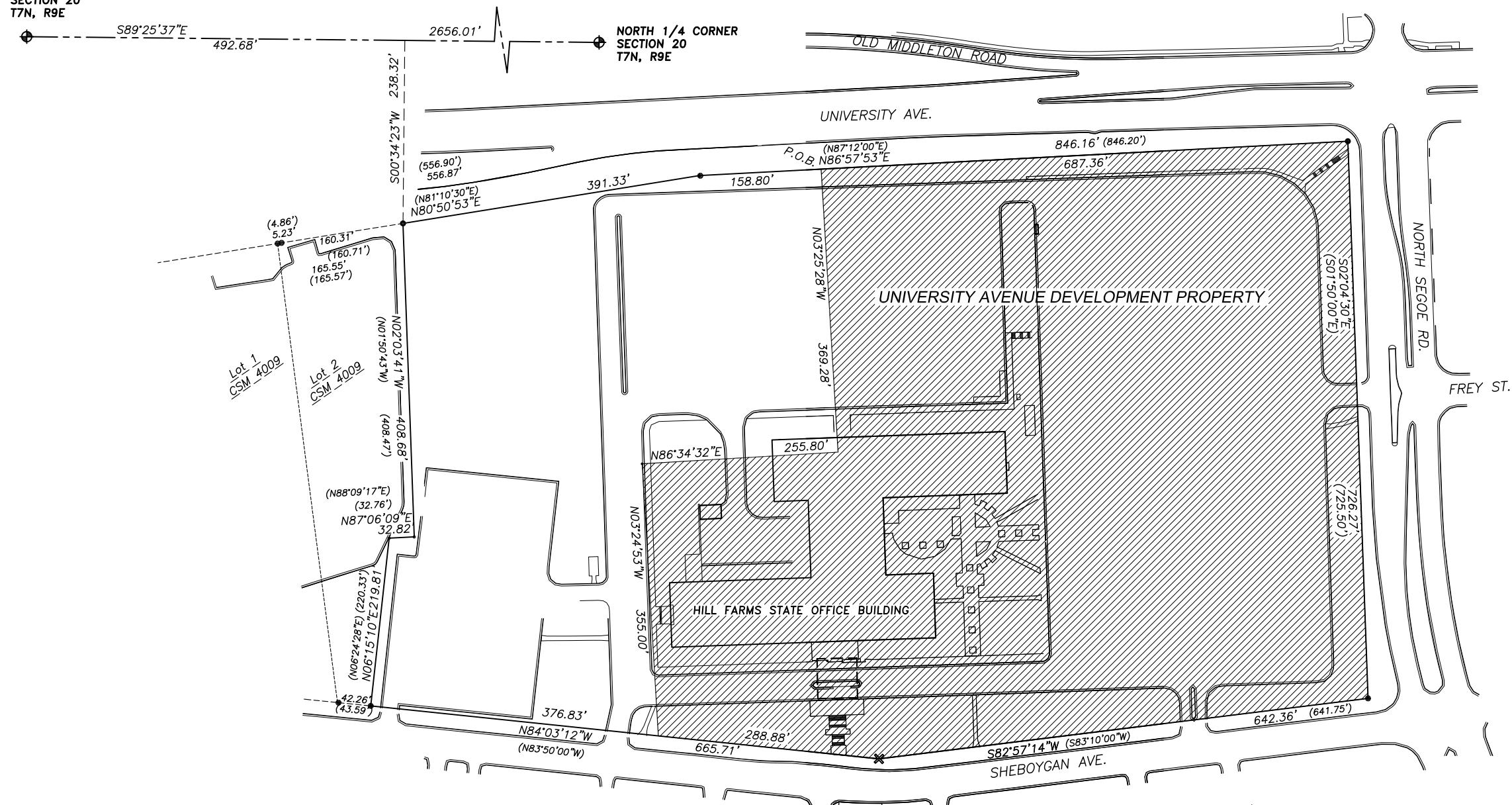


NORTHWEST CORNER  
SECTION 20  
T7N, R9E



**DESCRIPTION:**  
**UNIVERSITY AVENUE DEVELOPMENT PROPERTY**

Part of the North 1/2 of the Northwest 1/4 of Section 20, Town 7 North, Range 9 East (Township of Madison), now City of Madison, Dane County, Wisconsin, which is more fully described as follows: Commencing at the Northwest corner of said Section 20; thence S89°25'37"E, 492.68 feet along the North line of said Section 20; thence S00°34'23"W, 238.32 feet to the Northeast corner of Lot 2 of Certified Survey Map No. 4009 recorded in Volume 16 of Certified Survey Maps, page 329 as Document No. 1759433 also being a point on the South right of way line of University Avenue; thence N80°50'53"E (recorded as N81°10'30"E), 391.33 feet along said South right of way line of University Avenue; thence N86°57'53"E (recorded as N87°12'00"E), 158.80 feet along said South right of way line to the point of beginning thence continuing N86°57'53"E (recorded as N87°12'00"E), 687.36 feet along said South right of way line to the corner of University Avenue and Sege Road; thence S02°04'30"E, 726.27 feet (recorded as S01°50'00"E, 725.50 feet) along said West right of way line of Sege Road to the corner of Sege Road and Sheboygan Avenue; thence S82°57'14"W, 642.36 feet (recorded as S83°10'00"W, 641.75 feet) along North right of way line of Sheboygan Avenue; thence N84°03'12"W (recorded as N83°50'00"W), 288.88 feet along said North right of way line; thence N03°24'53"W, 355.00 feet; thence S86°34'32"W, 255.80 feet; thence N03°25'28"W, 369.28 feet to the point of beginning, containing 604,793 Sq. Feet or 13.88 Acres.



BIRRENKOTT SURVEYING INC.  
LAND SURVEYING & PERC TESTING  
P.O. BOX 237  
1677 N. BRISTOL ST.  
SUN PRAIRIE, WIS. 53590  
FAX (608) 837-1081

**EASEMENT MAP**

SEPTEMBER 18, 2015

SURVEYED BY C.C.  
DRAWN BY T.K.  
CHECKED BY D.V.B.  
APPRV'D BY D.V.B.

PREPARED FOR:  
SG Hill Farms LLC  
889 E. Johnson St.  
Fond Du Lac, WI 54935

SITE ADDRESS:  
4802 Sheboygan Ave.  
Madison, WI

JOB NO.  
**150216 D2**  
SHEET 1 OF 1  
349/53-57  
FB 351/64-65

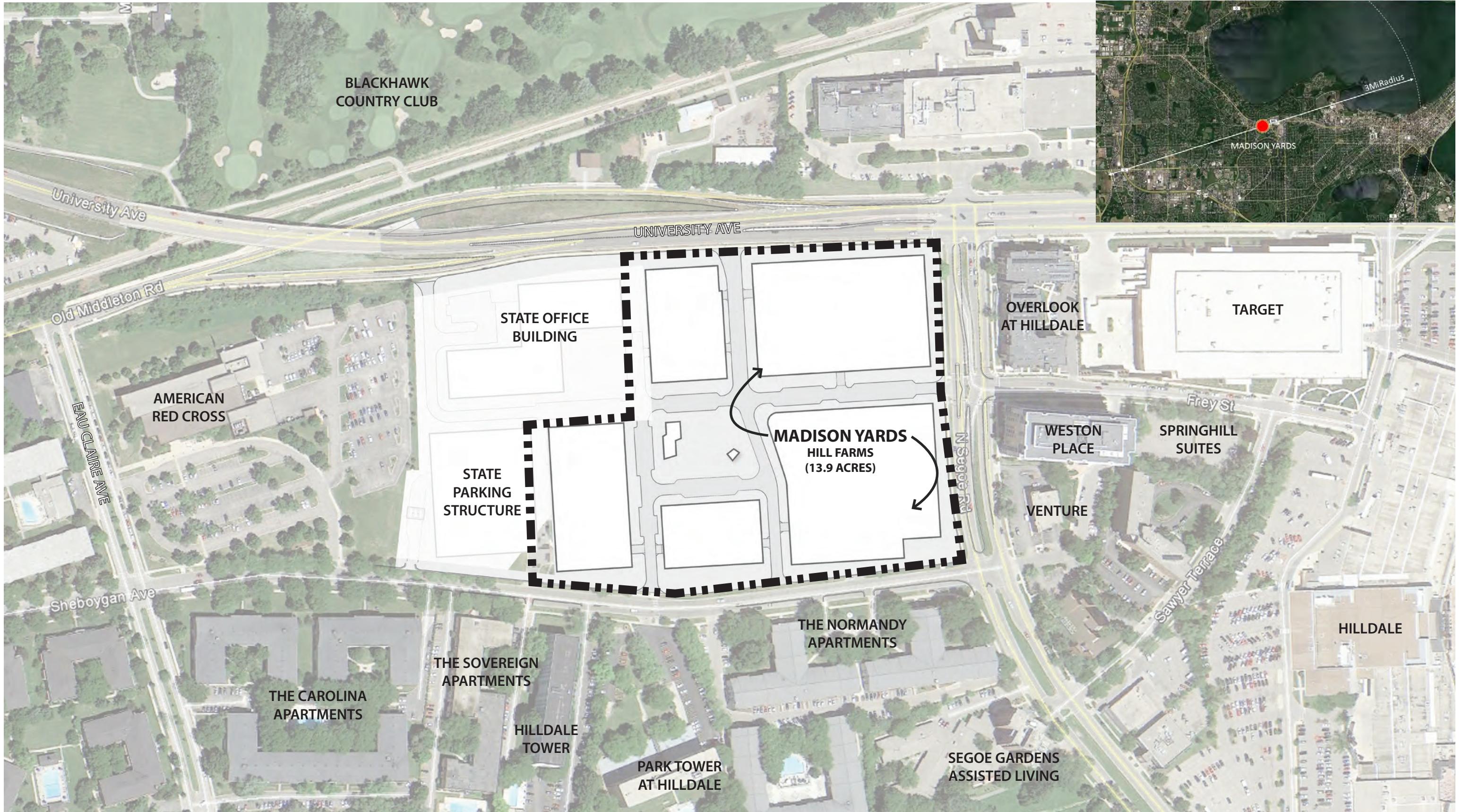
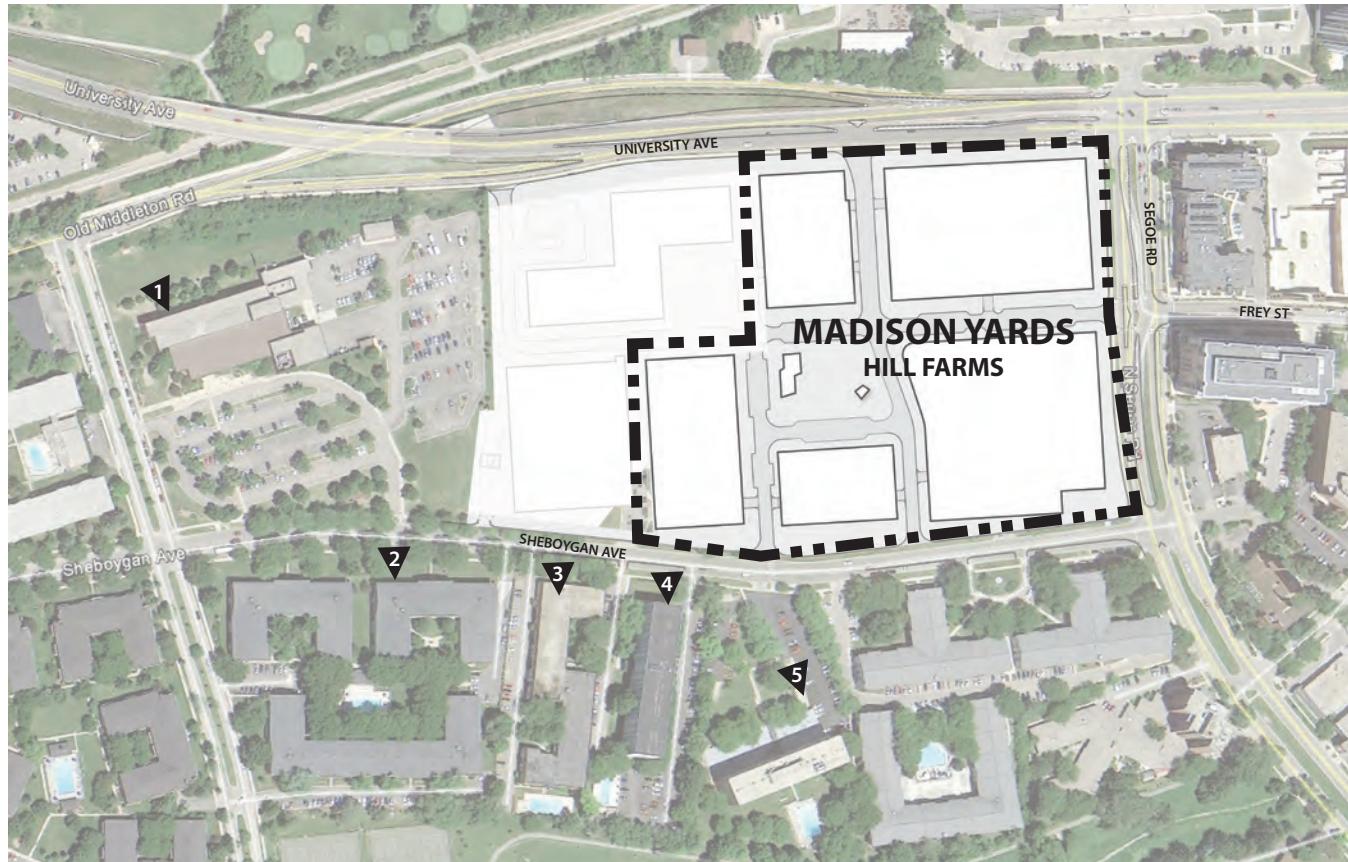


