



C H A T H A M C O U N T Y - S A V A N N A H

METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: June 3, 2025
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: Zoning Map Amendment

PETITION REFERENCED:

Owner: Steve Paschall with 1000 Town Center LLC

Address: 101 E 34th St

Alderman District: 2 - Detric Leggett

County Commission District: 2 - Malinda Scott Hodge

Property Identification Number: 20065 01001

Petition File Number: 25-001705-ZA

MPC ACTION:

The Planning Commission recommends **denial** of the request to rezone the subject property to TC-2.

Alternatively, the Planning Commission recommends **approval** of the rezoning of the property to the TC-1 zoning district as the proposed use can be accommodated through approval of a Special Use Permit in a less intense zoning district. Additionally, the TC1 designation is consistent with properties adjoining and more closely reflects the development pattern of Savannah's Mid-City districts.

MPC STAFF RECOMMENDATION:

MPC Staff recommends **denial** of the request to rezone the subject property to TC-2.

Alternatively, MPC Staff recommends **approval** of the rezoning of the property to the TC-1 zoning district as the proposed use can be accommodated through approval of a Special Use Permit in a less intense zoning district. Additionally, the TC1 designation is consistent with properties adjoining and more closely reflects the development pattern of Savannah's Mid-City districts.

MEMBERS PRESENT: 11

Traci Amick
Laureen Boles
Travis Coles – Vice Chair
Joseph Ervin
Karen Jarrett – Chairwoman
Michael Kaigler
Jeff Notrica
Stephen Plunk
Joseph Welch
Amanda Wilson
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation. (11-0)

APPROVAL Votes: 11	DENIAL Votes:	ABSENT	Abstain	Recused
Amick Boles Coles Ervin Jarrett Kaigler Notrica Plunk Welch Wilson Woiwode		Melder Ross Stephens		



Respectfully submitted,



Melanie Wilson
Executive Director and CEO

MW/sh

Enclosure

cc Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Bridget Lidy, Department of Inspections



CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

Council Report

To: City Council

From: Planning Commission

Date: June 3, 2025

Subject: Zoning Map Amendment

Applicant/Agent: 1000 Town Center, LLC – Steve Paschall

Address: 101 East 34th Street

PIN: 20065 01001

Site Area: 0.17 acres (+/- 7,380 sf)

