

P = PERMITTED USES, P/ZA = PERMITTED WITH ZONING ADMINISTRATOR APPROVAL, C = CONDITIONAL USE, MC = MINOR CONDITIONAL USE -- = PROHIBITED USE

| LAND USE | D | GB* | TC | GC | BP | CS | RO | SF | MF | OS |
|---|-------------|----------------|-------------|-------------|-------------|----------|----|----|----|----|
| AUTOMOTIVE RELATED USES² | | | | | | | | | | |
| Auto Parts-Sales No Installations | -- | -- | -- | P | P | -- | -- | -- | -- | -- |
| Auto Parts Sales-With Installations | -- | -- | -- | C | C | -- | -- | -- | -- | -- |
| Automobile Repair | -- | C ¹ | -- | P | P | -- | -- | -- | -- | -- |
| Automobile Sales and Leasing (Car, RV and Truck) | -- | -- | -- | C | C | -- | -- | -- | -- | -- |
| Automobile Service Stations | -- | C | C | C | -- | -- | -- | -- | -- | -- |
| Car Wash, Full Service | -- | -- | -- | C | -- | -- | -- | -- | -- | -- |
| Car Wash, Self Service | -- | -- | -- | C | -- | -- | -- | -- | -- | -- |
| Motorcycle Sales | -- | -- | -- | C | -- | -- | -- | -- | -- | -- |
| Parking Lots and Structures ³ | C | C | C | C | C | C | C | C | C | -- |
| EATING AND DRINKING ESTABLISHMENTS | | | | | | | | | | |
| <u>Breweries, Micro/Craft (defined in CMC Chapter 17.04)</u> | <u>P/ZA</u> | <u>P/ZA</u> | <u>P/ZA</u> | <u>P/ZA</u> | <u>P/ZA</u> | -- | -- | -- | -- | -- |
| <u>Craft Beer tasting and/or tap room, including retail sale for off-site consumption (without on-site brewing)</u> | <u>P/ZA</u> | -- | <u>P/ZA</u> | <u>P/ZA</u> | -- | -- | -- | -- | -- | -- |
| <u>Coffee house, including on-site roasting</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | -- | -- | -- | -- |
| <u>Coffee house with drive-through services</u> | <u>C</u> | <u>C</u> | -- | -- | -- | <u>C</u> | -- | -- | -- | -- |
| <u>Delicatessen and bakery/Sandwich Shops</u> | P | P | P | P | P | P | -- | -- | -- | -- |
| <u>Distilleries/Wineries, Micro (defined in CMC Chapter 17.04).</u> | <u>P/ZA</u> | <u>P/ZA</u> | <u>P/ZA</u> | <u>PZA</u> | <u>P/ZA</u> | -- | -- | -- | -- | -- |
| <u>Liquor lounge/bar, on-site consumption</u> | <u>P/ZA</u> | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| <u>Night Clubs/Lounges excluding Adult</u> | <u>MC</u> | C | -- | C | -- | -- | -- | -- | -- | -- |

EXHIBIT A

| | | | | | | | | | | |
|--|----------------|-------------|------------------|------------------|-------------|----------------|----------------|-----------|-----------|-----------|
| Entertainment <u>per CMC Chapter 17.41.</u> | | | | | | | | | | |
| Restaurants – Without Drive-thrus <u>Walk-in service</u> | P | P | P | P | C | C | -- | -- | -- | -- |
| Restaurants – With Drive-thrus <u>through service</u> | -- | C | -- | C | -- | -- | -- | -- | -- | -- |
| Restaurants with live entertainment as an ancillary use. | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>C</u> | <u>C</u> | <u>--</u> | <u>--</u> | <u>--</u> | <u>--</u> |
| Microbreweries/Craft Breweries (defined in CMC Chapter 17.04) (renamed Breweries, Micro/Craft) | <u>P/ZA</u> | <u>P/ZA</u> | <u>P/ZA</u> | <u>P/ZA</u> | <u>P/ZA</u> | -- | -- | -- | -- | -- |
| Wine <u>Stores Tasting, including retail sales, tastings and on-site consumption</u> | <u>P/ZA</u> | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Sidewalk Cafes | P ⁴ | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| HEALTH CARE SERVICES | | | | | | | | | | |
| Health Care Facilities | P | -- | P/C ⁵ | P/C ⁵ | -- | P ⁵ | P ⁶ | -- | -- | -- |
| LIGHT MANUFACTURING/BUSINESS PARK | | | | | | | | | | |
| Assembly, Light (such as small appliances, bicycles, computers, and furniture) | -- | -- | -- | -- | P | -- | -- | -- | -- | -- |