FIGURE 1 - LOCATOR MAP



1. AMERICAN RED CROSS



2. THE CAROLINA APARTMENTS



3. THE SOVEREIGN APARTMENTS

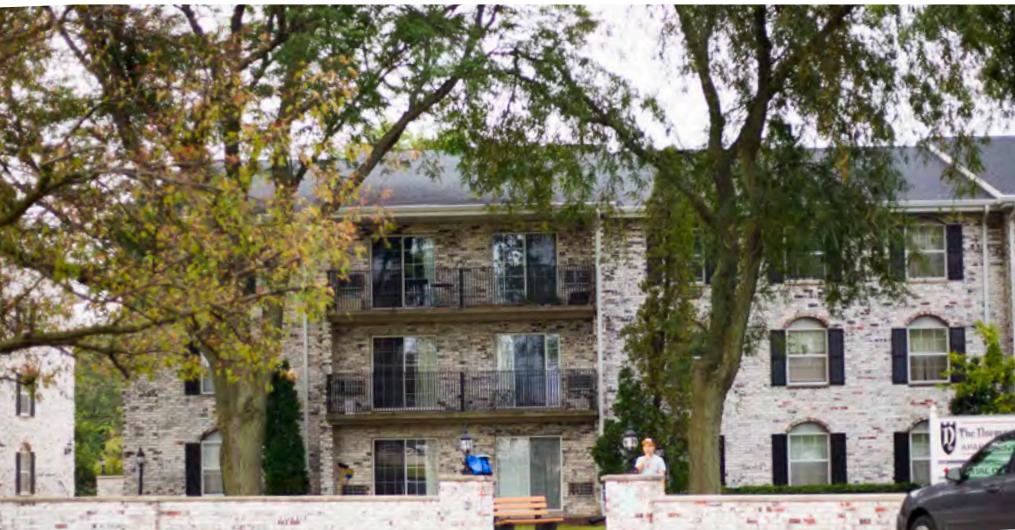
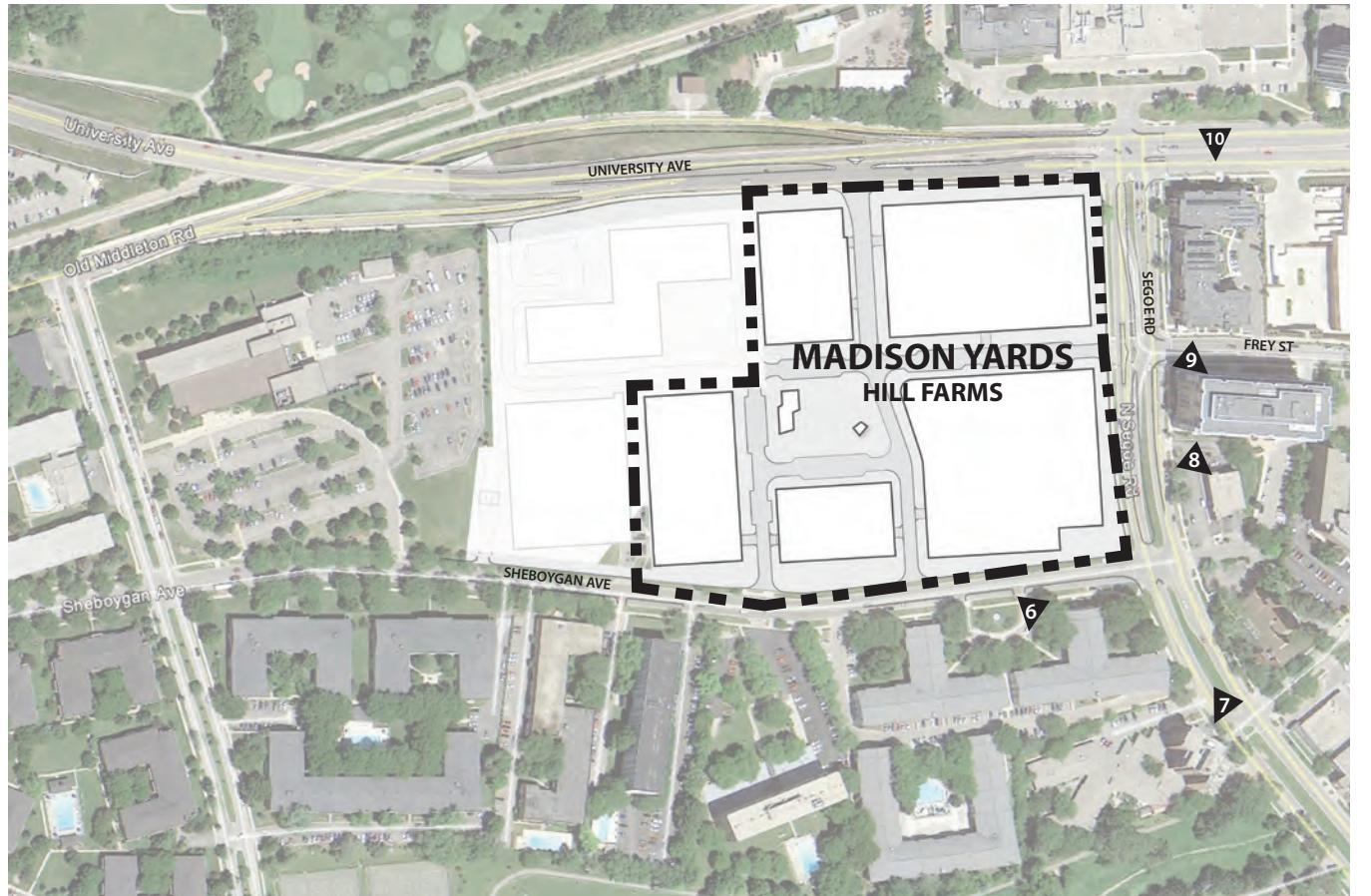


