility with adopted CR zone.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
-		Home Occupation (No Impact)	L	For compatibility with adopted CR zone.
-		Home Occupation (Low Impact)	L	For compatibility with adopted CR zone.
-		Home Occupation (Major)	C	For compatibility with adopted CR zone.
-		Hospital	P	For compatibility with adopted CR zone.
-		Hotel, Motel	P	For compatibility with adopted CR zone.
Dwellings	SE	Household Living, single-unit	P	Modernization of single-use commercial zoning.
Dwellings	SE	Household Living, two-unit	P	Modernization of single-use commercial zoning.
Dwellings	SE	Household Living, multi-unit	P	Modernization of single-use commercial zoning.
-		Independent Living Facility for Seniors or Persons with Disabilities	L	For compatibility with adopted CR zone.

-		Light Vehicle Sales and Rental (Indoor)	P	For compatibility with adopted CR zone.
-		Light Vehicle Sales and Rental (Outdoor)	P	For compatibility with adopted CR zone.
-		Live/Work Units	P	Modernization of single-use commercial zoning, and compatibility with adopted CRT zone.
-		Medical, Dental Laboratory	P	Consultant recommendation, under review.
-		Medical / Scientific Manufacturing and Production	L	For compatibility with adopted CR zone
-		Park, Playground (Private)	P	For compatibility with adopted CR zone.
-		Pipeline (Above Ground)	C	Early draft recommendation. Under review.
-		Pipeline (Below Ground)	P	Clarifies use as it currently exists.
-		Private Club, Service Organization	P	Appropriate use for mixed-use zone and for compatibility with adopted CR zone.
Public utility buildings or structures	SE	Public Utility Building or Structure	L & site plan <sup>1</sup>	For compatibility with adopted CR zone.
Bowling alleys; Racquet ball, squash, indoor tennis and handball courts, commercial; Swimming pools, commercial; Theaters, indoor	SE	Recreation and Entertainment Facility (all sizes and types)	P	For compatibility with adopted CR zone.
-		Recycling drop-off center	P	To promote recycling / sustainability.
-		Research and Development	P	For compatibility with adopted CR zone.
-		Residential care facility (Up to 8 persons)	P	For compatibility with adopted CR zone.
-		Residential care facility (9 to 16 persons)	P	For compatibility with adopted CR zone.
-		Residential care facility (Over 16 persons)	P	For compatibility with adopted CR zone.
-		Seasonal Outdoor Sales	P	For compatibility with adopted CR zone.
-		Self-storage	C	For compatibility with adopted CR zone.
Warehousing and storage services: Industrial and commercial users, wholly enclosed	SE	Storage facility up to 10,000 sf	L	For compatibility with adopted CR zone.
Parking garages, automobile	SE	Structured Parking	P	For compatibility with adopted CR zone.
-		Transmission Lines (Above Ground)	L	Early draft recommendation. Under review.
-		Transmission Lines (Below Ground)	P	Clarifies use as it currently exists.
		Urban Farming	L	Allows increased access to locally grown food.
Automobile fluid maintenance stations	SE	Vehicle Repair, Minor	L	For compatibility with adopted CR zone.
-		Veterinary Office/ Hospital	L & site plan <sup>1</sup>	For compatibility with adopted CR zone.

<sup>1</sup> Site plan required where use abuts or confronts a property zoned Agricultural, Rural or Residential Detached

**Uses Under Review/ Deleted (C-4 to CR)**

<b>Current Use</b>		<b>Rationale</b>
Farm building supply and construction	P	For compatibility with adopted CR zone.
Opportunity housing projects	P	Antiquated use (per HOC).
Telecommunications Facility	SE	For compatibility with adopted CR zone.
Parking of automobiles, off-street, in connection with any use permitted	P	Stand-alone surface parking lots are not considered a compatible mixed-use zone land use. This does not affect parking on-site for any use allowed in the zone.
Railroad Tracks	P	Early draft recommendation by consultant, under review for retention.
Swimming pool, community	SE	For compatibility with adopted CR zone.
Swimming pool, private	P	Antiquated use (based on current definition).
Warehousing and storage services: Industrial and commercial users, wholly enclosed (over 10,000 sf)	SE	For compatibility with adopted CR zone.