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|---|----|----|----|----|---|----|----|----|----|----|
| LIGHT MANUFACTURING/BUSINESS PARK CONT'D | | | | | | | | | | |
| Boat and Marine Sales and Repair | -- | -- | -- | -- | P | -- | -- | -- | -- | -- |
| Distribution (excludes truck terminals) | -- | -- | -- | -- | P | -- | -- | -- | -- | -- |
| Home improvement centers (includes home furnishings and hardware) | -- | -- | P | P | P | -- | -- | -- | -- | -- |
| Laboratories (such as medical, mechanical, optical) | -- | -- | -- | -- | P | P | -- | -- | -- | -- |

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|---|----|----|----|----|-----------------|----|----|----|----|----|
| Manufacturing, Light (such as bakery, cabinets, clothing, communication equipment, computers, cosmetics, furniture, instruments, metal engraving, musical instruments, packaging, pharmaceuticals, plastics, signs, silk screening, sporting equipment, and toys) | -- | -- | -- | -- | P | -- | -- | -- | -- | -- |
| Mixed Use – Commercial/Business Park Developments that feature a mix of commercial and light industrial uses that are “clean” in operations typified by research and development, e-commerce, etc. ²² | -- | -- | -- | -- | P ¹⁴ | -- | -- | -- | -- | -- |
| Outdoor storage (only in conjunction with items manufactured/assembled or equipment used with businesses conducted within a building on site) ⁷ | -- | -- | -- | -- | P | -- | -- | -- | -- | -- |
| Parcel Delivery | -- | -- | -- | -- | P | -- | -- | -- | -- | -- |
| Processing (including bottling, cleaning/dyeing, food preparation, packaging; except hazardous materials) | -- | -- | -- | -- | P | -- | -- | -- | -- | -- |
| LIGHT MANUFACTURING/BUSINESS PARK CONT'D | | | | | | | | | | |
| Publishing (blueprinting, book binding, printing, publishing and photo copying) | -- | -- | -- | -- | P | -- | -- | -- | -- | -- |
| Research/Development (design of new products) | -- | -- | -- | -- | P | -- | -- | -- | -- | -- |
| Repairing small appliances, electronic equipment, plumbing/electrical shops | -- | -- | P | P | P | -- | -- | -- | -- | -- |
| Treatment, light (non-toxic coating/plating) | -- | -- | -- | -- | C | -- | -- | -- | -- | -- |
| Upholstery (within a fully enclosed building) | -- | -- | C | P | P | -- | -- | -- | -- | -- |
| Wholesaling | -- | -- | -- | -- | P | -- | -- | -- | -- | -- |