4. HILDALE TOWER



5. PARK TOWER AT HILDALE

## CONTEXTUAL SITE INFORMATION



6. THE NORMANDY APARTMENTS



7. SEGOE GARDENS ASSISTED LIVING



8. VENTURE



9. WESTON PLACE



10. OVERLOOK AT HILDALE

## CONTEXTUAL SITE INFORMATION

# MADISON YARDS

## HILL FARMS

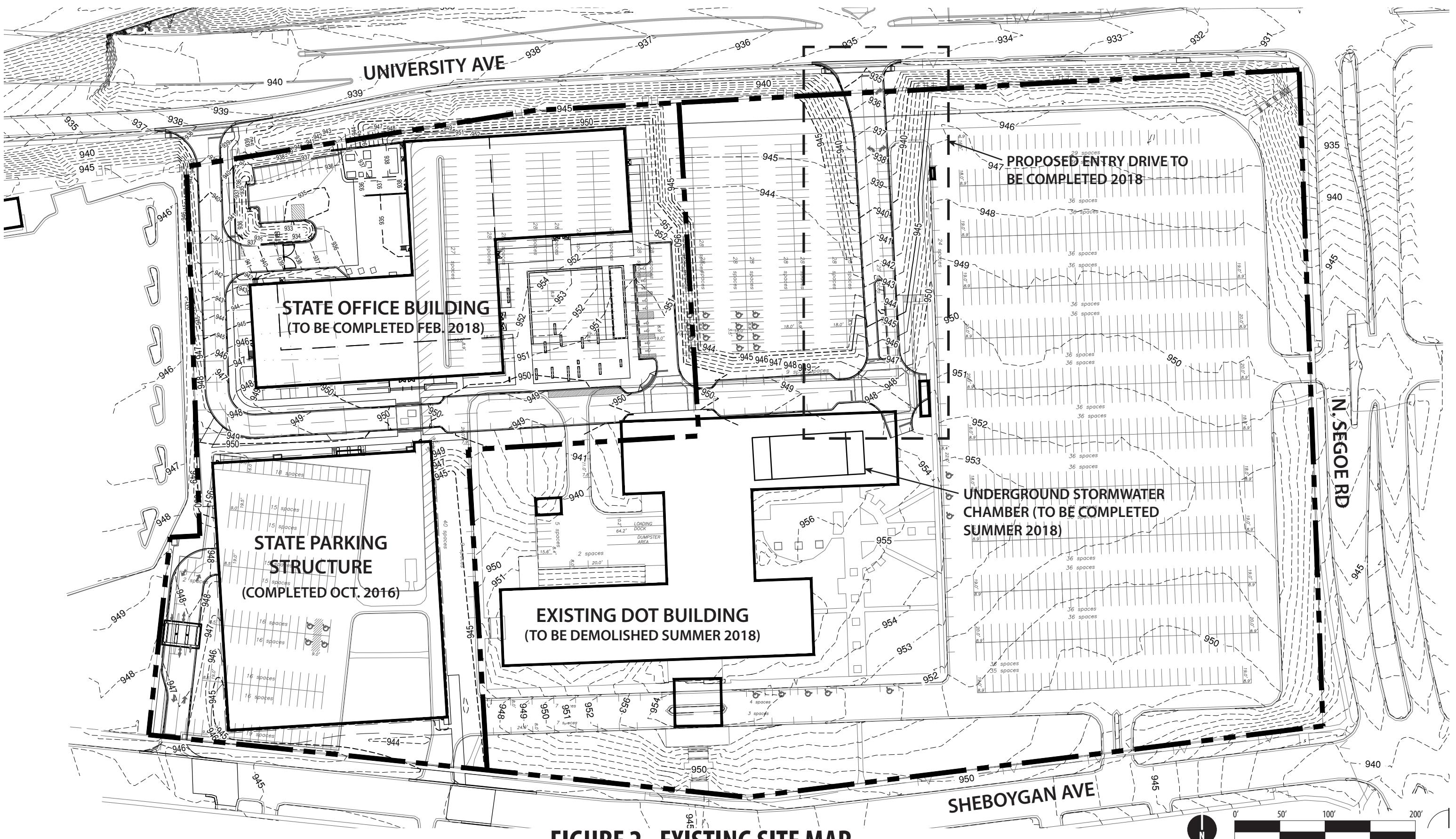


FIGURE 2 - EXISTING SITE MAP

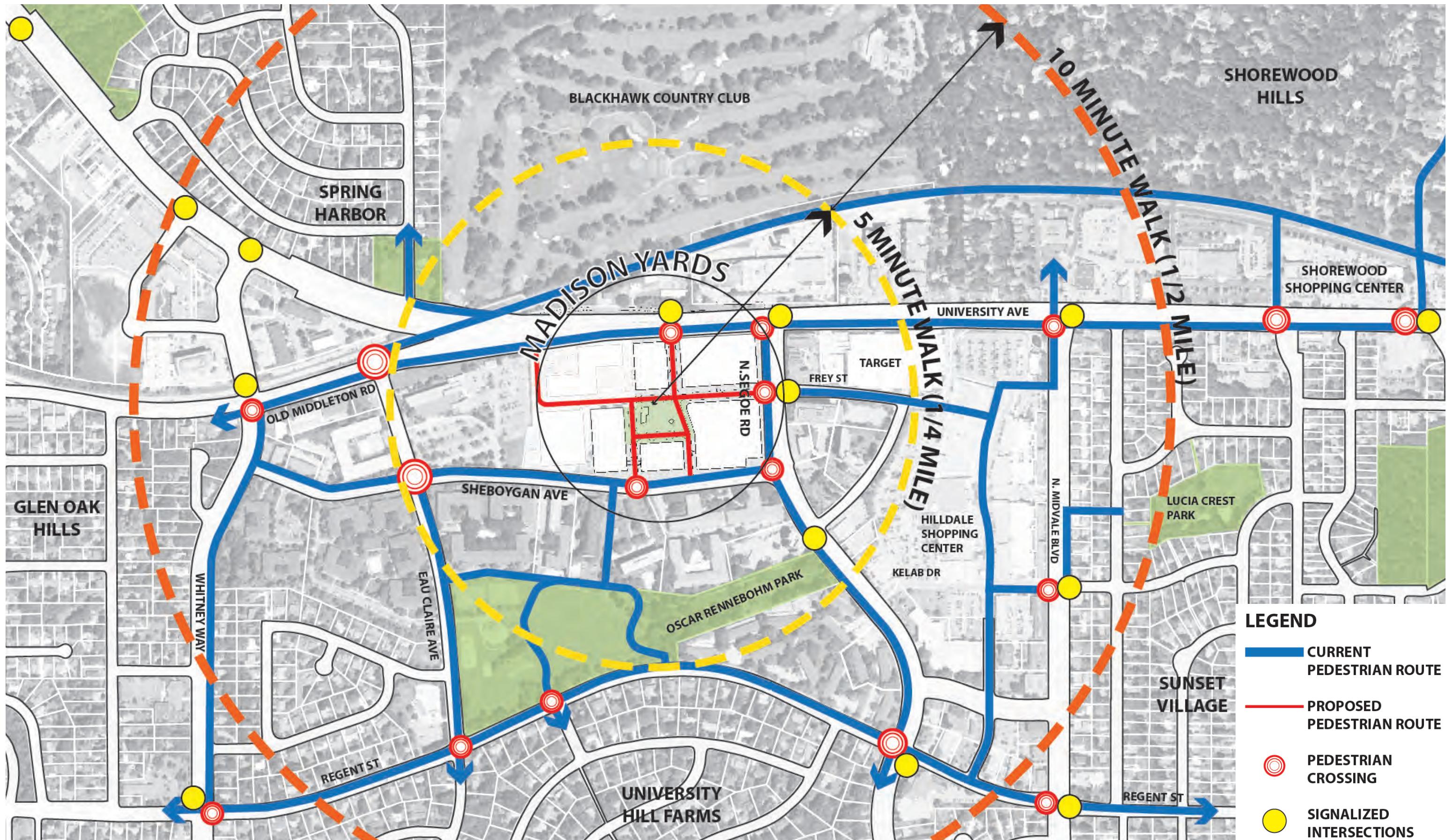




FIGURE 4 - CIRCULATION DIAGRAM - BICYCLE

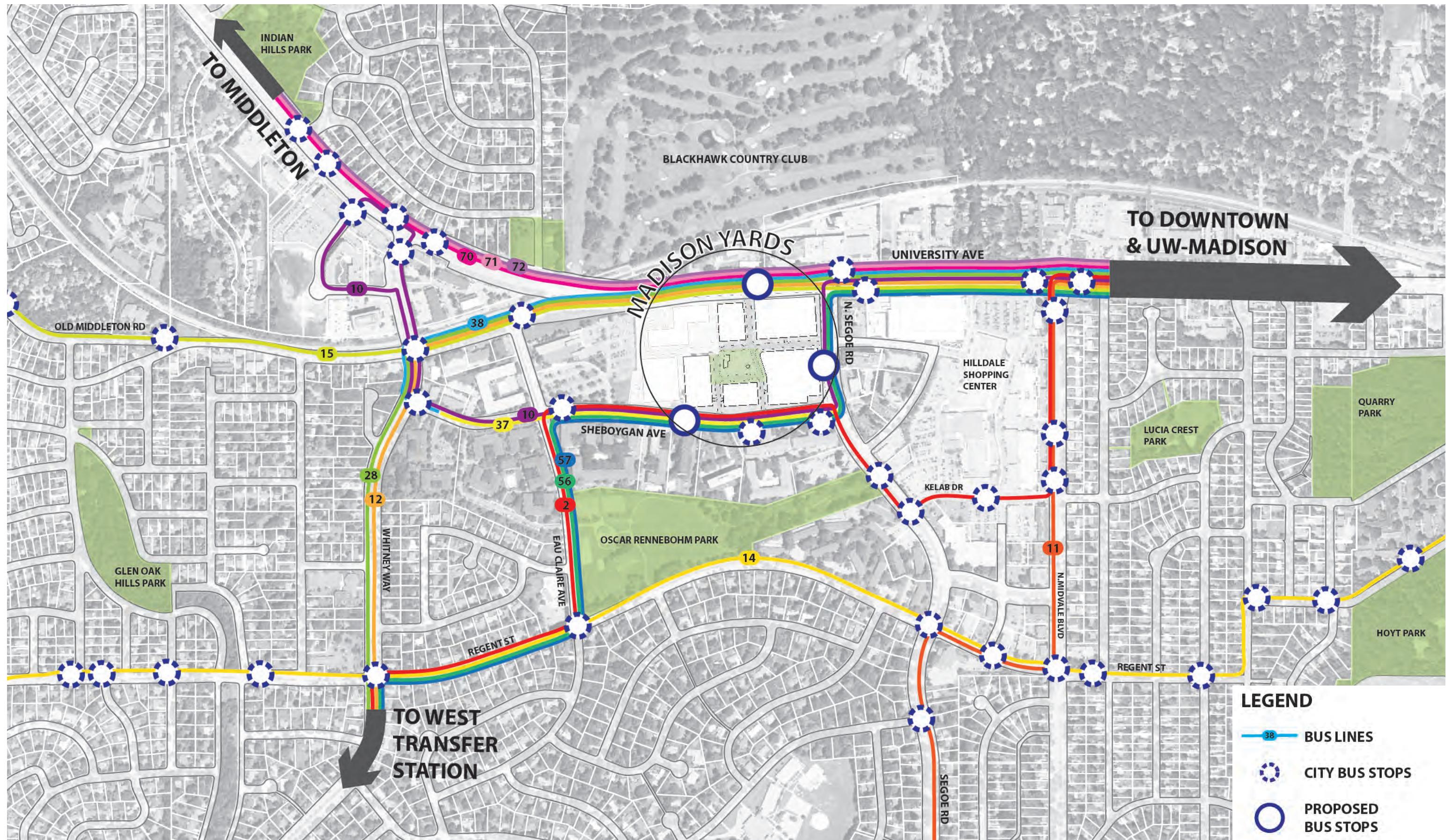


FIGURE 5 - CIRCULATION DIAGRAM - PUBLIC TRANSIT

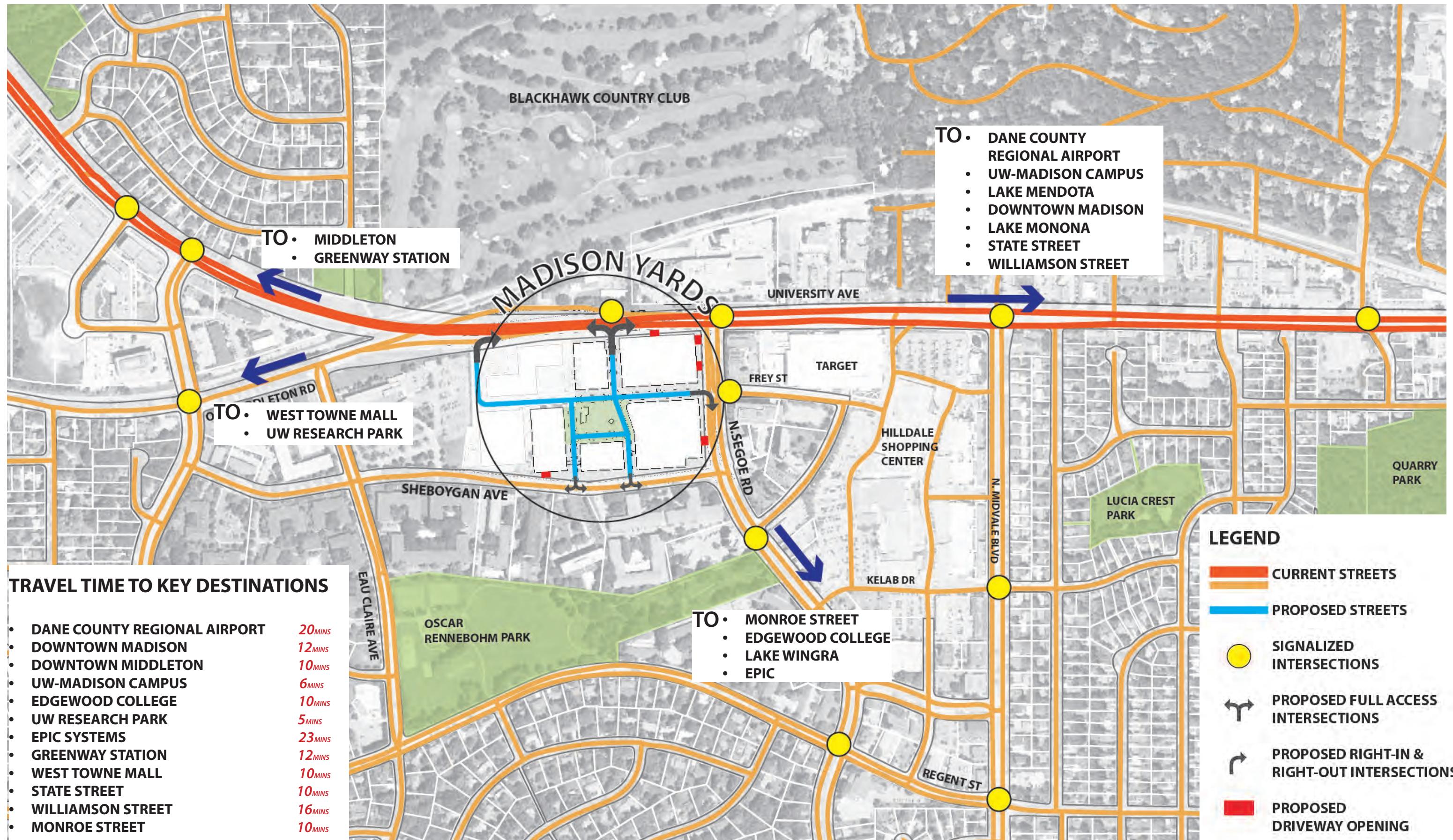


FIGURE 6 - CIRCULATION DIAGRAM - VEHICULAR

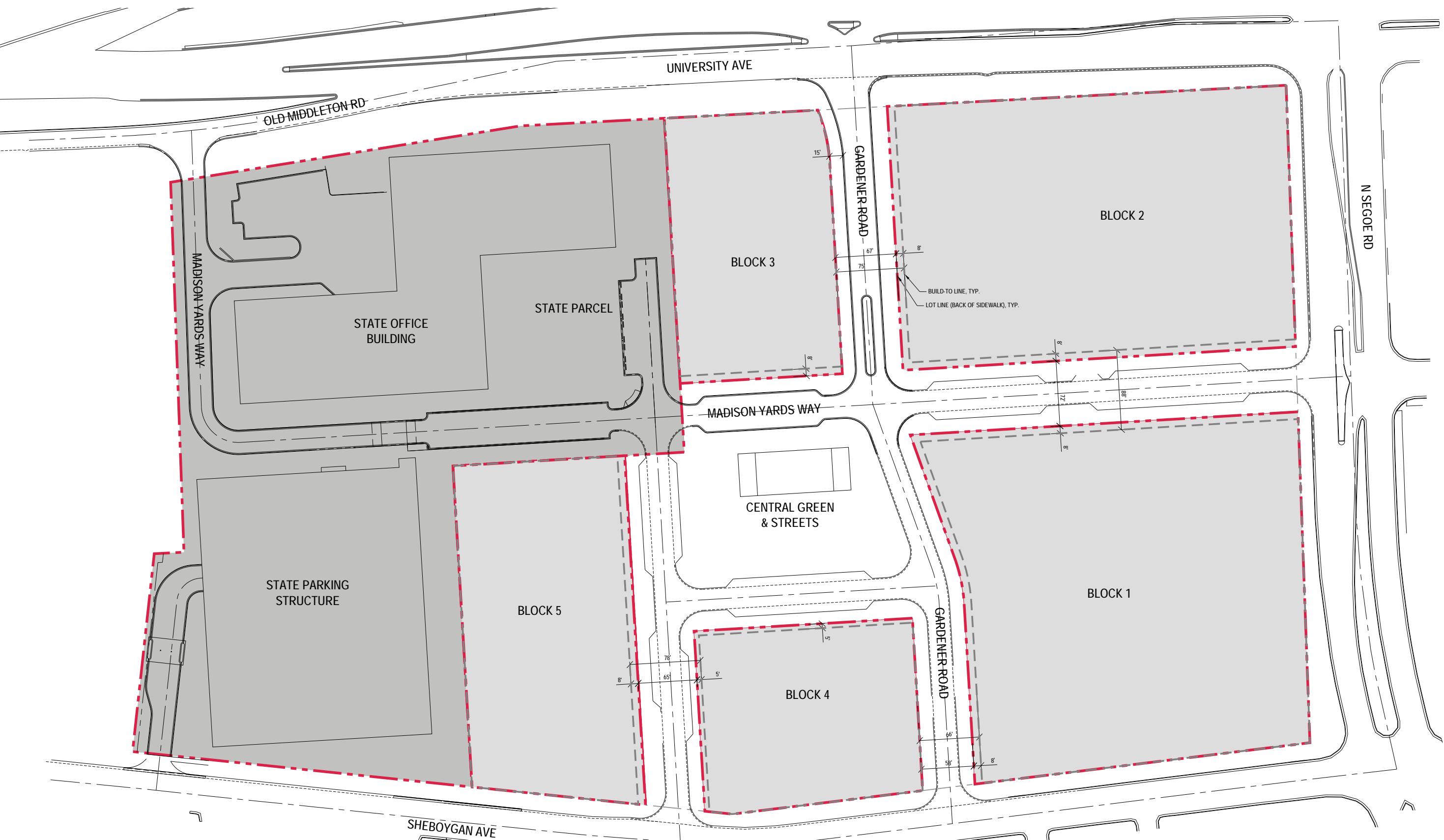