Changes in Proposed Use Table (C-O to EOF)				
Current Use		Proposed Use		Rationale
-		Agricultural Vending	P	Allows increased access to locally grown produce.
-		Animal Husbandry	L	Only permits beekeeping.
-		Bus, Rail Terminal	P	To promote more mass transit options.
-		Community Garden	L	Allows increased access to locally grown produce.
-		Drive Thru Facility	L	Proposed use is associated with all drive-thru (banks, restaurants, pharmacies) and standards address impact on surrounding properties.
-		Farm Market, on-site	L	Allows an urban farm to sell products produced on site.
-		Fuel Sales	C	Modernization of single-use commercial zoning.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Occupation (No Impact)	L	Modernization of single-use commercial zoning.
-		Home Occupation (Low Impact)	L	Modernization of single-use commercial zoning.
- (Tourist Homes Allowed as 'P')		Hotel, Motel	P	Modernization of single-use commercial zoning.
Dwellings (subject to regulations of R-60 zone)	P	Household Living, multi-unit	P	Modernization of single-use commercial zoning.
-		Live/Work Units	P	Modernization of single-use commercial zoning.
-		Medical, Dental Laboratory	P	Consultant recommendation, under review.
-		Park, Playground (Private)	P	For compatibility with adopted CR zone.
Private clubs and service organizations	SE	Private Club, Service Organization	L & site plan	Consultant recommendation, under review
-		Recycling drop-off center	P	To promote recycling / sustainability.
Delicatessen; Eating and drinking establishments, excluding drive-ins	SE	Restaurant	P	Modernization of single-use commercial zoning.
Retail sales and personal services	SE	Retail/ Service Establishment (up to 60,000 SF)	L	Modernization of single-use commercial zoning.
-		Seasonal Outdoor Sales	P	Modernization of single-use commercial zoning.
-		Taxi/ Limo Facility	P	To promote transportation options
-		Urban Farming	L	Allows increased access to locally grown food.
-		Vehicle Repair, Minor	L	To allow for flexibility in uses

**Uses Under Review/ Deleted (C-O to EOF)**

<b>Current Use</b>		<b>Rationale</b>
Parking of automobiles, off-street, in connection with any use permitted	P	Only structured parking would be allowed. Stand-alone surface parking lots are not considered a compatible mixed-use zone land use. This does not affect parking on-site for any use allowed in the zone.
Parking of automobiles, off-street, in connection with commercial uses	SE	Only structured parking allowed. Stand-alone surface parking lots are not considered a compatible mixed-use zone land use. This does not affect parking on-site for any use allowed in the zone.
Railroad Tracks	P	Early draft recommendation by consultant, under review for retention.
Swimming pool, private	P	Antiquated use (based on current definition).



CR-N (Existing) → CRN (Proposed)

Changes in Proposed Use Table (CR-N)				
Current Use (CR-N)		Proposed Use (CRN)		Rationale
-		Agricultural Vending	P	Allows increased access to locally grown produce.
-		Amateur Radio Facility	P / C	A result of zone consolidation. The use Rooftop mounted antennas and related unmanned equipment buildings cabinets, or rooms is a 'P'.
-		Animal Husbandry	L	Only permits beekeeping.
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Bed and Breakfast	L	Recommendation by consultant. Allowed only in a detached house building type.
-		Cable Communication System	C	A result of zone consolidation.
-		Community Garden	L	Allows increased access to locally grown produce
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
Personal living quarters	P	Personal Living Quarters (Over 50 Individual Living Units)	C	A result of zone consolidation.
-		Pipeline (Above Ground)	C	Early draft recommendation. Under review.
-		Pipeline (Below Ground)	P	Clarifies use as it currently exists.
		Public Utility Building or Structure	C	A result of zone consolidation.
Life Care Facilities (any size)	P	Residential care facility (Over 16 persons)	C	Early draft recommendation, under review.
-		Transitory Use	L	A result of zone consolidation.
-		Transmission Lines (Above Ground)	L	Early draft recommendation. Under review.
-		Transmission Lines (Below Ground)	P	Clarifies use as it currently exists.
Veterinary hospitals and offices without boarding facilities	P	Veterinary Office / Hospital	C	A result of zone consolidation.