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| Welding, Machine Shops | -- | -- | -- | -- | C | -- | -- | -- | -- | -- |
| ENTERTAINMENT, RECREATION, COMMUNITY SERVICES, EDUCATION | | | | | | | | | | |
| Arcades – primary use | C | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Billiard Club | C | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Child or Adult Day Care (6 or fewer) | -- | -- | -- | -- | -- | -- | P ⁶ | P | -- | -- |
| Child or Adult Day Care (7-12) | -- | -- | -- | -- | -- | P | C | C | -- | -- |
| Child or Adult Day Care (13 or more) | -- | -- | P | -- | -- | P | C | -- | -- | -- |
| Community Service Facilities, Clubs, Lodges, Meeting Halls, <u>Multi-Use Venues</u> | <u>MC</u> | C | P | P | -- | P | C | -- | -- | -- |
| Court Facilities | P | -- | -- | -- | -- | P | -- | -- | -- | -- |
| Cultural Institutions, Museums | P | C | C | C | -- | P | -- | -- | -- | C |
| Dance , Gymnastics, Martial Arts Studies | P | -- | P | P | <u>GP</u> | P | -- | -- | -- | -- |
| <u>Entertainment, outdoor (ex: art festivals, live music, movies, other similar type uses within commonly used communal space)</u> | <u>MC</u> | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| <u>Educational Institutions</u> | <u>P</u> | -- | <u>P</u> | <u>C</u> | <u>C</u> | <u>P</u> | <u>C</u> | -- | -- | -- |
| <u>Health and Wellness studios (ex: Pilates, yoga, dance, personal training) less than 3,500 s.f.</u> | <u>P</u> | -- | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | -- | -- | -- | -- |
| Health /Athletic Clubs | C | -- | P | P | C | P | -- | -- | -- | -- |
| Massage Establishment | -- | -- | -- | P | -- | P | -- | -- | -- | -- |
| Parks/Playgrounds/Community Gardens | P | P | P | -- | -- | P | P | P | P | P |
| Public/Quasi-Public Uses | P | -- | P | P | -- | P | C | C | C | C |
| Public Safety Facilities | P | P | P | P | P | P | C ⁸ | -- | C ⁸ | C ⁸ |
| Public Utilities (excluding offices) | -- | C | C | C | C | C | -- | C | C | C |
| <u>Recreational Entertainment, Indoor (ex: bowling, billiards, retro arcade, other similar uses)</u> | <u>MC</u> | -- | -- | <u>MC</u> | -- | -- | -- | -- | -- | -- |
| Religious Facilities | C | -- | C | C | -- | C | C | C | C | C |

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|---|-----------|----|---|---|----|---|-----------|----|----|----|
| Schools/ <u>Educational Institutions</u> – <u>Business/Trade Schools</u> (ex: <u>culinary, music, art, trade, tutoring and other similar uses</u>) | <u>GP</u> | -- | P | P | P | P | <u>GP</u> | -- | -- | -- |
| Theater, <u>indoor including live entertainment</u> (excluding adult entertainment <u>per CMC Chapter 17.4I</u>) | <u>MC</u> | C | C | C | -- | C | -- | -- | -- | -- |

RETAIL COMMERCIAL

| | | | | | | | | | | |
|--|---------------------|----|-----------|-----------|----|----------|----|----------|----|----|
| Artist Galleries and Studios and Studios (ex: art, music, pottery and other similar uses) | P | -- | P | P | -- | P | P | -- | -- | -- |
| Artisan market place and food hall, including communal space | <u>P</u> | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Building Material Sales, indoor | C ⁹ | -- | P | P | P | -- | -- | -- | -- | -- |
| Food Neighborhood Markets ¹⁰ | <u>P</u> | -- | <u>GP</u> | <u>GP</u> | -- | <u>G</u> | C | <u>G</u> | -- | -- |
| Furniture Stores (new only) | P | -- | P | P | P | -- | -- | -- | -- | -- |
| Flower/Gift Garden Shops, including outdoor display | P | P | P | P | -- | P | -- | -- | -- | -- |
| Food Stores | <u>P</u> | -- | <u>P</u> | <u>P</u> | -- | -- | -- | -- | -- | -- |
| Handicraft-Type Industries (i.e. ex: furniture, saddles, sculptures, stained glass, soaps, etc other similar types uses), produced and sold on the same premise less than 5,000 s.f. | P | -- | P | P | -- | -- | -- | -- | -- | -- |