FIGURE 7 - PROPOSED STREET NETWORK AND LOTS

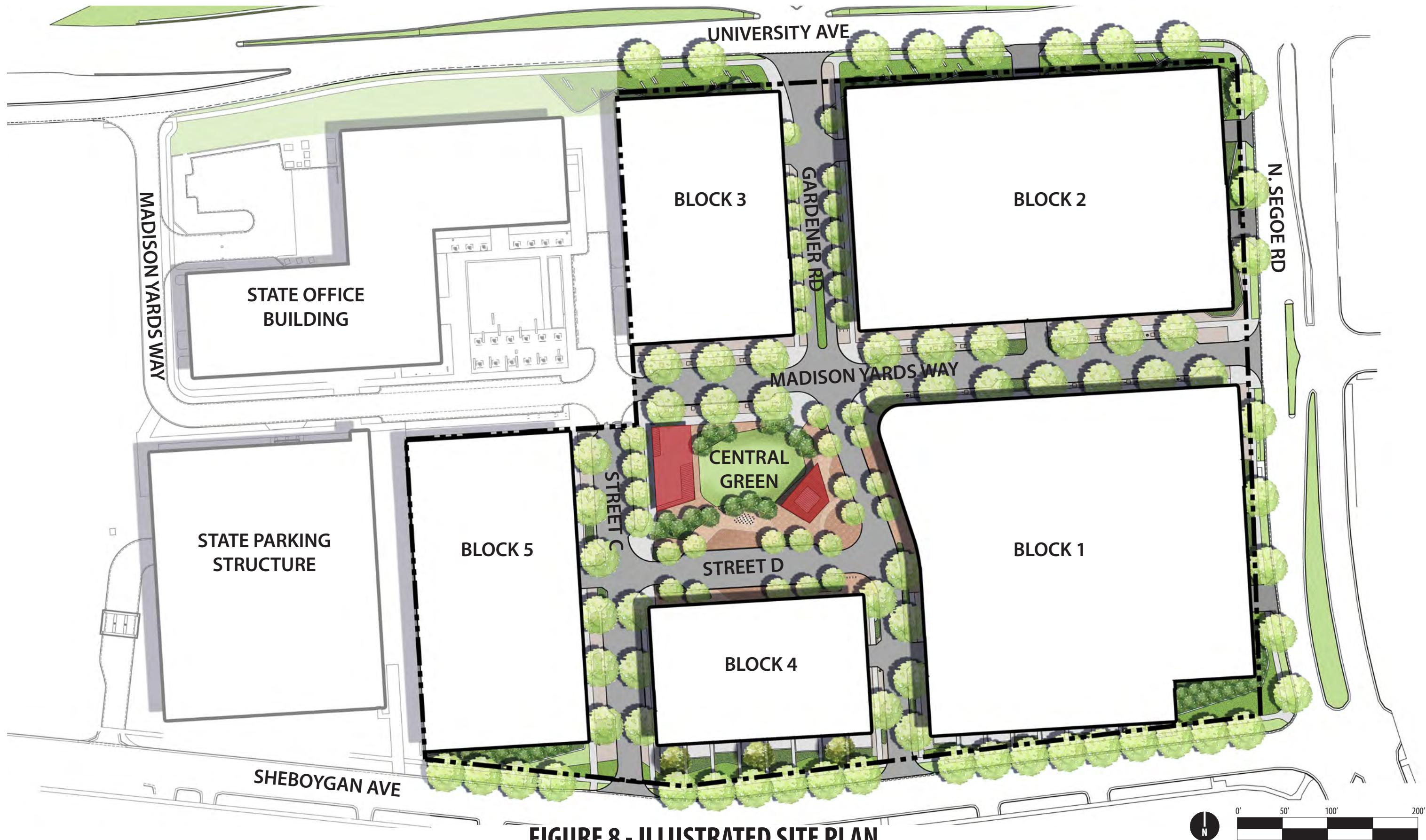


FIGURE 8 - ILLUSTRATED SITE PLAN

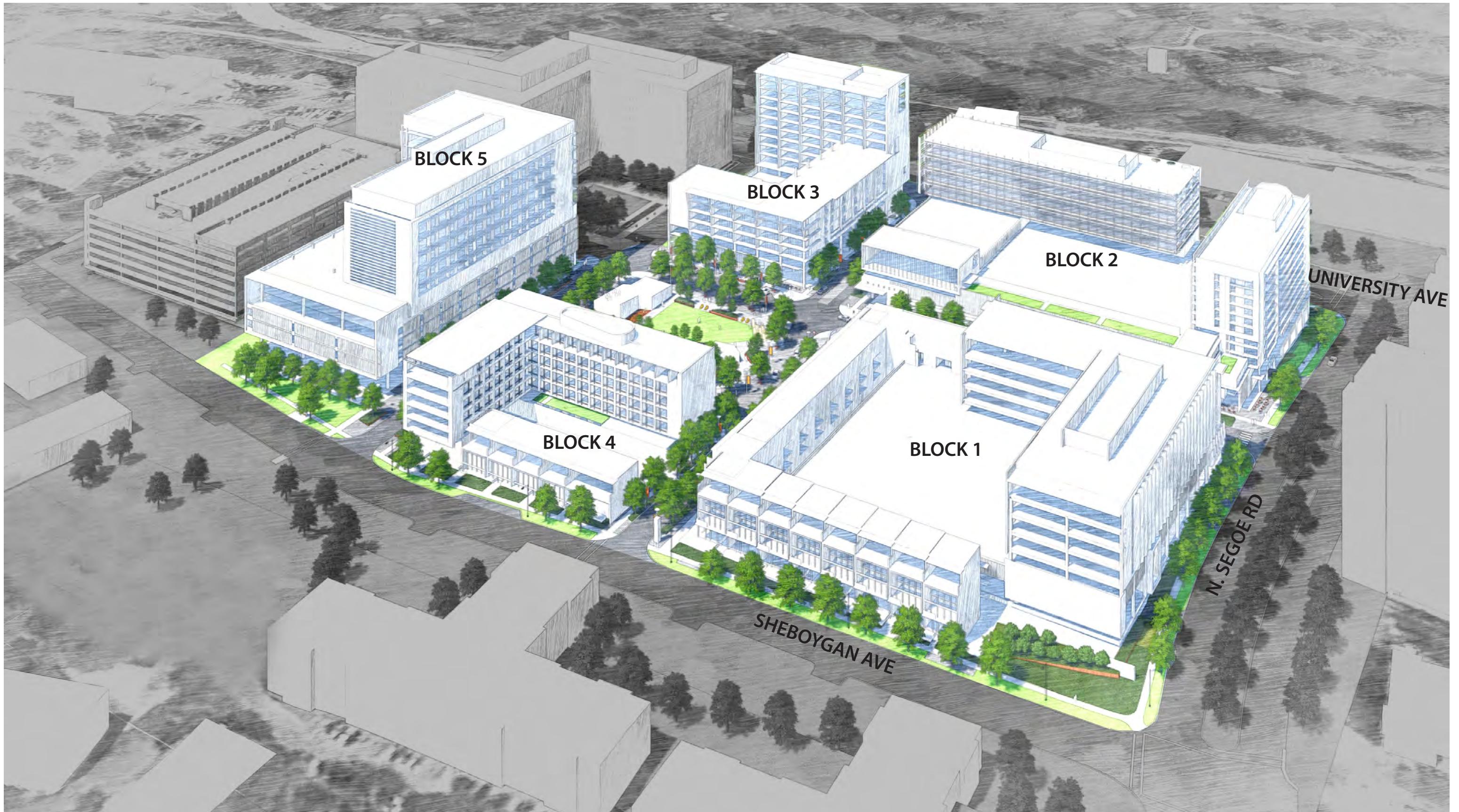


FIGURE 9 - BUILDING MASSING

NOTE: POTENTIAL MASSING ONLY. DOES NOT REPRESENT FINAL ARCHITECTURE OR CONFIGURATION (WILL BE ADDRESSED IN FUTURE SIP SUBMITTALS).

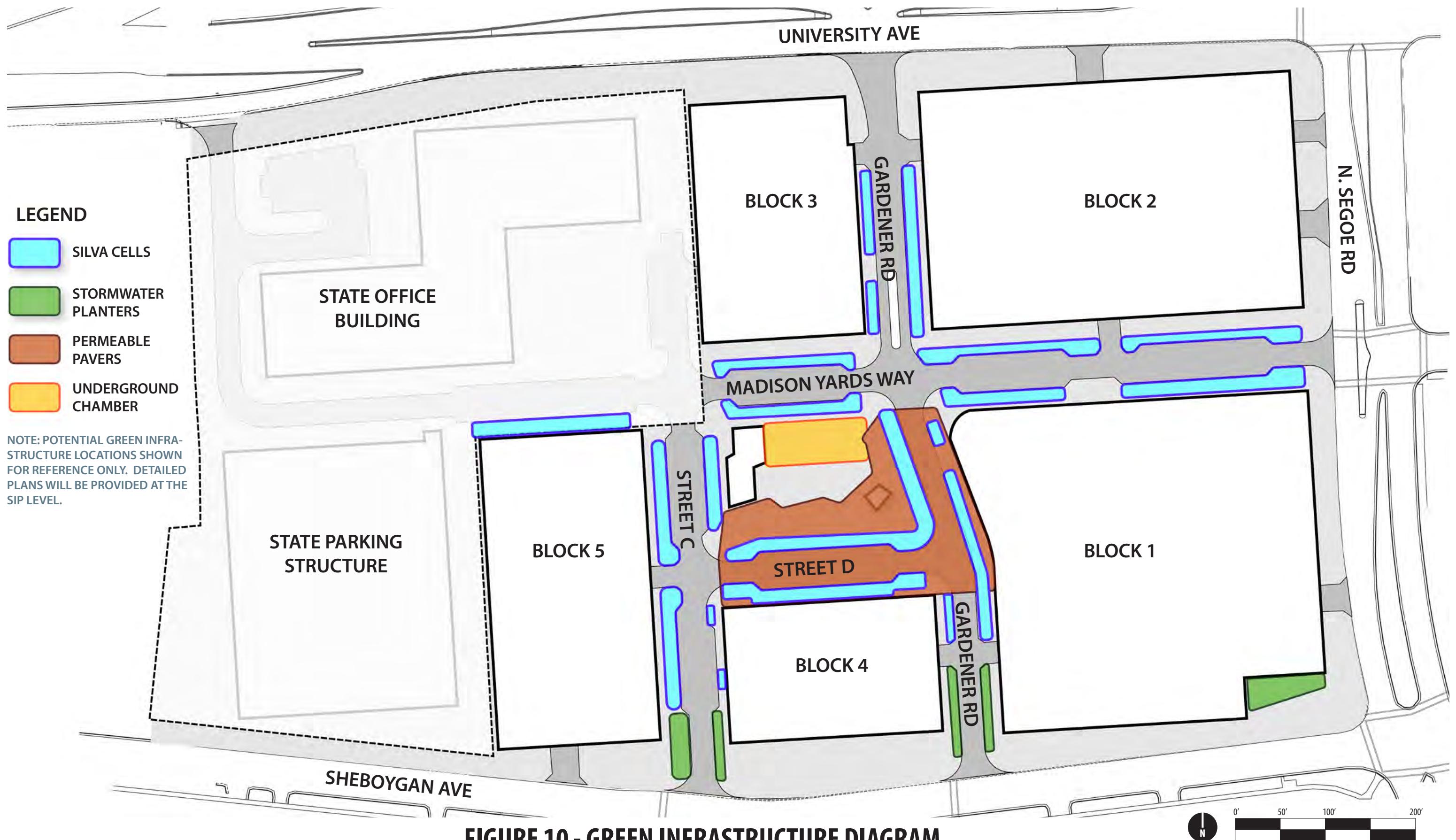
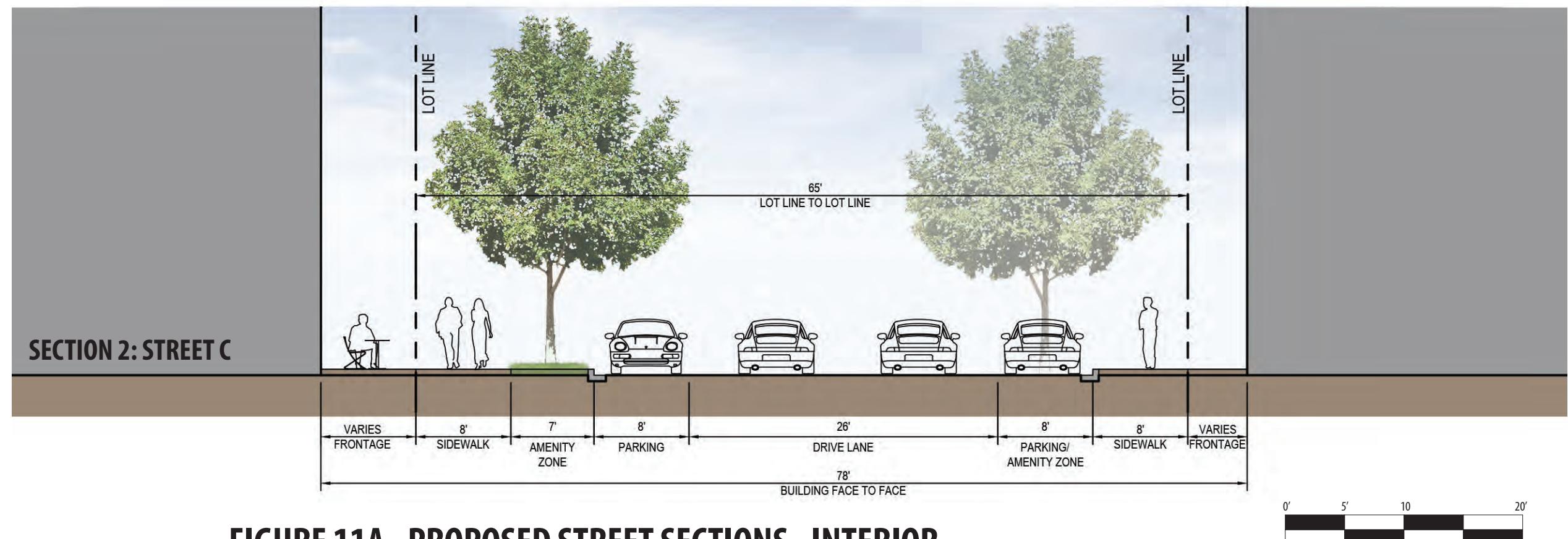
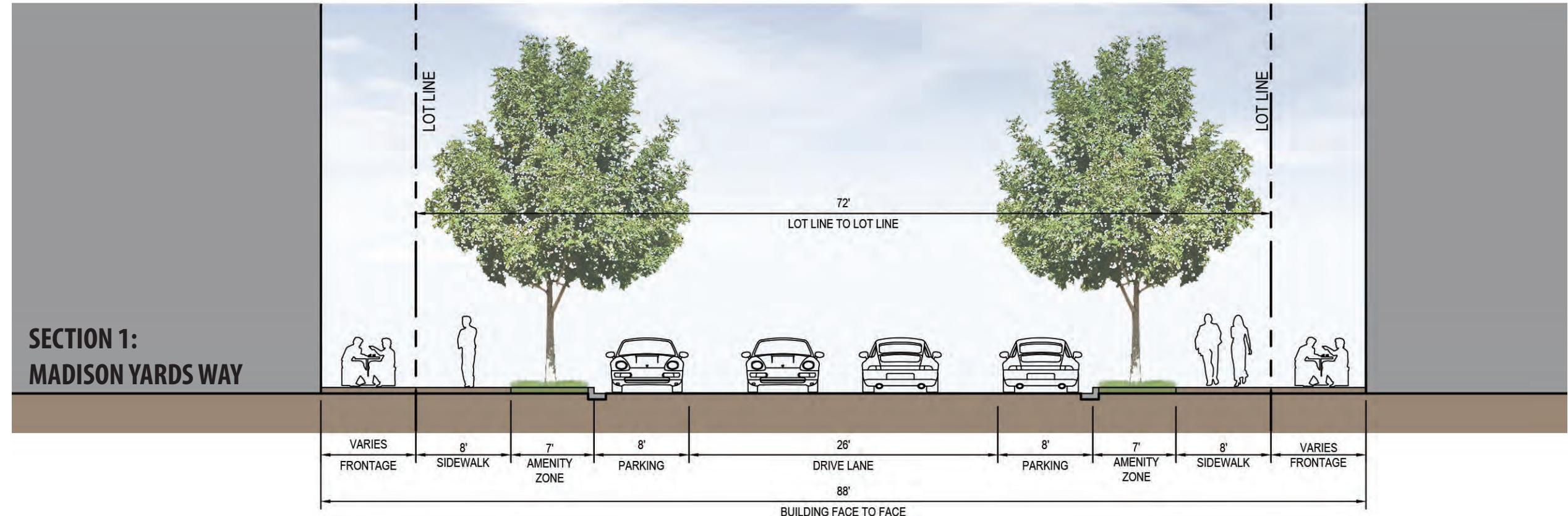
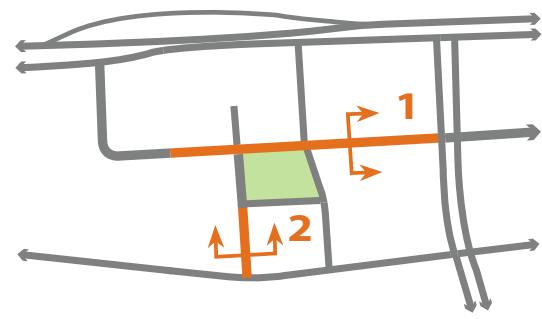
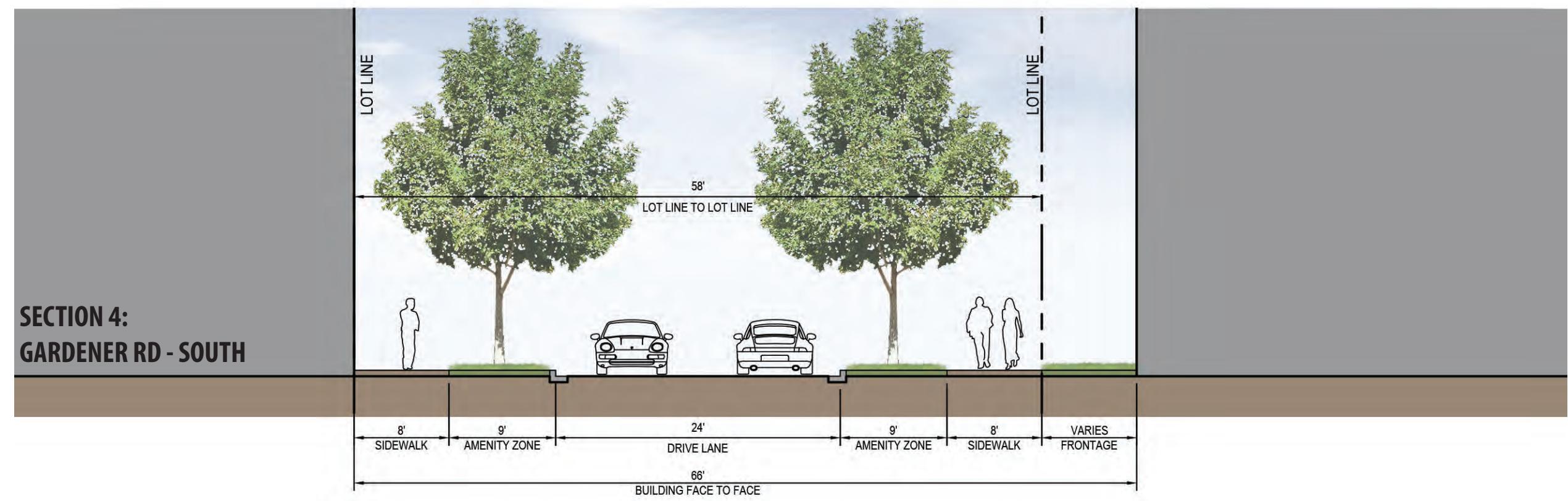
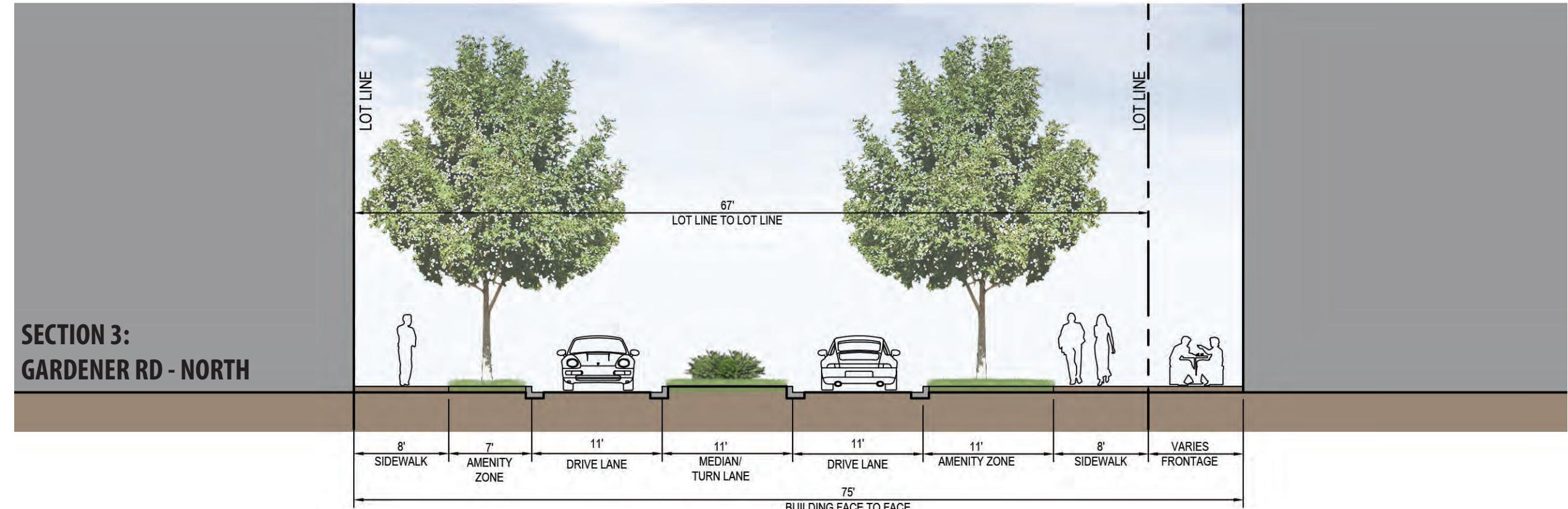
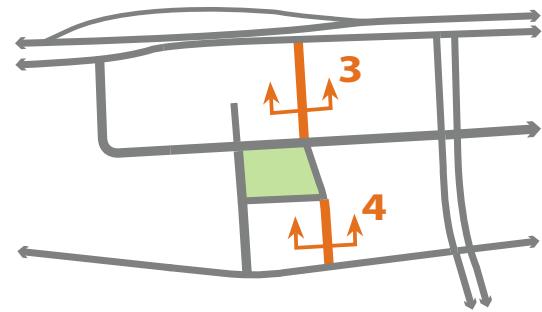


