

Table 2: Permitted Uses in the TN-2, TC-1 and TC-2 Districts

Use differences between the existing TN-2 and proposed TC-1 districts is highlighted in orange.

	Existing TN-2 District				Proposed TC-1	TC-2*	Standards
	Interior Lot		Corner Lot				
	Ground Floor	Upper Floor	Ground Floor	Upper Floor			
Key: -- = Not Permitted ✓ = Permitted * = Subject to Special Use Review							
RESIDENTIAL USES							
Single-family detached, semi-detached or end-row, attached or row	✓	✓	✓	✓	✓	✓	
Two-family detached, semi-detached or end-row, attached or row	✓	✓	✓	✓	✓	✓	
Multifamily (3 or more units)	✓	✓	✓	✓	✓	✓	8-3217(3)
Conversion to provide additional units in existing structure	*	*	*	*	*	*	8-3217(2)
Bed and breakfast inn (up to 8 guest rooms)	✓	✓	✓	✓	✓	✓	8-3217(1)
Accessory dwelling, garage apartment, carriage house, caretaker's quarters	✓	✓	✓	✓	✓	✓	8-3217(4)
Upper-story residential	--	✓	--	✓	✓	✓	
Short-term vacation rental	✓	✓	✓	✓	✓	✓	8-3217(5)
CIVIC USES							
Adult group day care home (7 to 18 people)	--	--	--	--	✓	✓	8-3218(1)
Adult day care center (over 18 people)	--	--	--	--	--	✓	8-3218(1)
Ambulance service, rescue squad	--	--	--	--	*	✓	8-3218(2)
College, university	--	--	--	--	✓	✓	
Congregate care home (over 15 people)	--	--	--	--	*	*	8-3218(3)
Convent, monastery	✓	✓	✓	✓	✓	✓	
Day care home, Group (7 to 18 children)	--	--	--	--	✓	✓	8-3218(4)
Day care center (over 18 children)	--	--	--	--	--	✓	8-3218(4)
Eleemosynary or philanthropic institution	--	--	--	--	✓	✓	
Food service center for homeless	--	--	--	--	✓	✓	
Group care home (7 to 15 people)	--	--	--	--	✓	✓	8-3218(5)
Homeless shelter (emergency)	--	--	--	--	*	*	8-3218(6)
Museum, library	--	--	--	--	✓	✓	
Place of worship	--	--	--	--	✓	✓	
Public uses, including recreation sites	--	--	--	--	✓	✓	
School, public or private (K-12)	--	--	--	--	✓	✓	
Single room occupancy residence	--	--	--	--	✓	✓	8-3218(8)
Special needs housing	✓	✓	✓	✓	✓	✓	8-3218(9)
Technical, trade or business school	--	--	--	--	✓	✓	
Utility, minor	--	--	--	--	✓	✓	
COMMERCIAL USES							
Artist studio, gallery	✓	--	✓	✓	✓	✓	
Bar, nightclub, tavern	--	--	--	--	*	*	8-3219(2)

Table 2: Permitted Uses in the TN-2, TC-1 and TC-2 Districts

Use differences between the existing TN-2 and proposed TC-1 districts is highlighted in orange.

	Existing TN-2 District				Proposed TC-1	TC-2*	
	Interior Lot		Corner Lot				
	Ground Floor	Upper Floor	Ground Floor	Upper Floor			Standards
Key: -- = Not Permitted ✓ = Permitted * = Subject to Special Use Review							
Boarding or rooming house (up to 10 people)	--	--	--	--	✓	✓	8-3219(3)
Club, lodge	--	--	--	--	*	*	
Contractor's office	--	--	--	--	✓	✓	8-3219(4)
Dormitory for college or university	--	--	--	--	--	✓	
Fraternity, sorority house	--	--	--	--	*	*	
Funeral home	--	--	--	--	✓	✓	
Gas station with convenience retail	--	--	--	--	*	✓	8-3219(5)
Greenhouse, plant nursery	--	--	--	--	--	✓	
Hotel, motel	--	--	--	--	--	✓	
Indoor recreation (commercial)	--	--	--	--	✓	✓	
Inn, hostel	--	--	--	--	✓	✓	8-3219(6)
Manufacturing, Limited	--	--	--	--	--	✓	8-3219(7)
Microbrewery	--	--	--	--	*	*	8-3219(18)
Office, General	✓	--	✓	✓	✓	✓	8-3219(8)
Office, Medical	--	--	--	--	✓	✓	
Outdoor recreation (commercial)	--	--	--	--	--	✓	
Package alcohol sales			*	*	*	*	8-3219(9)
Restaurant without alcohol sales	--	--	--	--	✓	✓	8-3219(10)
Restaurant with alcohol sales	--	--	*	*	*	*	8-3219(10)
Retail, General	--	--	--	--	✓	✓	8-3219(11)
Retail, Neighborhood	--	--	✓	✓	✓	✓	8-3219(11)
Self-storage facility	--	--	--	--	--	✓	8-3219(12)
Service, General	--	--	--	--	✓	✓	8-3219(13)
Service, Neighborhood	--	--	✓	✓	✓	✓	8-3219(13)
Shooting range, indoor	--	--	--	--	--	*	
Tattoo Studio	--	--	--	--	--	✓	8-3219(17)
Taxi dispatch, limousine service, messenger service	--	--	--	--	--	✓	
Vehicle repair	--	--	--	--	*	*	8-3219(14)
Vehicle sales and service, Minor	--	--	--	--	✓	✓	8-3219(15)
Vehicle sales and service, Major	--	--	--	--	--	*	8-3219(15)
Veterinarian, animal hospital	--	--	--	--	✓	✓	8-3219(16)

*Not requested by the petitioner, but recommended for the existing B-C properties.