

With respect to Permitted and Conditional Uses allowed in 28.065 MIXED USE CENTER (MXC) DISTRICT, the Workgroup considered the West Place Project's proximity to residential areas (Tamarack Trails, Wexford Apts.), nearby schools (Jefferson and Memorial), and existing commercial (Westowne Mall and environs), as well as existing and probable traffic conditions.

Below is the listing from the Zoning Code with those uses crossed out that the Workgroup found not compatible to the existing area and uses. Your consideration when mapping future Phases is appreciated. At this time, the Workgroup desires to be notified of future development, and modifications/amendments to the approved plans, etc. See 6 pages, Table 28D-2, Zoning Code noting non-preference of uses.

**Table 28D-2**

<b>Mixed-Use and Commercial Districts</b>						
	<b>NMX</b>	<b>TSS</b>	<b>MXC</b>	<b>CC-T</b>	<b>CC</b>	<b>Supplemental Regulations</b>
<b>Offices</b>						
Artist, photographer studio, etc.	P	P	P	P	P	
Insurance office, real estate office, sales office	P	P	P	P	P	
General office	P	P	P	P	P	
<b>Medical Facilities</b>						
Clinic - Health	P	P	P	P	P	
Hospital			C	C	C	Y
OK Medical laboratory			P	C	C	
Physical, occupational or massage therapy	P	P	P	P	P	
Veterinary clinic	P	P	P	P	P	Y
<b>Retail Sales and Services</b>						
Animal boarding facility, kennel				C	C	Y
Animal day care	C	C	C	C	P	Y
Animal grooming	P	P	P	P	P	
Auction rooms		P	P	P	P	
Bank, financial institution	P	P	P	P	P	
Business sales and services	P	P	P	P	P	
Contractor's business with showroom or workshop		C	C	P	P	Y
Dry cleaning plant, commercial laundry				P	P	
Farmers' market	P/C	P	P	P	P	Y
Food and related goods sales	P	P	P	P	P	
Furniture and household goods sales	C	P	P	P	P	
Garden center	C	C	P	P	P	Y
General retail	P	P	P	P	P	
Greenhouse, nursery	C	C	P	P	P	Y
Laundromat, self-service	P	P	P	P	P	
Liquor store	P	P	P	P	P	

<b>Mixed-Use and Commercial Districts</b>						
	<b>NMX</b>	<b>TSS</b>	<b>MXC</b>	<b>CC-T</b>	<b>CC</b>	<b>Supplemental Regulations</b>
Mortuary, funeral home	P	P	P	P	P	
Non-accessory temporary outdoor events			C	C	C	Y
Package delivery service				P	P	
Payday loan business				C	C	Y
Photocopying	P	P	P	P	P	
Post office	P	P	P	P	P	
Secondhand goods sales	C	C	P	P	P	
Service business	P	P	P	P	P	
Small appliance repair	P	P	P	P	P	
Small engine repair		C	C	C	C	
Sporting goods store, bait shop	P	P	P	P	P	
Tattoo shop	P	P	P	P	P	
Telecommunications center				P	P	
Tobacco shop	P	P	P	P	P	
<b>Food and Beverages</b>						
Catering	C	P	P	P	P	
Coffee shop, tea house	P	P	P	P	P	
Restaurant	P	P	P	P	P	
Restaurant-tavern	C	P	P	P	P	
Tavern , brewpub	C	P	P	P	P	
<b>Commercial Recreation, Entertainment and Lodging</b>						
Bed and breakfast establishment	P	P	P	P	P	Y
Health/sports club	P	P	P	P	P	
Hostel	C	P	P	P	P	
Hotel, inn, motel	C	P	P	P	P	
Indoor recreation	C	C	C	P	P	Y
Lodge, private club, reception hall	P	P	P	P	P	Y
Outdoor recreation				C	C	Y
Stadiums, auditoriums, and arenas					C	
Theater, assembly hall, concert hall	C	P	P	P	P	
<b>Automobile Services</b>						
Auto body shop	C	C	C	C	C	Y
Auto repair station	C	C	C	C	C	Y
Auto sales and rental				C	C	Y
Auto service station, convenience store	C	C	C	C	C	Y

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Mixed-Use and Commercial Districts						
	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Car wash		C	C	C	C	Y
<b>Parking, Storage and Display Facilities</b>						
Parking facility, private	C	C	C	C	C	
Parking facility, public	P	P	P	P	P	
Parking lot exceeding maximum required parking	C	C	C	C	C	
<b>Transportation</b>						
Bus or railroad passenger depot		C	P	P	P	
Railroad right-of-way	P	P	P	P	P	
Taxicab or limousine business				C		
Transit stop or station	P	P	P	P	P	
<b>Limited Production, Processing and Storage</b>						
Artisan workshop	P	P	P	P	P	
Bakery, wholesale				C	C	
Laboratory, research and development		C	C	C	C	
Limited production and processing				C	C	Y
Mail order house				C	C	
Printing and publishing	P	P	P	P	P	
Warehousing and storage					C	
Wholesale establishment			C	C	C	
<b>Residential - Family Living</b>						
Dwelling units in mixed-use buildings	P/C	P/C	P/C	P/C	C	Y
Live-work unit	P	P	P	P	P	Y
Multi-family dwelling (4 dwelling units)	P/C	C	P	C	C	
Multi-family dwelling (5-8 dwelling units)	C	C	P	C	C	
Multi-family dwelling (> 8 dwelling units)	C	C	C	C	C	Y
Multi-family building complex				C	C	Y
Single-family attached dwelling (3-8 dwelling units)	C	C	P	C	C	Y
Single-family attached dwelling (> 8 dwelling units)	C	C	P	C	C	Y
Single-family detached dwellings	P/C	P/C		P/C		Y
Three-family dwelling - three-unit	C	C		C		
Two-family dwelling - two unit	P/C	P/C		P/C		Y
Two-family dwelling - twin	P/C	P/C		P/C		Y
<b>Residential - Group Living</b>						
Adult family home	P/C	P/C		P/C		Y