FIGURE 10 - GREEN INFRASTRUCTURE DIAGRAM



**FIGURE 11A - PROPOSED STREET SECTIONS - INTERIOR**



**FIGURE 11B - PROPOSED STREET SECTIONS - INTERIOR**

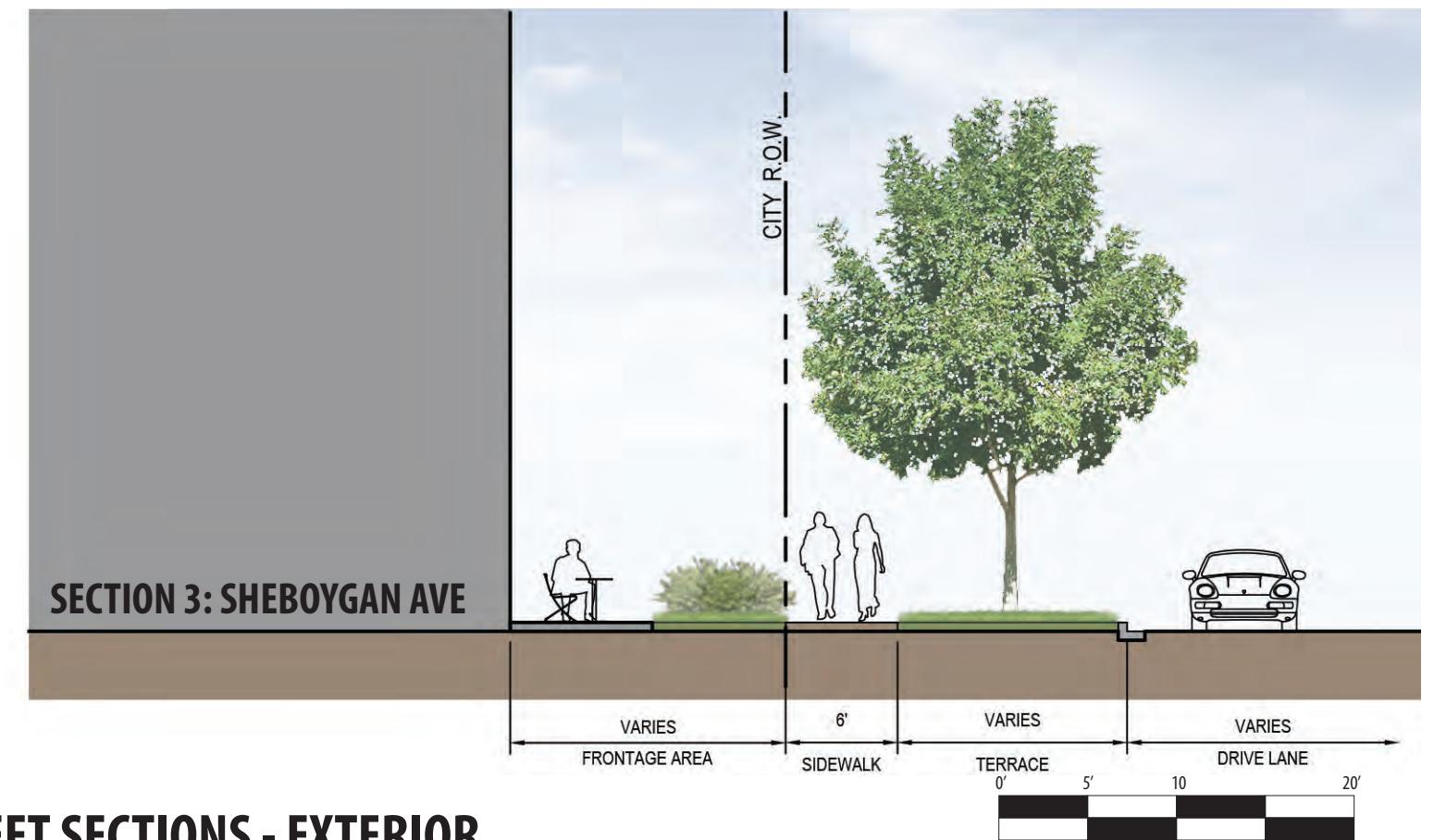
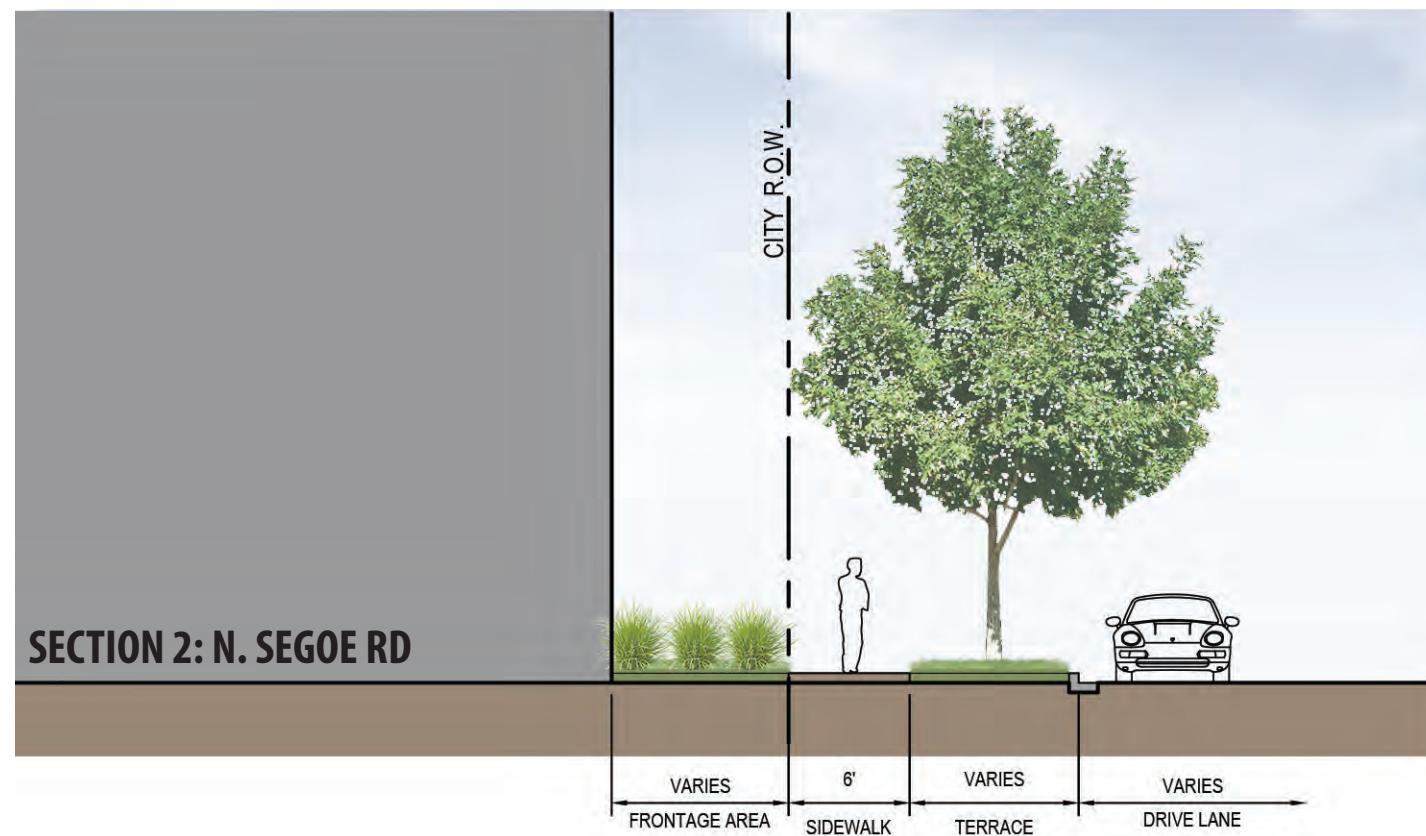
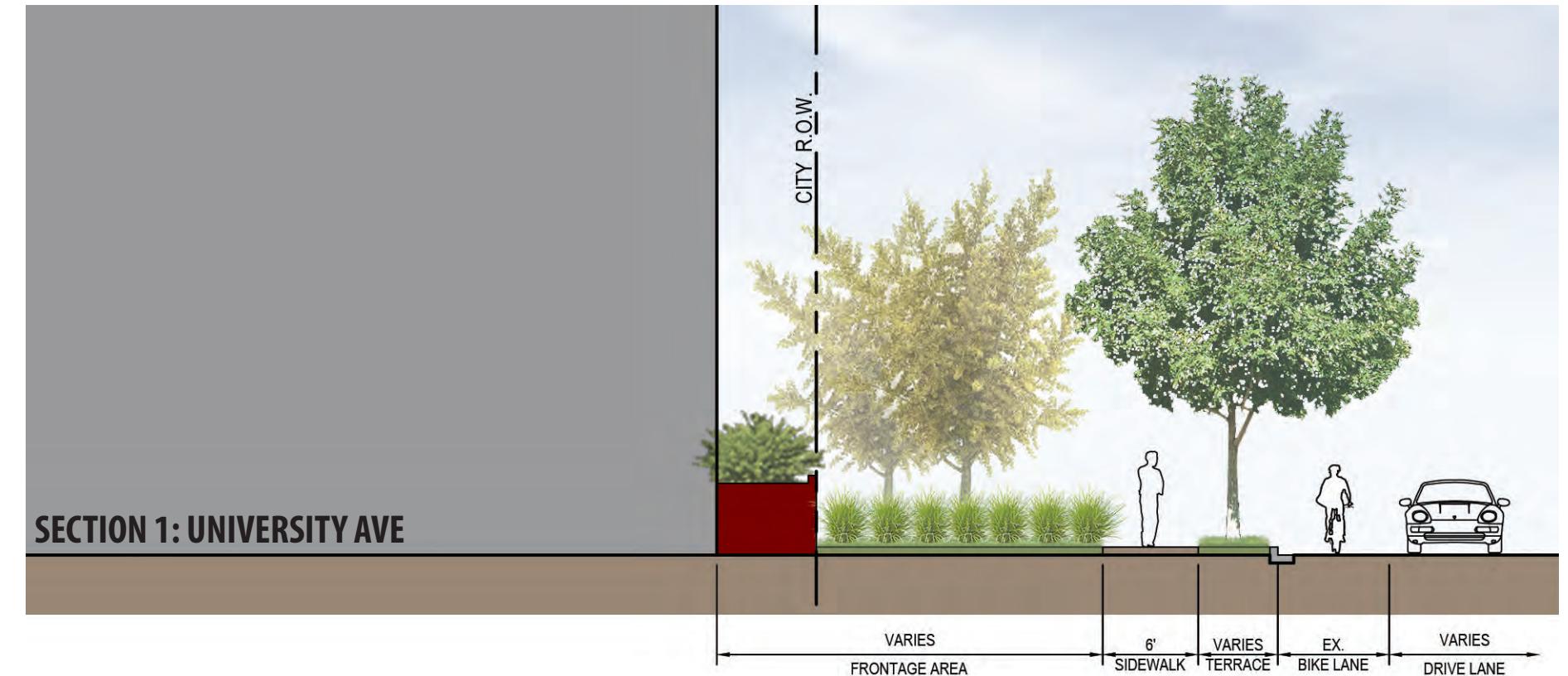
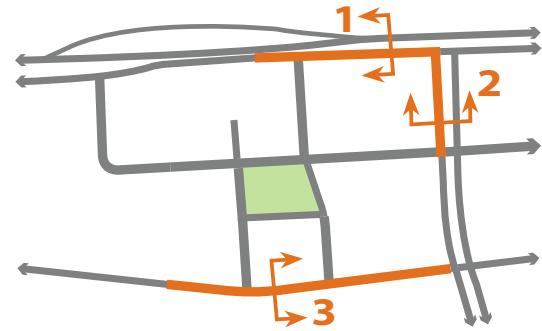
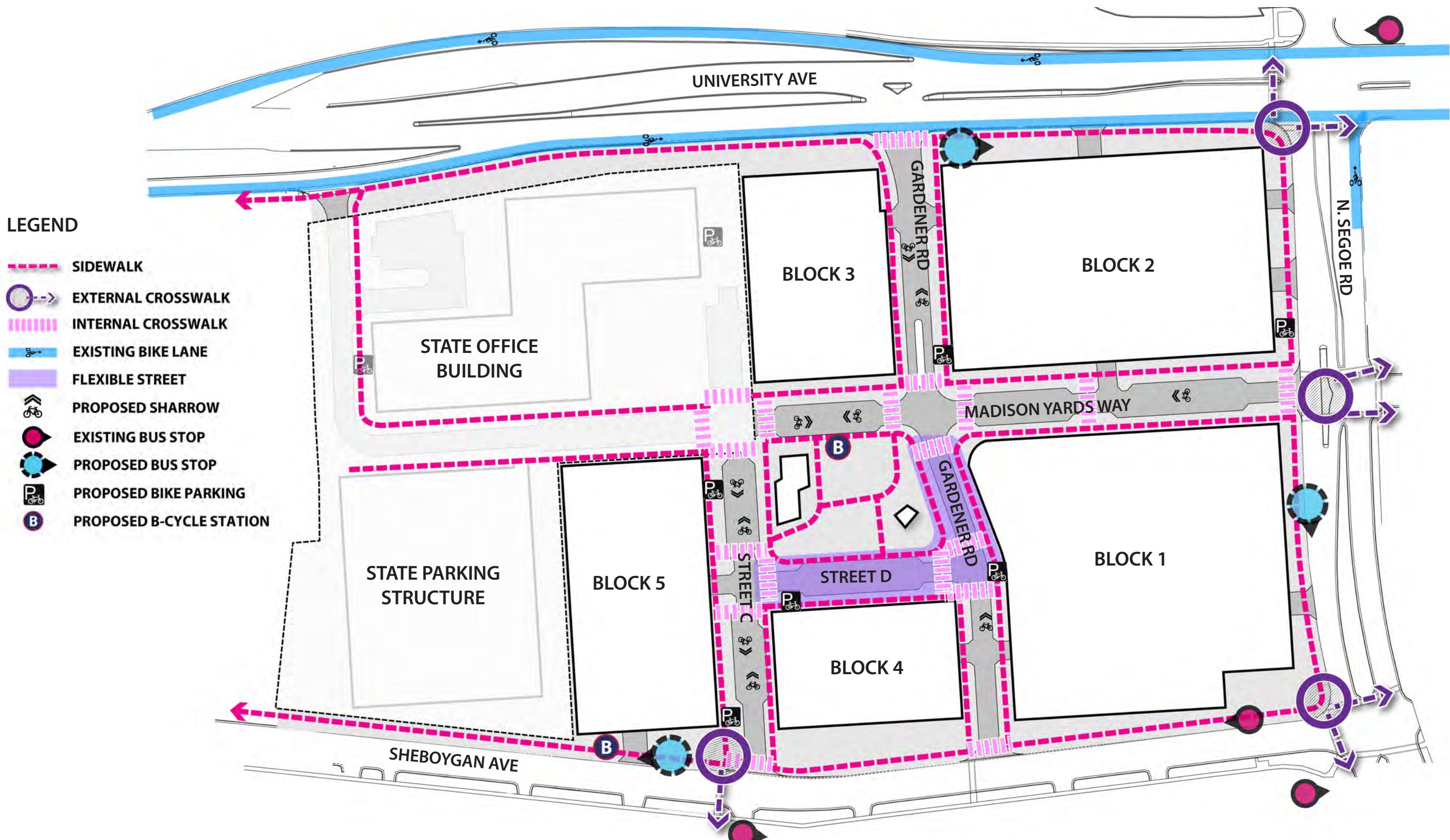