Alderman District: 2 – Detric Leggett

Chatham County Commission District: 2 – Malinda Scott Hodge

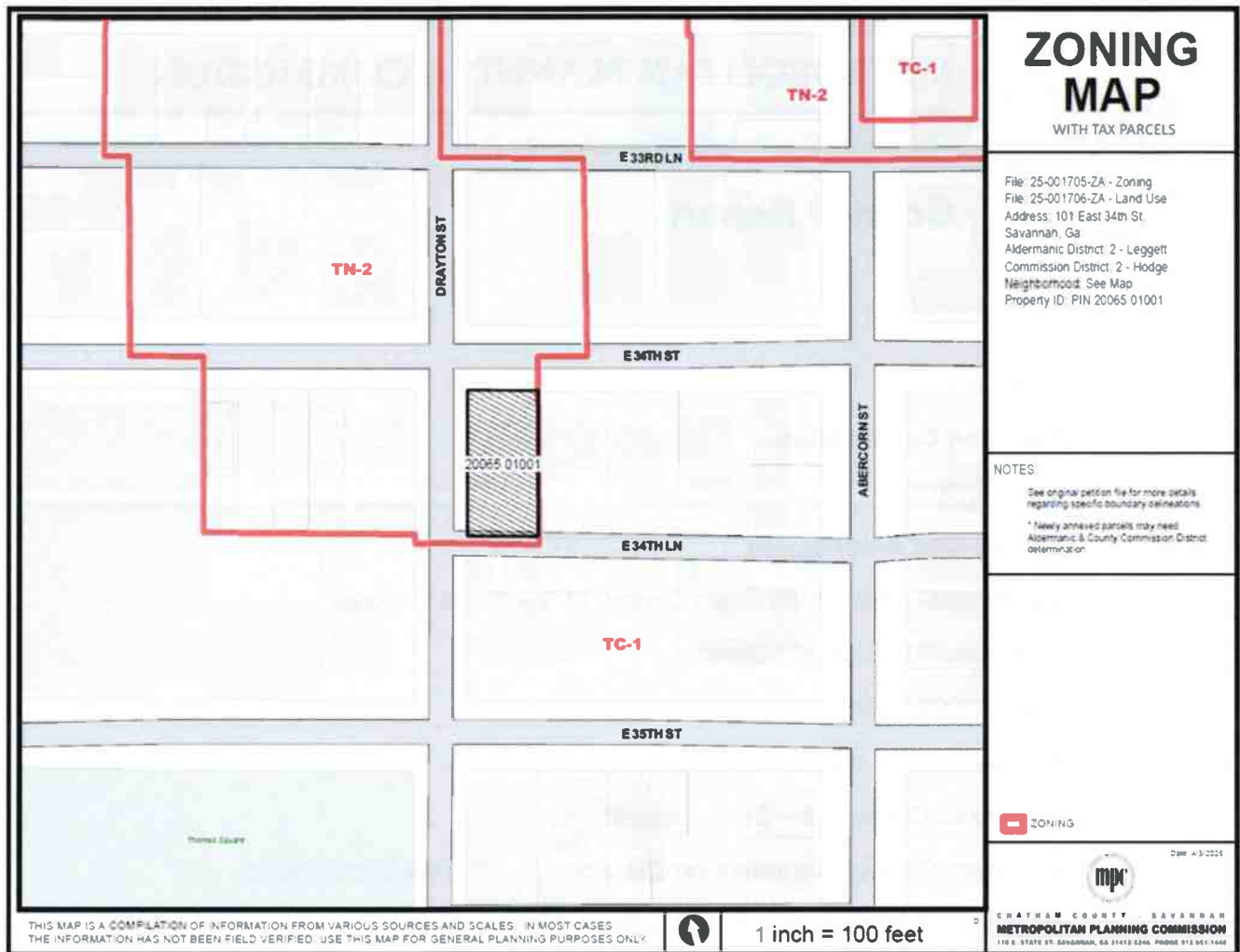
Request: Rezone from TN-2 (Traditional Neighborhood-2) to TC-2
(Traditional Commercial-2)

File Number: 25-001705-ZA

Request

The Petitioner requests amendment of the Zoning Map from *Traditional Neighborhood-2 (TN-2)* to *Traditional Commercial-2 (TC-2)* in association with a proposal to convert a contributing historic residence into a [\(banquet or reception\) hall](#) as an extension of the Ardsley Station Restaurant located at the intersection of Drayton Street and Victory Drive. Per the Tax Assessor, the three-story structure was originally built in or around 1905 and remodeled as recently as 1985. It contains approximately 3,512 square feet of living area. Research indicates the structure is or was recently used as a Bed and Breakfast – the *Starland House*.

The rezoning request was filed concurrently with a request to amend the Future Land Use Map to reflect 'Traditional Commercial' use on the subject parcels (24-001706-ZA-FLUM). At the time of the request, the parcel was designated part of the Urban Core Character Area with a future land use of 'Traditional Neighborhood.'