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Mixed-Use and Commercial Districts						
	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Assisted living, congregate care, nursing home			C	C	C	Y
Cohousing community	P/C	P/C	P/C	P/C	P/C	Y
Community living arrangement (up to 8 residents)	P	P		P		Y
Community living arrangement (9-15 residents)	C	C		C		Y
Convent, monastery or similar religious community	P	P		P		Y
Dormitory				C		Y
Housing cooperative	P/C	P/C		P/C		Y
Lodging house, fraternity or sorority				C		Y
<b>Civic and Institutional</b>						
Cemetery	C	C	C	C	C	
Counseling, community services organization	C	C		C		
Day care center	P	P	P	P	P	Y
Library, museum	P	P	P	P	P	
Parks and playgrounds	P	P	P	P	P	
Place of worship	P	P	P	P	P	Y
Public safety or service facilities	P	P	P	P	P	
Schools, arts, technical or trade	C	P	P	P	P	Y
Schools, public and private	P	P	P	P	P	Y
<b>Agricultural Uses</b>						
Agriculture - Animal Husbandry	C	C	C	C	C	Y
Agriculture - Cultivation	C	C	C	C	C	Y
Community garden	P	P	P	P	P	
Market garden	C	C	C	C	C	Y
<b>Public Utility and Public Service Uses</b>						
Electric power production and/or heating and cooling plant	C	C	C	C	C	
Electric substations	C	C	C	C	C	Y
Gas regulator stations, mixing and gate stations	C	C	C	C	C	Y
Railroad right-of-way	C	C	C	C	C	
Sewerage system lift stations	P/C	P/C	P/C	P/C	P/C	Y
Telecommunications towers, antennas, and transmission equipment buildings	C	C	C	C	C	
Water pumping stations, water reservoirs	C	C	C	C	C	Y
<b>Accessory Uses and Structures</b>						
Accessory building or structure	P/C	P/C	P/C	P/C	P/C	Y

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Mixed-Use and Commercial Districts						
	NMX	TSS	MIXC	CC-T	CC	Supplemental Regulations
Accessory dwelling unit, attached or detached	C	C		C		Y
Caretaker's dwelling (nonresidential uses)	C	C	C	C	C	Y
Composting	P	P	P	P	P	
Convent, monastery or similar religious community	P	P		P		Y
Day care center in school or religious inst.	P	P	P	P	P	Y
Day care home, family	P	P	P	P		Y
Dependency living arrangements	P	P	P	P	P	
Emergency electric generator	C	C	C	C	C	Y
Home occupation	P/C	P/C	P/C	P/C	P/C	Y
Keeping of chickens	P	P	P	P		Y
Lease of off-street parking facility accessory to nonresidential use to non-users of principal use	P	P	P	P	P	Y
Management office, restaurant, limited retail, recreation facilities within multi-family building		P	P	P	P	Y
Mission house	P	P	P	P	P	Y
Outdoor display	C	C	C	C	C	Y
Outdoor eating area associated with food & beverage establishment	C	C	P	C	P	Y
Outdoor storage		C	C	C	C	Y
Portable storage units	P	P	P	P	P	Y
Real estate sales office	P	P	P	P	P	Y
Solar energy systems	P	P	P	P	P	Y
Temporary buildings for storage of construction materials and equipment	P	P	P	P	P	Y
Temporary outdoor events	P/C	P/C	P/C	P/C	P/C	Y
Towing and wrecking service business	P	P	P	P	P	Y
Vehicle access sales and services windows			C	C	C	Y
Vending machines	P	P	P	P	P	Y
Walk-up service windows	P/C	P/C	P/C	P/C	P/C	Y
Wind energy systems	C	C	C	C	C	Y
Yard sales	P	P	P	P	P	Y

**28.062 MIXED-USE AND COMMERCIAL DISTRICTS BUILDING FORMS.**

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**Table 28D-3**

BUILDING FORM	NMX	TSS	MXC	CC-T	CC
Commercial Block Building	✓	✓	✓	✓	✓
Civic or Institutional Building	✓	✓	✓	✓	✓
Residential - Commercial Conversion	✓	✓	✓	✓	
Live-Work Building	✓	✓	✓	✓	✓
Single-Family Attached Building	✓	✓	✓	✓	✓
Small Multi-Family Building	✓	✓	✓	✓	✓
Courtyard Multi-Family Building	✓	✓	✓	✓	✓
Large Multi-Family Building	✓	✓	✓	✓	✓
Single-Family Detached Building	✓	✓		✓	
Two-Family Building - Twin or Two Unit	✓	✓		✓	
<del>Parking / Liner Buildings</del>		✓	✓	✓	✓
Free-Standing Commercial Building			✓	✓	✓
<del>Podium Building</del>	✓	✓	✓	✓	✓
Flex Building			✓	✓	✓

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