FIGURE 11C - PROPOSED STREET SECTIONS - EXTERIOR

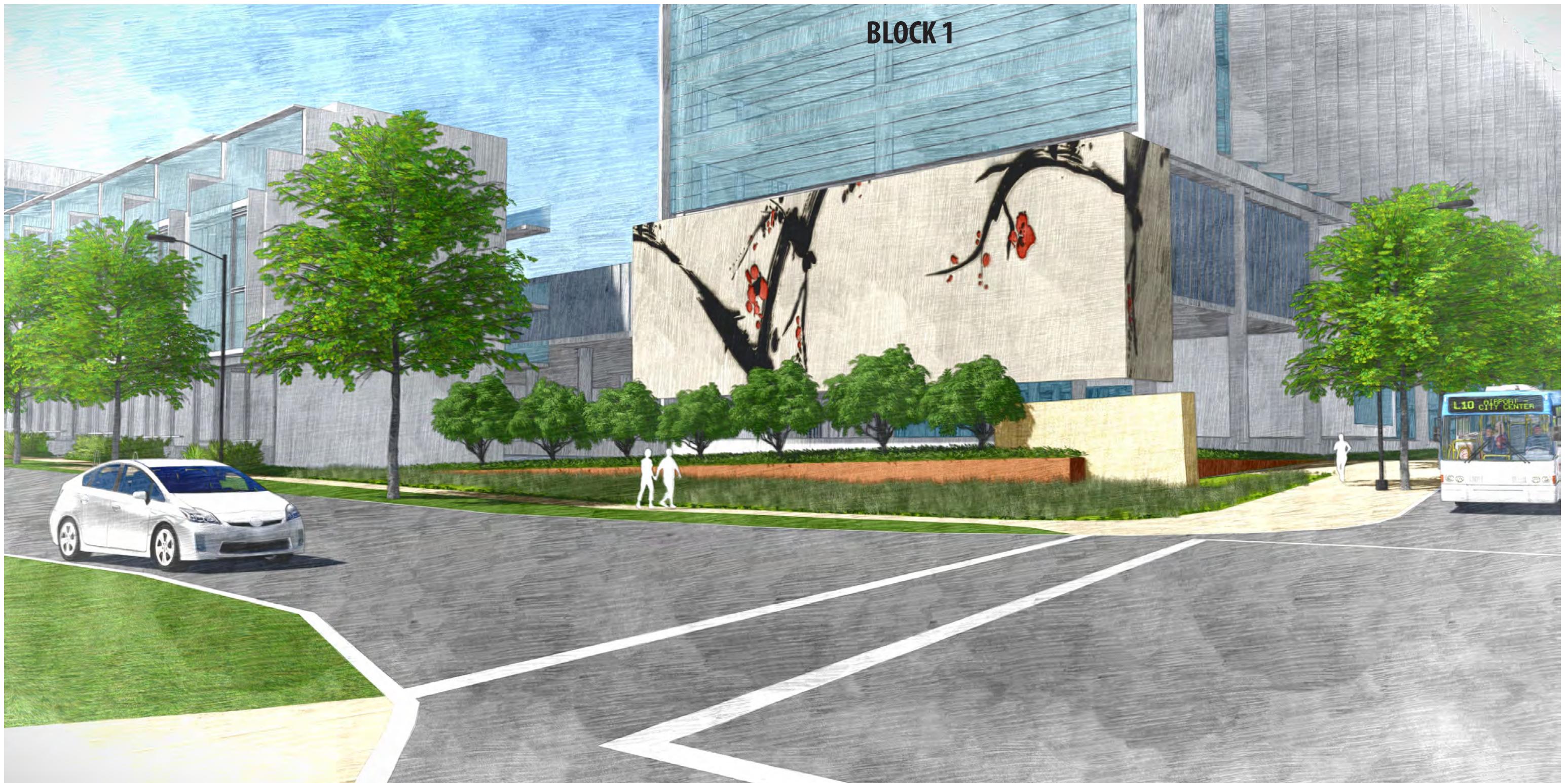


**FIGURE 12 - INTERNAL PEDESTRIAN & BICYCLE CIRCULATION**



VIEW FROM UNIVERSITY AVE AND N. SEGOE RD

NOTE: POTENTIAL MASSING ONLY. DOES NOT REPRESENT FINAL ARCHITECTURE OR CONFIGURATION (WILL BE ADDRESSED IN FUTURE SIP SUBMITTALS).



NOTE: POTENTIAL MASSING ONLY. DOES NOT REPRESENT FINAL ARCHITECTURE OR CONFIGURATION (WILL BE ADDRESSED IN FUTURE SIP SUBMITTALS).

VIEW FROM SEGOE AND SHEBOYGAN

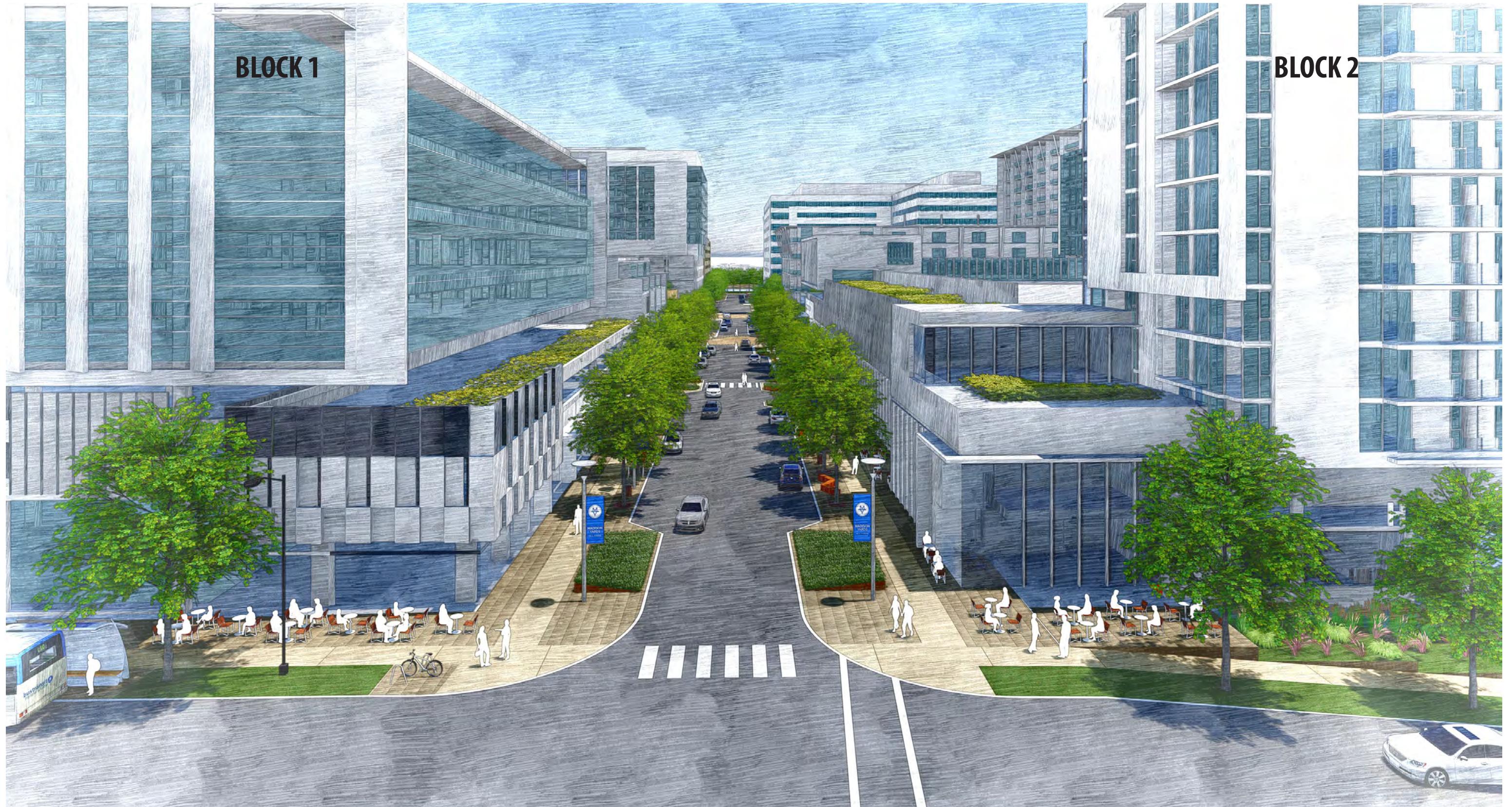
**SMITH** **Gibane**



**MADISON YARDS**  
HILL FARMS

**SMITHGROUPJJR**

GDP ZONING SUBMITTAL  
DECEMBER 20, 2017



NOTE: POTENTIAL MASSING ONLY. DOES NOT REPRESENT FINAL ARCHITECTURE OR CONFIGURATION (WILL BE ADDRESSED IN FUTURE SIP SUBMITTALS).