Current Zoning Map

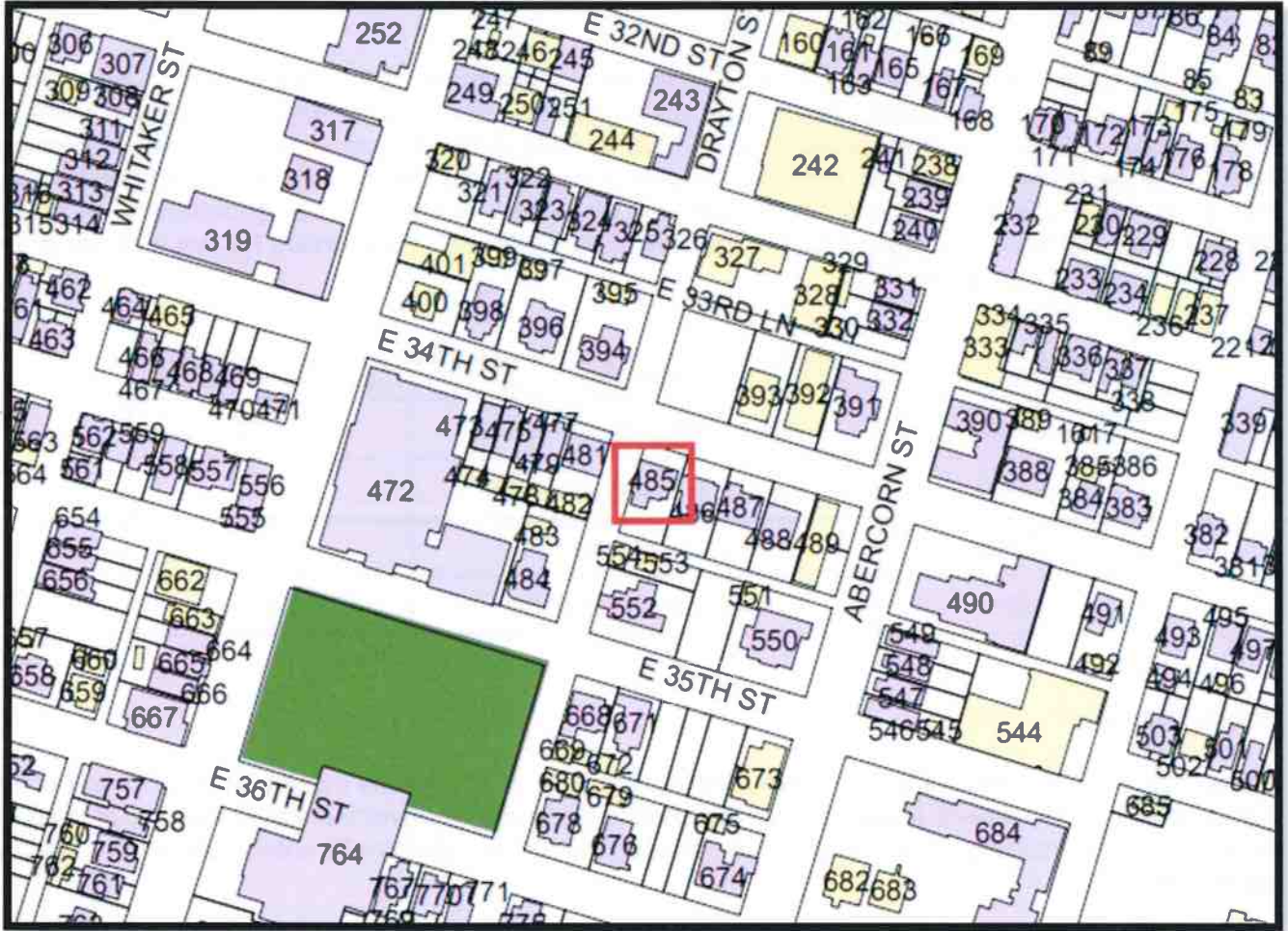
Facts and Findings

Site

The subject property measures approximately 7,380 square feet with 60 feet of frontage on East 34th Street and a depth of 123 feet. The property fronts an accessible public lane. As the site has been developed as a single-family residence since approximately 1905, it contains a residential swimming pool in its rear yard.

The parcel is within the [Streetcar Local Historic District](#) and the *Thomas Square National Historic District*. It is identified as resource number 485 on the District [Contributing Resource Map](#).

