

3323.19 Table 1.

Land Uses

Land Use	Sub-District		
	Broad Street	Arts and Innovation	Dodge Park
RESIDENTIAL			
1 dwelling unit building	PU	PU	PU
2 and 3 dwelling unit buildings	PU	PU	PU
4 or more dwelling unit buildings	PU	PU	PU
Ground floor residential in mixed use building	PU	PU	PU
Residential units in a building with non-residential uses	PU	PU	PU
Live/work space	PU	PU	PU
Rest home, nursing home, home for the aged, assisted living facility	PU	NP	NP
Civic spaces, plazas, clubhouses, recreational areas, and public parks	PU	PU	PU
Detached garage	AU	AU	AU
Accessory structure	AU	AU	AU
EATING AND DRINKING ESTABLISHMENTS			
Eating and drinking establishment	PU	PU	NP
Pickup unit	AU	AU	NP
Accessory eating and drinking establishment	AU	AU	NP
Live entertainment venue, excludes outdoor amphitheaters	PU	PU	NP
Live entertainment space as an accessory use	AU	AU	NP
Commercial patios and outdoor dining areas	AU	AU	NP
RETAIL			
Greater than 10,000 SF provided the building footprint doesn't exceed 15,000 SF	PU	NP	NP
5,000 to 10,000 SF	PU	PU	NP
Less than 5,000 SF	PU	PU	NP
Ground floor commercial uses in any building	PU	PU	NP
Artist work or sales space	PU	PU	PU
Pickup unit	AU	AU	NP
Accessory retail	AU	AU	NP
OFFICE AND MEDICAL USES			
Greater than 5,000 SF	PU	PU	NP
Less than 5,000 SF	PU	PU	PU
Blood and organ banks, plasma donor centers	NP	NP	NP
LODGING			
Hotel or motel	PU	PU	NP
Rooming house	PU	PU	NP
Hostel	PU	PU	NP
Apartment hotel	PU	NP	NP
Bed and breakfast	PU	PU	PU
Dormitory	PU	PU	NP
AUTOMOBILE			
Auto repair or installation facility	PU	PU	NP
Retail filling station or service station	PU	NP	NP
Car wash	PU	NP	NP
Boat and RV sales	PU	NP	NP
Car and truck sales	PU	NP	NP
PLACES OF ASSEMBLY			
Civic, fraternal, religious, or other assembly or institutional	PU	PU	PU

Land Use	Sub-District		
	Broad Street	Arts and Innovation	Dodge Park
organizations, primary uses			
Civic, fraternal, religious, or other assembly or institutional organizations, non-assembly areas	AU	AU	AU
Funeral parlor	PU	NP	NP
Stadium	PU	NP	NP
Theater	PU	PU	NP
SCHOOLS			
Elementary, middle school, or high school	PU	PU	PU
Business, technical or trade school	PU	PU	NP
University or college	PU	PU	NP
Education space as an accessory use	AU	AU	AU
ATHLETIC FACILITIES			
Bowling alley	PU	PU	NP
Fitness club	PU	PU	NP
Skating rink	PU	PU	NP
Spectator sports other than stadium	PU	PU	NP
Swimming pool	PU	PU	PU
Tennis, racquetball or basketball	PU	PU	PU
Other athletic facilities	PU	PU	PU
CULTURAL USES			
Art gallery	PU	PU	NP
Library	PU	PU	NP
Museum and auxiliary use	PU	PU	PU
Murals, non-commercial	PU	PU	PU
MANUFACTURING			
Warehousing, not to exceed 10,000 SF	PU	PU	NP
Self-storage, not to exceed 10,000 SF	PU	PU	NP
M, M-1 and M-2 uses, not to exceed 10,000 SF and unless otherwise stipulated herein	PU	PU	NP
Artist manufacturing, not to exceed 10,000 SF	PU	PU	AU
Food and beverage, not to exceed 10,000 SF	PU	PU	NP
Insecticides, fungicides, disinfectants and related industrial and household chemical compounds	NP	NP	NP
CC 3363.09 – Other chemicals, petroleum, coal and allied products—more objectionable uses	NP	NP	NP
CC 3363.16 – Other more objectionable uses permitted only in M-manufacturing districts	NP	NP	NP
CC 3363.17 – Atomic energy products	NP	NP	NP
Excavation and quarrying	NP	NP	NP
Material recycling	NP	NP	NP
Salvage dealers, including automobile	NP	NP	NP
Salvage dealers, architectural only	PU	PU	NP
OTHER			
Adult entertainment establishment, adult booth and adult stores as defined in CC 3303	NP	NP	NP
Alternative energy (wind, solar, geothermal) generation for on-site use	PU	PU	PU
Agriculture	PU	PU	PU
Billboards and other off-premises graphics	NP	NP	NP
Bulk storage, liquids	NP	NP	NP

Land Use	Sub-District		
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Community gardens	PU	PU	PU
Exterior storage, non-residential	PU	PU	NP
Mixed use buildings	PU	PU	PU
Non-commercial greenhouse	AU	AU	AU
Outdoor commercial storage of vehicles	NP	NP	NP
Public buildings, properties and parks	PU	PU	PU
Structured parking (garages)	PU	PU	AU
Surface parking, accessory	AU	AU	AU

Key:

PU=Permitted Use

AU=Accessory Use

NP=Not Permitted (Prohibited Uses)