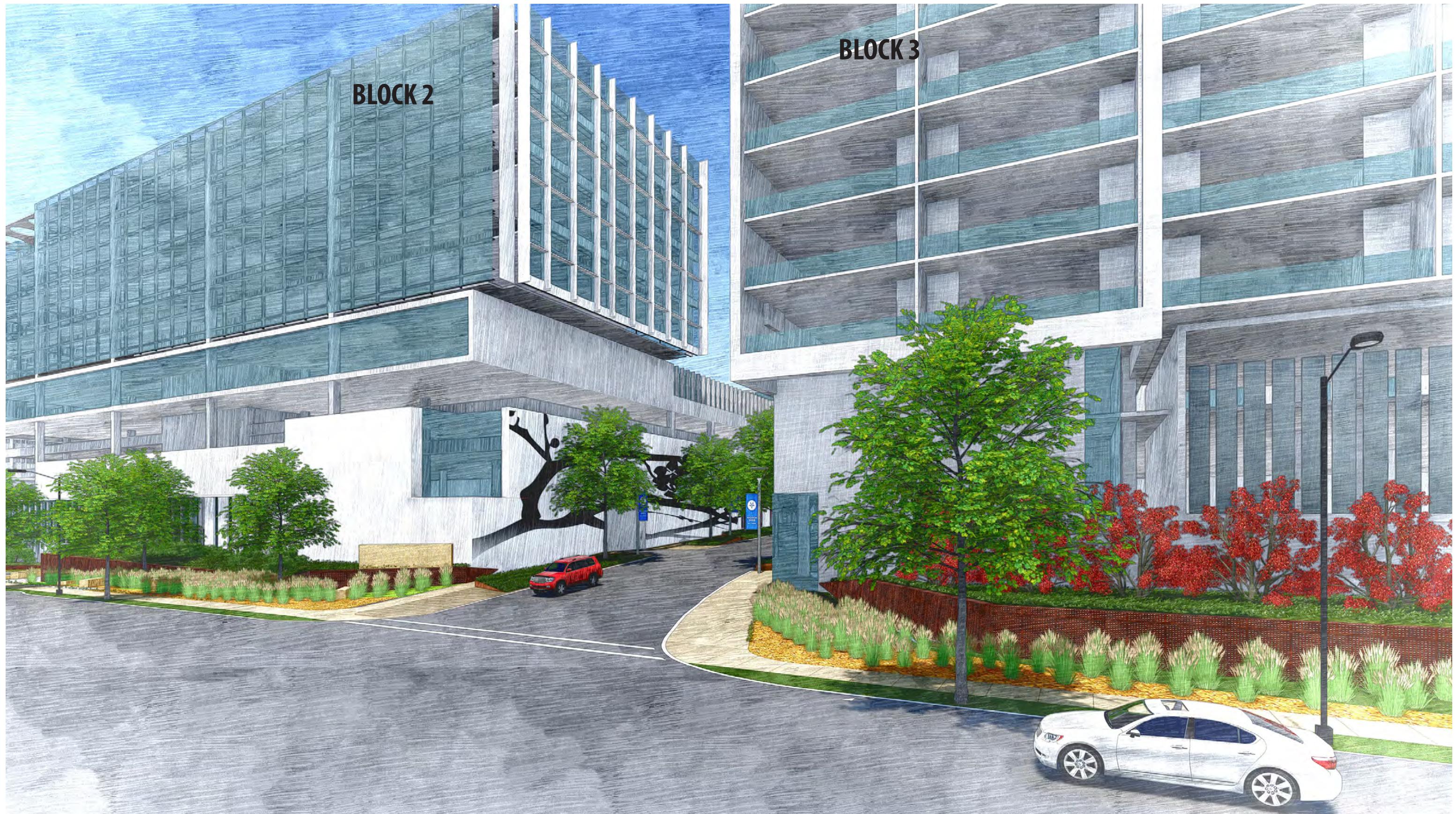
## SEGOE & MADISON YARDS WAY, LOOKING WEST

**SMITH** **Gibane**



**MADISON YARDS**  
HILL FARMS

**SMITHGROUPJJR**  
GDP ZONING SUBMITTAL  
DECEMBER 20, 2017



GARDENER RD & UNIVERSITY AVE

NOTE: POTENTIAL MASSING ONLY. DOES NOT REPRESENT FINAL ARCHITECTURE OR CONFIGURATION (WILL BE ADDRESSED IN FUTURE SIP SUBMITTALS).

**SMITH** **Gibane**



**MADISON YARDS**  
HILL FARMS

**SMITHGROUPJJR**

GDP ZONING SUBMITTAL  
DECEMBER 20, 2017



## MADISON YARDS WAY

NOTE: POTENTIAL MASSING ONLY. DOES NOT REPRESENT FINAL ARCHITECTURE OR CONFIGURATION (WILL BE ADDRESSED IN FUTURE SIP SUBMITTALS).

**SMITH** **Gibane**



**MADISON YARDS**  
HILL FARMS

**SMITHGROUPJJR**

GDP ZONING SUBMITTAL  
DECEMBER 20, 2017



NOTE: POTENTIAL MASSING ONLY. DOES NOT REPRESENT FINAL ARCHITECTURE OR CONFIGURATION (WILL BE ADDRESSED IN FUTURE SIP SUBMITTALS).

## CENTRAL GREEN LOOKING EAST

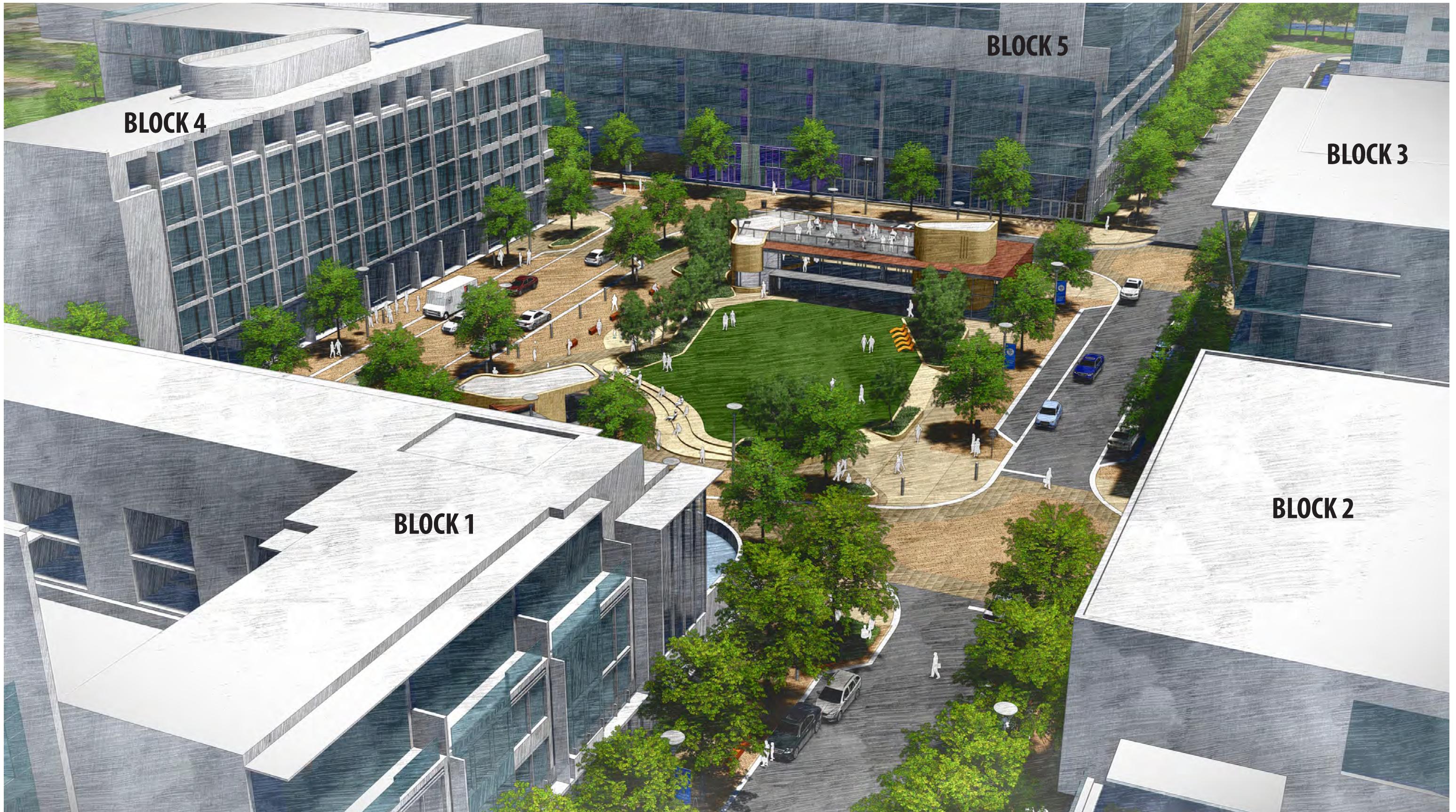
**SMITH** **Gibane**



**MADISON YARDS**  
HILL FARMS

**SMITHGROUPJJR**

GDP ZONING SUBMITTAL  
DECEMBER 20, 2017



CENTRAL GREEN LOOKING WEST

NOTE: POTENTIAL MASSING ONLY. DOES NOT REPRESENT FINAL ARCHITECTURE OR CONFIGURATION (WILL BE ADDRESSED IN FUTURE SIP SUBMITTALS).



GARDENER ROAD LOOKING NORTH FROM SHEBOYGAN

NOTE: POTENTIAL MASSING ONLY. DOES NOT REPRESENT FINAL ARCHITECTURE OR CONFIGURATION (WILL BE ADDRESSED IN FUTURE SIP SUBMITTALS).

**SMITH** **Gibane**



**MADISON YARDS**  
HILL FARMS

**SMITHGROUPJJR**

GDP ZONING SUBMITTAL  
DECEMBER 20, 2017

## ZONING TEXT

### Planned Development District – General Development Plan Madison Yards at Hill Farms Redevelopment 4802 Sheboygan Ave

**Legal Description:** The lands subject to this Planned Development (PD) District shall include those described in the Legal Description (Attachment 1).

#### A. *Statement of Purpose:*

This PD District is established to allow for the construction of a mixed-use redevelopment project including residential, office, commercial, hotel and accessory uses and associated parking facilities. The existing 20.85-acre parcel will be subdivided into seven lots including the State of Wisconsin parcel (7.07 acres) which will not be part of this rezoning. The other six lots on the remaining 13.88 acres will include five redevelopment parcels and one parcel for the private street network and central green area. This development is anticipated to be constructed in three phases as identified below. Each of the components is described in detail in the attached Letter of Intent and diagrams. Specific Implementation Plans (SIPs) will be submitted for each of the six lots.

#### Components included in this GDP:

##### ***Phase I: Blocks 2, 3, and 4 and Central Infrastructure***

Construction of three mixed use blocks and central infrastructure (street network and central green).

##### ***Phase II: Block 1***

Construction of a mixed use block with associated parking.

##### ***Phase III: Block 5***

Construction of a mixed use block with associated parking.

#### B. *Permitted Uses:*

Table 1 provides a list of the general categories of land use for the development and the anticipated development-wide maximum and minimum areas or number of units per use. Parking areas and stall counts will vary by land use and block and will be provided at the SIP level. A detailed list of allowable uses per block is included in Table 5.

**Table 1 – Minimum and Maximum Use Categories**

General Use Category	Minimum Area or Number of Units	Maximum Area or Number of Units
Office	25,000 GSF	600,000 GSF
Retail, restaurant, and health/fitness club	25,000 GSF	275,000 GSF
Residential	100 units	450 units
Senior Housing	0 units	150 units
Hotel	0 rooms	400 rooms

**C. *Lot Area:***

Refer to the Legal Description (Attachment 1) for proposed lot areas. Table 2 summarizes the lot areas.

**Table 2 – Development lot areas**

<b>Block/Lot</b>	<b>Lot Area (AC)</b>
Block 1	3.348
Block 2	2.902
Block 3	1.201
Block 4	1.096
Block 5	1.615
Central green, plaza, sidewalks & streets	3.722
<b>Subtotal (private)</b>	<b>13.88</b>
<b>State-retained parcel</b>	<b>7.07</b>
<b>Total</b>	<b>20.85</b>

**D. *Floor Area Ratio and Building Heights:***

Requirements

- i. Minimum and maximum building heights, floor area ratios, and building areas are as provided in Table 3 below.
- ii. Any non-habitable space from architectural features shall not be included in the height calculation.

Guidelines

- i. The Urban Design Commission may, on a case-by-case basis, reduce the minimum building height requirement provided the buildings incorporate elements such as extended parapet or tower features to convey the appearance of a taller building. Such elements shall be substantially integrated into the design of the building so they do not read as false facades.
- ii. Additions to existing buildings are expected to comply with the applicable minimum height requirements unless the applicant can demonstrate that the site, function, use or layout of the new addition would pose structural or operational hardship due to its relationship with the existing building, in which case the Urban Design Commission may waive said requirements.

**Table 3 – Minimum and maximum building stories, heights, buildings areas, off-street parking areas, and FARs by block**

<b>Lot</b>	<b>Min/ Max Stories</b>	<b>Min/ Max Height (ft)</b>	<b>Min. Building Area (GSF)</b>	<b>Max. Building Area (GSF)</b>	<b>Min. Off- Street Parking Area (GSF)</b>	<b>Max. Off- Street Parking Area (GSF)</b>	<b>Min/ Max FAR</b>
Block 1	2/15	20/188	80,000	600,000	10,000	600,000	0.6/8.2
Block 2	2/15	20/188	80,000	550,000	10,000	500,000	0.7/8.3
Block 3	2/15	20/188	30,000	350,000	10,000	200,000	0.8/10.5
Block 4	2/8	20/110	30,000	200,000	0	150,000	0.6/7.3
Block 5	2/15	20/188	60,000	400,000	10,000	350,000	1.0/10.7
Central green, plaza, sidewalks & streets	0/2	12/27	0	10,000	0	0	N/A
<b>Total (13.88 ac)</b>	<b>N/A</b>	<b>N/A</b>	<b>280,000</b>	<b>2,010,000</b>	<b>40,000</b>	<b>1,800,000</b>	<b>0.5/6.3</b>
<b>Total (no streets/green)</b>	<b>N/A</b>	<b>N/A</b>	<b>280,000</b>	<b>2,000,000</b>	<b>40,000</b>	<b>1,800,000</b>	<b>0.4/4.2</b>

**E. Building Location and Orientation:**

Requirements

- i. The setback for buildings shall be as shown in Table 4.

Guidelines

- i. The building location should be designed to enhance the visual and pedestrian character of the street.
- ii. Walkways should be provided to connect the building entrance with the public sidewalk on all blocks abutting the City right-of-way.

**Table 4. External and internal building setbacks, by block (from the lot line)**

<b>Lot</b>	<b>University Ave. Min./Max. Setbacks (ft)</b>	<b>Sheboygan Ave. Min./Max. Setbacks (ft)</b>	<b>N. Segoe Rd Min./Max. Setbacks (ft)</b>	<b>Internal Min./Max. Setbacks (ft)</b>
Block 1	N/A	0/30	0/20	0/15
Block 2	0/30	N/A	0/20	0/15
Block 3	0/30	N/A	N/A	0/15
Block 4	N/A	0/30	N/A	0/15
Block 5	N/A	0/30	N/A	0/15

Figures 11A – 11C show proposed street cross sections for interior and exterior streetscapes.

**F. *Building Massing and Articulation:***

Requirements

- i. All visible sides of the building shall be designed to be complementary.
- ii. Architectural details at the ground floor shall be provided to enhance the pedestrian character of the street. Details shall include window and door trim, recessed entries, awnings and/or other features.
- iii. Mechanical elements mounted on the roof or on ground pads shall be screened from view from adjacent properties and roadways in a manner consistent with requirements of public utilities.

Guidelines

- i. Buildings should be designed as products of their own time. Copying historic appearance and details is discouraged.
- ii. Buildings and additions should complement the character of the adjoining buildings in the block face.
- iii. Buildings should be located near the sidewalk and should define the street intersections with distinctive architectural features.
- iv. Building walls or facades with little detail or variety along primary facades shall be avoided. Improvements or additions to buildings shall include details at the street level to create a comfortable pedestrian scale and character.\
- v. Building entrances located close to the sidewalk should include recessed entries to allow for pedestrian movement.

**G. *Building Materials:***

Requirements

- i. Exterior materials shall be durable, high-quality materials and appropriate for external use.

Guidelines

- i. Color choice should complement the style and materials of the building's façade and provide a pleasing relationship with adjoining buildings.