The parcel conforms with the minimum requirements of the requested TC-2 zoning district, which carries a minimum width of 20 feet for nonresidential uses and no specified minimum area. Since the parcel contains a contributing historic home, use of the existing structure is anticipated. Exterior modifications to the structure may trigger the need for a *Certificate of Appropriateness* from the Historic Preservation Commission. Additionally, demolition or relocation, if desired, would necessitate approval of a COA.



Streetcar Historic District Resource Map



The Starland House Bed and Breakfast

Existing Zoning and Development Pattern

The subject parcel is currently zoned TN-2 (Traditional Neighborhood-2). This district is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1930 during the streetcar and early automobile eras. While the district provides for primarily residential uses, it also includes limited nonresidential uses that were historically deemed compatible with the residential character of neighborhoods, including corner stores and mid-block ground floor office uses. The TN-2 district is intended for use only within the *Streetcar Historic Overlay District*.

Location	Land Use	Existing Zoning
North	Vacant, Office (Commercial)	TN-2
South	Multi-unit Vacation Rental	TC-1
East	Office (Commercial)	TC-1
West	Multifamily Residential	TN-2

Public Notice

Mailed notice of the Planning Commission meeting was sent to all property owners within 300-feet of the subject property, signs were posted on site and required newspaper advertisements were run at least 15 days prior to the meeting. The mailed notice included instructions on how to access the public meeting via the internet.

Neighborhood Meetings

The Petitioner presented the proposed use at a regular meeting of the Thomas Square Neighborhood Association. As of the writing of this report, President Jacob Jarvis requested additional time to collect input from Association Membership before publishing an official position on the request.

Impact and Suitability

Public Services and Facilities

The site is served by City water, sewer and stormwater systems. Modifications requiring the issuance of a site development permit will go through the site plan review process which includes approval of all applicable departments. A final occupancy limit has not yet been determined.

The proposed 'hall' use carries an off-street parking requirement of 1 space per 75 square feet. The site is within the [Victorian and Streetcar Parking District](#), entitling it to elimination of the parking requirement for the first 3,000 square feet, and an additional reduction for square footage in excess of 3,000 square feet. If upper story residential use is maintained, one off-street space per dwelling unit will still be required.

Comprehensive Land Use Plan Element

The rezoning request was filed concurrently with a request to amend the Future Land Use Map to reflect Traditional Commercial use on the subject parcel. At the time of the request, the parcel was designated for Urban Core Character Area with a future land use of 'Traditional Neighborhood. This future land use designation would not support the rezoning to a Traditional Commercial zoning district.

The Urban Core character area contains the local and National Register Victorian and Streetcar Historic Districts, as well as the Eastside neighborhoods in the city of Savannah. This area is characterized by a mix of detached and attached single-family homes, mid-size multi-family buildings, and smaller-scale, neighborhood commercial. Urban Core areas are walkable with a well-connected sidewalk network and street grid. Lot sizes are larger and building heights lower (around 2-4 stories) than in the Urban Downtown. Infill and redevelopment opportunities are more widely available in the Urban Core; any future development should maintain the walkable densities and be compatible with the community character. A range of housing options should be encouraged in the Urban Core to accommodate workers, students, small families, seniors, and others.

Traditional Commercial is described as 'Business areas in close proximity to Downtown Savannah or in outlying historically settled areas. This category includes commercial uses that should be compatible with the character and scale of adjacent neighborhoods, most often found along collectors and arterials. Characteristics include walkability, limited or on street parking, and multi-tenant retail.' Staff supports the FLUM amendment as the parcel is on a major thoroughfare, and in proximity of other parcels already functioning in a principally commercial capacity.

The requested FLUM amendment and uses are consistent with the *Plan 2040* Character Area designation.