RETAIL COMMERCIAL CONT'D

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|---|----|-----------------|----|----|----|----|----|----|----|
| Liquor Stores, retail sales only no on-site consumption | -- | -- | -- | C | -- | -- | -- | -- | -- |
| Nurseries/Garden Supplies with Outdoor Display | -- | -- | P | P | -- | -- | -- | -- | -- |
| Office Supplies/Equipment | P | P | P | P | P | P | -- | -- | -- |
| Pet Stores | P | -- | P | P | -- | -- | -- | -- | -- |
| Retail stores, general merchandise | P | C ¹¹ | P | P | -- | -- | -- | -- | -- |
| Retail Vendor Kiosk ¹² | GP | -- | -- | -- | -- | -- | -- | -- | -- |

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|--|-----------------|----|-----------------|-----------------|----|----|-----------------|----|----|----|
| Antique Shops (No Pawn Shops) | P | -- | P | P | -- | -- | -- | -- | -- | -- |
| Tobacco Stores | C ¹⁹ | -- | -- | C ¹⁹ | -- | -- | -- | -- | -- | -- |
| RESIDENTIAL | | | | | | | | | | |
| Home Occupations ¹³ | -- | -- | -- | -- | -- | -- | P | P | P | -- |
| Single-Family Dwellings | -- | -- | -- | -- | -- | -- | P | P | P | -- |
| Two-Family Dwellings | -- | -- | -- | -- | -- | -- | -- | -- | P | -- |
| Mixed Use – Commercial/Residential Developments, including residential and office/retail/service or live-work components either within the same structure or on the same parcel (Residential may include Senior Citizen Housing) | C ¹⁴ | -- | C ¹⁴ | C ¹⁴ | -- | -- | C ¹⁴ | -- | -- | -- |
| Multiple-Family Dwellings ¹⁵ | -- | -- | C | -- | -- | -- | -- | -- | P | -- |
| Senior Citizen Housing (stand-alone)-75 units/ac | C | -- | C | -- | -- | C | -- | -- | C | -- |
| Single Room Occupancy Development subject to Section III.D.4 | -- | -- | -- | -- | -- | -- | -- | -- | C | -- |
| SERVICE USES | | | | | | | | | | |
| Banks, credit unions, and financial services | P | P | P | P | -- | C | -- | -- | -- | -- |
| Bed and Breakfast Inns | C | -- | -- | -- | -- | -- | C | C | C | -- |
| Cyber Cafes ¹⁷ | -- | -- | -- | P | -- | -- | -- | -- | -- | -- |
| Funeral Parlors and Mortuaries | -- | -- | C | C | -- | C | -- | -- | -- | -- |
| Hotels | C | C | C | C | -- | C | -- | -- | -- | -- |
| Laundromat, Dry Cleaners | -- | -- | P | P | -- | -- | -- | -- | -- | -- |
| Motor Inns | -- | C | -- | C | -- | -- | -- | -- | -- | -- |
| SERVICE USES CONT'D | | | | | | | | | | |
| Fire Stations ²¹ | C | C | C | C | C | C | C | C | C | -- |
| Offices, Governmental | P | P | P | P | P | P | P ¹⁶ | -- | -- | -- |
| Offices, Professional | P | P | P | P | P | P | P ¹⁶ | -- | -- | -- |
| Personal Services (i.e. barber, beauty, and nail shops; tailor shops, travel agent) | P | P | P | P | -- | P | C | -- | -- | -- |

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|--|-------------------------|-------------------------|-------------------------|-------------------------|----|----|----|----|----|----|
| Smoking Lounges | <u>MC</u> ¹⁸ | <u>MC</u> ¹⁸ | <u>MC</u> ¹⁸ | <u>MC</u> ¹⁸ | -- | -- | -- | -- | -- | -- |
| Tattoo and Body Piercing Salons as an ancillary use not occupying more than 25 percent of the floor area of the primary business | -- | -- | <u>MC</u> ²⁰ | -- | -- | -- | -- | -- | -- | -- |
| Veterinarians | -- | -- | -- | P | -- | -- | -- | -- | -- | -- |