**H. Street Design:**

Requirements

- i. Streets internal to the development shall be designed and constructed to meet industry standards for durability, traffic circulation, and emergency vehicle and Fire Department access. Streets will be signed for reduced speed limits.
- ii. Streets internal to the development shall include curb bump-outs at pedestrian crosswalks where parallel parking is provided to minimize the crosswalk length.

Guidelines

- i. Streets internal to the development will include traffic calming measure such as table tops, speed bumps, bump-outs and variations in pavement texture. Such measures will comply with Fire Department standards and requirements.
- ii. On-street ADA-accessible parking stalls should be distributed throughout the development.
- iii. Streets internal to the development shall be striped with “sharrow” markings to indicate that bicycles will share the street lanes with vehicles.

**I. Bicycle and Pedestrian Facilities:**

Requirements

- i. Publicly-accessible pedestrian sidewalks on both sides of the street shall be provided throughout the development and shall connect to the public sidewalks on the perimeter of the development.
- ii. ADA-accessible routes and facilities will be provided wherever feasible and where required to connect ADA parking or drop-off areas with main or ADA-designated building entrances.

Guidelines

- i. Bicycle parking should be distributed throughout the development site. Some short-term visitor bicycle parking should be located near building entrances.
- ii. Sidewalks should be a minimum of six (6) feet wide and made of durable materials.
- iii. Benches and other public seating areas for pedestrians should be provided near sidewalks and in public open spaces.
- iv. Wayfinding signage for pedestrians and bicycles should be provided.

**J. Landscaping and Open Space:**

Requirements

- i. Street landscaping shall include canopy trees where feasible in the public right of way and within the streetscapes of new private streets.
- ii. The type, number, and location of trees in the public right of way shall be approved by the City.
- iii. Screening shall be provided for all loading, service and trash areas.

Guidelines

- i. If a public sidewalk is located within six (6) feet of the public street, canopy trees shall be planted on the building side of the sidewalk.

- ii. Unless existing infrastructure interferes or the Fire Department requires different spacing due to aerial apparatus lanes, canopy trees shall be planted at a spacing no greater than forty (40) feet on center.
- iii. Unless existing infrastructure interferes, canopy trees planted along street faces, in parking lots, and parking lot islands shall have a mature height of at least sixty (60) feet.
- iv. Screen fences and/or landscape buffers shall be provided at property edges.
- v. Well-designed outdoor spaces for the use and enjoyment of employees and customers shall be provided in commercial/retail areas.
- vi. Landscaping and fencing shall be designed to complement the character of the building to provide a pleasant relationship with adjoining properties and the public sidewalk.
- vii. The use of attractive landscaping is encouraged to establish continuity between buildings and to define the block face where there are no buildings.
- viii. The use of stormwater management features should be used, where practical to provide treatment of stormwater runoff and infiltration.
- ix. Canopy trees should be located in all terraces and medians.
- x. Publicly accessible open space areas shall be designed with durable quality materials and be landscaped appropriately for the intended use.

**K. *Off-Street Parking & Loading:***

**Requirements**

- i. Off-street surface parking facilities shall be located behind or on the sides of the building and the distance from the property line shall be the same as for buildings.
- ii. City of Madison landscape screening zoning ordinance shall be followed for all surface parking facilities.
- iii. All trash areas shall be screened from public view.

**Guidelines**

- v. All exterior surface parking areas shall include walkways to allow safe pedestrian access to building entrances.
- vi. Shared parking areas are encouraged. Whenever possible, adjoining parking facilities should be linked to provide internal traffic circulation.
- vii. Driveways should be minimized to improve traffic flow and reduce pedestrian conflicts.
- viii. Pedestrian areas and customer parking areas should be separated from loading and service areas.
- ix. If possible, trash collection areas should be located inside buildings.
- x. Any new parking structures should include ground-floor commercial uses on the primary frontage street with attractive façade. The design of parking structures should also complement the quality and design of the buildings they serve.

**L. *Site Lighting and Furnishings:***

**Requirements**

- i. Cut-off light fixtures shall be used to illuminate the site.

**Guidelines**

- i. Pedestrian use areas should be adequately, but not excessively lit. Low-level building and landscape lighting is encouraged, where appropriate.
- ii. Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) should be of consistent style and materials to complement the character of the buildings and provide a pleasing relationship with adjoining properties and the public sidewalk.

**M. *Signage:***

**Requirements**

- i. Signage shall be designed to comply with the requirements of Urban Design District 6 and Madison Zoning Code.

**N. *Alterations and Revisions:***

No alteration or revision to this planned development district shall be permitted unless approved by the City Plan Commission, however the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept stated in the underlying GDP and SIPs approved by the City Plan Commission.

**Table 5 – List of Allowable Uses by Block**

Use	Block 1	Block 2	Block 3	Block 4	Block 5	Central Green/
<b>Offices</b>						
Artisan, art and photography studio	x	x	x	x	x	
Call center	x	x	x	x	x	
Co-working or shared working space	x	x	x	x	x	
Data processing center	x	x	x	x	x	
Insurance office, real estate office, sales office	x	x	x	x	x	
General office	x	x	x	x	x	
Medical office	x	x	x	x	x	
<b>Medical Facilities</b>						
Clinic - Health	x	x	x	x	x	
Dental, optical	x	x	x	x	x	
Hospital	x	x	x	x	x	
Medical laboratory	x	x	x	x	x	
Physical, occupational or massage therapy	x	x	x	x	x	
Veterinary clinic	x	x	x	x	x	
<b>Retail Sales and Services</b>						
Animal boarding facility, kennel	x	x	x	x	x	
Animal day care	x	x	x	x	x	
Animal grooming	x	x	x	x	x	
Antique shop	x	x	x	x	x	
Apparel shop	x	x	x	x	x	
Art gallery	x	x	x	x	x	
Art and school supply store	x	x	x	x	x	
Auction room	x	x	x	x	x	
Auto sales showroom and rental	x	x	x	x	x	
Bank and financial institution	x	x	x	x	x	
Barbershop	x	x	x	x	x	
Beauty parlor	x	x	x	x	x	
Beauty supply store	x	x	x	x	x	
Bicycle sales, rental and repair shop	x	x	x	x	x	
Book, magazine and stationery store	x	x	x	x	x	
Business sales and services	x	x	x	x	x	
Camera and photographic supply store	x	x	x	x	x	

**General Development Plan Zoning Text**  
 PD District Zoning Map Amendment

**Madison Yards at Hill Farms**  
 SG Hill Farms, LLC

Carpet, rug and other flooring store	X	X	X	X	X	
China and glassware store	X	X	X	X	X	
Clothing and costume rental store	X	X	X	X	X	
Computer and electronics sales and service	X	X	X	X	X	
Contractor's business with showroom or workshop	X	X	X	X	X	
Convenience store	X	X	X	X	X	
Department store	X	X	X	X	X	
Drugstore	X	X	X	X	X	
Dry goods store	X	X	X	X	X	
Dry cleaning and laundry establishment	X	X	X	X	X	
Employment agency	X	X	X	X	X	
Educational or training center	X	X	X	X	X	
Film developing and processing establishment	X	X	X	X	X	
Florist shop	X	X	X	X	X	
Furniture and household goods store	X	X	X	X	X	
Garden center	X	X	X	X	X	
General retail	X	X	X	X	X	
Greenhouse, nursery	X	X	X	X	X	
Gift shop	X	X	X	X	X	
Hardware store	X	X	X	X	X	
Hobby shop	X	X	X	X	X	
Home goods or improvement store	X	X	X	X	X	
Interior decorating and design establishment	X	X	X	X	X	
Jewelry and watch store	X	X	X	X	X	
Leather goods and luggage sales	X	X	X	X	X	
Liquor store, packaged goods only	X	X	X	X	X	
Locksmith shop	X	X	X	X	X	
Massage therapy and/or acupuncture parlor	X	X	X	X	X	
Mobile phone store	X	X	X	X	X	
Musical instrument sales and repair	X	X	X	X	X	
Music album, sheet music, and record sales	X	X	X	X	X	
Optical sales	X	X	X	X	X	
Paint, tile and wallpaper stores	X	X	X	X	X	
Package delivery service	X	X	X	X	X	
Photography studios	X	X	X	X	X	
Physical culture and health services and reducing salons	X	X	X	X	X	
Picture framing	X	X	X	X	X	

**General Development Plan Zoning Text**  
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**Madison Yards at Hill Farms**  
 SG Hill Farms, LLC

Printing and publishing establishments (newspaper, letter press, and similar)	x	x	x	x	x	
Post office	x	x	x	x	x	
Radio and television studios and station	x	x	x	x	x	
Recording studio	x	x	x	x	x	
Reproduction processes (blueprinting, photocopying)	x	x	x	x	x	
Secondhand goods sales	x	x	x	x	x	
Service business	x	x	x	x	x	
Shoe and hat sales and repair	x	x	x	x	x	
Sporting goods and bait store	x	x	x	x	x	
Tailor and alteration shop	x	x	x	x	x	
Tattoo parlor	x	x	x	x	x	
Telecommunications center	x	x	x	x	x	
Tobacco shop	x	x	x	x	x	
Toy store	x	x	x	x	x	
Travel bureaus and ticket office	x	x	x	x	x	
Variety store	x	x	x	x	x	
<b>Food and Beverage</b>						
Brewpub and micro-brewery	x	x	x	x	x	x
Candy and ice cream store	x	x	x	x	x	x
Catering establishment	x	x	x	x	x	x
Coffee shops, tea houses, cafes, and sales	x	x	x	x	x	x
Farmers' market	x	x	x	x	x	x
Food store – grocery, meat, fish, bakery, and deli	x	x	x	x	x	
Restaurant, except adult entertainment taverns	x	x	x	x	x	x
Tavern, except adult entertainment taverns	x	x	x	x	x	x
<b>Commercial Recreation, Entertainment and Lodging</b>						
Bed and breakfast establishment	x	x	x	x	x	
Billiards room	x	x	x	x	x	
Bowling alley	x	x	x	x	x	
Entertainment and comedy venue, except adult entertainment	x	x	x	x	x	
Health/fitness club or similar recreational facility	x	x	x	x	x	
Hotel, inn, motel	x	x	x	x	x	
Indoor recreation	x	x	x	x	x	

Lodge, private club, reception hall	X	X	X	X	X	
Movie theater, indoor	X	X	X	X	X	
Outdoor recreation	X	X	X	X	X	X
Recreational building and community center	X	X	X	X	X	
Theater, assembly hall, auditorium, concert hall	X	X	X	X	X	
<b>Parking and Transportation</b>						
Parking facility, private	X	X	X	X	X	X
Parking facility, public	X	X	X	X	X	X
Taxicab, limousine, car-sharing or ride-sharing business	X	X	X	X	X	X
Temporary parking lots for a total period not to exceed three (3) years, provided lot complies with Section 10.08(6)(c) parking facility ordinance	X	X	X	X	X	X
<b>Limited Production, Processing and Storage</b>						
Artisan workshop	X	X	X	X	X	
Bakery, wholesale	X	X	X	X	X	
Brewery	X	X	X	X	X	
Distillery/winery	X	X	X	X	X	
Laboratory, research and development	X	X	X	X	X	
Light manufacturing	X	X			X	
Limited production and processing	X	X	X	X	X	
Mail order house	X	X	X	X	X	
Printing and publishing	X	X	X	X	X	
Warehousing and storage	X	X	X	X	X	
Wholesale establishment	X	X	X	X	X	
<b>Residential – Family Living</b>						
Dwelling units in mixed-use buildings	X	X	X	X	X	
Live-work unit	X	X	X	X	X	
Multi-family dwelling (5-8 dwelling units)	X	X	X	X	X	
Multi-family dwelling (>8 dwelling units)	X	X	X	X	X	
Multi-family building complex	X	X	X	X	X	
Single-family attached dwelling (3-8 dwelling units)	X	X	X	X	X	
Single-family attached dwelling (>8 dwelling units)	X	X	X	X	X	

<b>Residential – Group Living</b>						
Adult family home	x	x	x	x	x	
Assisted living, congregate care, nursing home	x	x	x	x	x	
Cohousing community	x	x	x	x	x	
<b>Civic and Institutional</b>						
Counseling, community services	x	x	x	x	x	
Day care center	x	x	x	x	x	
Library, municipally owned and operated	x	x	x	x	x	
Museum	x	x	x	x	x	
Parks and playgrounds						x
Nursery school	x	x	x	x	x	
Place of worship	x	x	x	x	x	
School (music, art, technical or trade)	x	x	x	x	x	
School (public and private)	x	x	x	x	x	
<b>Public Utility and Public Services Uses</b>						
Electric power production and/or heating and cooling plant	x	x	x	x	x	x
Electric substations	x	x	x	x	x	x
Emergency electric generator	x	x	x	x	x	x
<b>Agriculture</b>						
Market garden	x	x	x	x	x	x
<b>Accessory Uses and Structures</b>						
Accessory structure or building	x	x	x	x	x	x
Composting	x	x	x	x	x	x
Day care center in school or religious inst.	x	x	x	x	x	
Day care home, family	x	x	x	x	x	
Dependency living arrangements	x	x	x	x	x	
Emergency electric generator	x	x	x	x	x	x
Heliport	x	x	x	x	x	
Home occupation	x	x	x	x	x	
Lease of off-street parking facility accessory to nonresidential use to non-users of principal use	x	x	x	x	x	x
Management office, restaurant, limited retail, recreation facilities within multi-family building	x	x	x	x	x	x
Outdoor display areas	x	x	x	x	x	x

Outdoor eating areas of restaurants or cafes	X	X	X	X	X	X
Outdoor performance or movie projection	X	X	X	X	X	X
Outdoor storage	X	X			X	
Parking of trucks and heavy equipment accessory to an allowed use	X	X			X	
Real estate sales office	X	X	X	X	X	X
Showroom accessory to allowed use	X	X	X	X	X	
Solar energy systems	X	X	X	X	X	X
Temporary buildings for construction purposes, for a period not to exceed the duration of such construction	X	X	X	X	X	X
Temporary outdoor events	X	X	X	X	X	X
Vehicle access sales and services windows	X	X	X	X	X	X
Vending machines	X	X	X	X	X	X
Walk-up service windows	X	X	X	X	X	X
Wind energy systems	X	X	X	X	X	X
Yard sales	X	X	X	X	X	X

### **Building Form**

Commercial Block Building	X	X	X	X	X	
Civic or Institutional Building	X	X	X	X	X	
Residential – Commercial Conversion	X	X	X	X	X	
Live-Work Building	X	X	X	X	X	
Single-Family Attached Building	X	X	X	X	X	
Small Multi-Family Building	X	X	X	X	X	
Courtyard Multi-Family Building	X	X	X	X	X	
Large Multi-Family Building	X	X	X	X	X	
Parking/Liner buildings	X	X	X	X	X	
Free-standing Commercial Building	X	X	X	X	X	X
Podium Building	X	X	X	X	X	
Flex Building	X	X	X	X	X	X
Industrial Building	X	X			X	