Existing Zoning District

- Intent of the TN-2 Zoning District:

The Traditional Neighborhood ("TN-") districts are established to allow residential-oriented mixed-use development in areas that were established in the 19th and early 20th centuries. Residential uses are the foundation of the TN- districts, but each TN- district also allows a mix of non-residential uses. It is this mix of residential, commercial, and institutional uses that distinguishes TN- districts from Residential Single Family (RSF) and Traditional Residential (TR) districts.

The TN-2 district is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1930 during the streetcar and early automobile eras. While the district provides for primarily residential uses, it also includes limited nonresidential uses that were historically deemed compatible with the residential character of neighborhoods, including corner stores and mid-block ground floor office uses. The TN-2 district is intended for use only within the Streetcar Historic Overlay District.

- Allowed Uses: The uses allowed in the zoning district appear in a chart appended to the end of this report.
- Development Standards: The development standards of the TN-2 zoning district appear in a chart appended to the end of this report.

Proposed Zoning District

- Intent of the TC-2 Zoning District:

The Traditional Commercial (“TC-”) districts are established to allow commercial-oriented mixed-use development in areas that were developed in the 19th and early 20th centuries. Several factors, including location on higher classifications of streets, development standards that emphasize pedestrianism and the continuation of historic development patterns, combine to create a “Main Street” character within these districts. The TC districts are intended to be used in conjunction with nearby or adjacent TN and TR districts to create sustainable neighborhoods with convenient access to neighborhood-serving commercial uses. The intensity of uses allowed is indicated by the number following the district name, with the TC-1 being the most limited district and TC-2 the most intense.

The TC-2 district is established to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. The district provides for the creation of commercial corridors along higher classifications of streets that traverse historic neighborhoods.

- Allowed Uses: The uses allowed in the TC zoning districts appear in a chart appended to the end of this report.
- Development Standards: The development standards of the TC zoning districts appear in charts appended to the end of this report.

Zoning Ordinance Review

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance [Sec. 3.5.8:](#)

Suitability and Community Need

- Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that are permitted by the current zoning district.

MPC Comment: *The property is well situated as currently zoned and has a wide range of available by-right uses that are both appropriate and ideal. The specifically proposed use is appropriate, but the requested TC-2 zoning would come at the expense of permitting a host of other uses that would be more intense and potentially incompatible.*

- Whether the proposed zoning district addresses a specific need in the county or city.

MPC Comment: *The requested zoning does not address any specific need in the City or County.*

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

MPC Comment: *The requested zoning district (TC-2) is inappropriate for the site given its context and configuration. Certain uses within this district, if successfully established, would*

have the potential to negatively impact the character of the neighborhood and use of adjoining property.

Residential use adjoins the property to the west across Drayton Street. As such, the following restrictions upon TN-zoned property should be kept under consideration.

5.12.8 Additional Requirements Applicable to the Traditional Neighborhood Districts

a. All TN- Districts

- i. Deliveries shall be restricted to the hours of 8:00 a.m. to 8:00 p.m., any day of the week.
- ii. Hours of operation for commercial uses shall be limited to:
 1. 6:00 a.m. until 10:00 p.m., Sunday through Thursday; and
 2. 6:00 a.m. until 11:00 p.m., Friday and Saturday.
- iii. Drive-thru service is not permitted.
- iv. Accessory structures with a roof must be located in the rear yard.
- v. Principal use dwellings shall be a minimum of 450 square feet.
- vi. On interior lots, permitted nonresidential uses are allowed only on the ground floor.

- Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

MPC Comment: The request is incompatible as it would permit uses more intense than those currently present adjacent to the site, even on parcels already zoned TC. It is, however, worthwhile to note that the TN-2 district contains provisions to permit TC-1 uses under specific circumstances. The subject property is a corner lot adjoining Drayton street on one side and parcel zoned TC-1 to the east and south.

c. TN-2 District

- i. A building with all of the following characteristics shall be permitted to establish any use allowed in the TC-1 District, subject to the development standards of the TN-2 District. The specific characteristics of the site must include:
 1. Located on a corner lot in the TN-2 District over 5,000 square feet in area;
 2. Originally constructed primarily for commercial purposes; and
 3. Located abutting one of the following arterial streets:
 - a. Barnard Street;
 - b. Bull Street;
 - c. Abercorn Street; or
 - d. Habersham Street.
- ii. Lots of record existing as of November 20, 2007, shall be utilized to determine the extent to which the corner lot provision of this Section shall be allowed. The recombination of parcels is permitted but shall not be used as the basis for the expansion of nonresidential usage beyond a distance of 60 feet as measured from the property line beginning at the corner.

- Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

MPC Comment: The acceleration of the local real estate market due to migration and increased tourism has prompted requests for upzoning of parts of the Mid-City District to permit the introduction of new commercial and residential uses. The present request is generally consistent though in excess of what is appropriate for feasible for the site and its context.

Consistency

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan.

MPC Comment: The requested FLUM amendment to 'Traditional Commercial' and proposal to upzone the property are consistent with the Comprehensive Plan, however, the intensity of the specifically requested zoning district is in excess of commercial districts adjoining the property.

Reasonable Use

- Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned.

MPC Comment: *The subject parcel has reasonable use as presently zoned and developed.*

Adequate Public Services

- Whether adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply and stormwater drainage facilities are available for the uses and densities that are permitted in the proposed zoning district.

MPC Comment: *Adequate City services will be available to serve the proposed use. Modifications requiring the issuance of a site development permit will go through the site plan review process which includes approval of all applicable departments.*

Proximity to a Military Base, Installation or Airport

MPC Comment: *The subject parcel is not within an installation AICUZ or APZ, nor is it in proximity of an airport.*

Recommendation

The Planning Commission recommends **denial** of the request to rezone the subject property to TC-2.

Alternatively, the Planning Commission recommends **approval** of the rezoning of the property to the TC-1 zoning district as the proposed use can be accommodated through approval of a Special Use Permit in a less intense zoning district. Additionally, the TC1 designation is consistent with properties adjoining and more closely reflects the development pattern of Savannah's Mid-City districts.

5.12.5 Development Standards for Permitted Uses			
Standards	TN-1	TN-2	TN-3
Lot Dimensions (min)			
<i>Single-family Detached</i>			
Lot area (sq ft)	2,100	3,000	--
Lot width (ft)	30	30	--
<i>Single-family Attached</i>			
Lot area per unit (sq ft)	1,375	1,750	--
Lot width per unit (ft)	25	20	--
<i>Two-family (side-by-side)</i>			
Lot area per unit (sq ft)	1,375	1,750	--
Lot width per unit (ft)	25	20	--
<i>Two-family (over-under)</i>			
Lot area per unit (sq ft)	1,050	1,750	--
Lot width (ft)	30	30	--
<i>Three-Four Family and Apartments</i>			
Lot area per unit (sq ft)	1,050	1,750	--
Lot width (ft)	30	30	--
<i>Townhomes</i>			
Lot area per unit (sq ft)	1,050	1,750	--
Lot width per unit (ft)	18	18	--
<i>Upper Story Residential</i>			
Lot area per unit (sq ft)	No min.	No min.	No min.
Lot width per unit (ft)	No min.	No min.	No min.
<i>Nonresidential</i>			
Lot area (sq ft)	--	--	--
Lot width (ft)	20	20	20
Building			
Building Coverage (max)	60%	60%	60%
Building Frontage (min)	70%	70%	70%
Nonresidential building footprint (max sq ft)	2,500	2,500 [1]	2,500
Building Setbacks (ft)			
<i>For blocks without contributing structures*</i>			
Front yard (interior lot)	0 (min); 10 (max)	5 (min); 10 (max)	0 (min); 5 (max)
Front yard (corner lot)	0 (min); 10 (max)	5 (max)	0 (min); 5 (max)
Side yard (interior)	3 (min)	3 (min)	3 (min)
Side yard (corner)	5 (max)	5 (max)	5 (max)
Rear yard [2]	30 (min)	20 (min)	20 (min)
<i>For blocks with contributing structures*</i>			
Front yard	Avg of block face	Avg of block face	Avg of block face
Side yard (interior)	3 (min)	3 (min)	3 (min)
Side yard (corner)	Avg of block face	Avg of block face	Avg of block face
Rear yard [2]	30 (min)	20 (min)	20 (min)
Building separation	See Fire Code	See Fire Code	See Fire Code
Height (max)	Avg of block face, not to exceed 40 ft.	3 stories, not to exceed 45 ft [1]	2 stories, not to exceed 30 ft
Accessory Structure Setbacks	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7