**No Deleted Uses**

CR-T (Existing) → CRT (Proposed)

Changes in Proposed Use Table (CR-T Existing to CRT Proposed)				
Current Use (CR-T)		Proposed Use (CRN)		Rationale
-		Agricultural Vending	P	Allows increased access to locally grown produce.
-		Amateur Radio Facility	P / C	A result of zone consolidation. The use Rooftop mounted antennas and related unmanned equipment buildings cabinets, or rooms is a 'P'.
-		Animal Husbandry	L	Only permits beekeeping
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Bed and Breakfast	L	Recommendation by consultant. Allowed only in a detached house building type.
-		Cable Communication System	C	A result of zone consolidation.
-		Carwash	C	A result of zone consolidation.
-		Community Garden	L	Allows increased access to locally grown produce
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Dry cleaning and laundry establishments, consisting of no more than 3,000 SF of GFA	P	Dry cleaning and laundry establishments, consisting of no more than 3,000 SF of GFA	L	Added prohibition on providing laundry and cleaning services for another establishment.
-		Funeral Home, Undertaker	C	A result of zone consolidation.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
Personal living quarters (any size)	P	Personal Living Quarters (Over 50 Individual Living Units)	C	A result of zone consolidation.
-		Pipeline (Above Ground)	C	Early draft recommendation. Under review.
-		Pipeline (Below Ground)	P	Clarifies use as it currently exists.
Recreational facilities, participatory	P	Recreation & Entertainment Facility (Outdoor, Capacity Up to 1,000)	C	Early draft recommendation. Under review.
Recreational facilities, participatory	P	Recreation & Entertainment Facility (Outdoor, Capacity Over 1,000)	C	Early draft recommendation. Under review.
-		Recycling Drop Off Facility	P	To support recycling/sustainability.
-		Taxi/Limo Facility	L	A result of zone consolidation.
-		Transitory Use	L	A result of zone consolidation.
-		Transmission Lines (Above Ground)	L	Early draft recommendation. Under review.
-		Transmission Lines (Below Ground)	P	Clarifies use as it currently exists.

No deleted uses

CR (Existing) → CR (Proposed)

Changes in Proposed Use Table (CR – Existing to CR- Proposed)				
Current Use (CR Existing)		Proposed Use (CR Proposed)		Rationale
-		Agricultural Vending	P	Allows increased access to locally grown produce.
-		Amateur Radio Facility	P / C	A result of zone consolidation. The use Rooftop mounted antennas and related unmanned equipment buildings cabinets, or rooms is a 'P'.
-		Animal Husbandry	L	Only permits beekeeping
-		Attached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Attached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Bed and Breakfast	L	Recommendation by consultant. Allowed only in a detached house building type.
-		Cable Communication System	C	A result of zone consolidation.
-		Carwash	C	A result of zone consolidation.
-		Community Garden	L	Allows increased access to locally grown produce
-		Detached Accessory Apartment, Small (up to 800 sf)	L	To promote flexible housing options in the County that must register with DHCA.
-		Detached Accessory Apartment, Large (up to 1200 sf)	L	To promote flexible housing options in the County that must register with DHCA.
Dry cleaning and laundry establishments, consisting of no more than 3,000 SF of GFA	P	Dry cleaning and laundry establishments, consisting of no more than 3,000 SF of GFA	L	Added prohibition on providing laundry and cleaning services for another establishment.
-		Funeral Home, Undertaker	C	A result of zone consolidation.
-		Home Health Practitioner (Low Impact)	C	Compatible with residential uses under adequate review.
-		Home Health Practitioner (Major Impact)	C	Compatible with residential uses under adequate review.
Personal living quarters (any size)	P	Personal Living Quarters (Over 50 Individual Living Units)	C	A result of zone consolidation.
-		Pipeline (Above Ground)	C	Early draft recommendation. Under review.
-		Pipeline (Below Ground)	P	Clarifies use as it currently exists.
-		Recycling Drop Off Facility	P	To support recycling/sustainability.
-		Taxi/Limo Facility	L	A result of zone consolidation.
-		Transitory Use	L	A result of zone consolidation.
-		Transmission Lines (Above Ground)	L	Early draft recommendation. Under review.
-		Transmission Lines (Below Ground)	P	Clarifies use as it currently exists.

No deleted uses