* Refer to Contributing Resources Map in Sec. 7.11.4
 [1] Nonresidential buildings in the Streetcar Overlay District are exempt from the maximum building footprint and maximum height standards provided that the visual compatibility criteria are met.
 [2] For buildings oriented to north-south streets, the minimum rear yard setback may be reduced to five (5) feet.

5.13.5 Development Standards for Permitted Uses			
Standards	TC-1	TC-2	
Lot Dimensions (min)			
<i>Single-family Detached</i>			
Lot area (sq ft)	3,000	3,000	3,000
Lot width (ft)	30	30	30
<i>Single-family Attached & Two-family (side-by-side)</i>			
Lot area per unit (sq ft)	1,450	1,450	1,200
Lot width per unit (ft)	18	18	18
<i>Two-family (over-under)</i>			
Lot area per unit (sq ft)	1,500	1,500	1,500
Lot width (ft)	30	30	30
<i>Three- & Four-family</i>			
Lot area per unit (sq ft)	1,450	1,450	1,200
Lot width (ft)	30	30	30
<i>Townhomes</i>			
Lot area per unit (sq ft)	1,450	1,450	1,200
Lot width per unit (ft)	18	18	18
<i>Upper Story Residential</i>			
Lot area per unit (sq ft)	No min.	No min.	No min.
Lot width per unit (ft)	No min.	No min.	No min.
<i>Apartments</i>			
Lot area per unit (sq ft)	435	435	435
Lot width (ft)	30	30	30
<i>Nonresidential</i>			
Lot area (sq ft)	--	--	--
Lot width (ft)	20	20	20
Building			
Building Coverage (max)	--	--	--
Building Frontage (min)	70%	70%	70%
Building Footprint (max sq ft) [1]	5,500	5,500	10,000
Building Setbacks (ft)			
<i>For blocks without contributing structures*</i>			
Front yard	5 (max)	5 (max)	5 (max)
Side yard (interior) [2]	10 (min)	10 (min)	10 (min)
Side yard (corner)	5 (max)	5 (max)	5 (max)
Rear yard	10 (min)	10 (min)	10 (min)
<i>For blocks with contributing structures*</i>			
Front yard	Avg of block face	Avg of block face	Avg of block face
Side yard (interior) [2]	10 (min)	10 (min)	10 (min)
Side yard (corner)	Avg of block face	Avg of block face	Avg of block face
Rear yard	10 (min)	10 (min)	10 (min)
Building separation	See Fire Code	See Fire Code	See Fire Code
Height (max) [1]	3 stories up to 45 ft	3 stories up to 45 ft	3 stories up to 45 ft
Accessory Structure Setback	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7

* Refer to Contributing Resources Map in Sec. 7.11.4
 [1] Nonresidential buildings in the Streetcar Overlay District are exempt from the maximum building footprint and maximum height standards provided that the visual compatibility criteria are met.
 [2] There is no minimum side yard (interior) setback for properties adjacent to any TC zoning district.

TN-2 Corner Lot	✓ = Permitted Use L = Limited Use S = Special Use	Use Standards
Single-family detached	✓	
Single-family attached	✓	
Two-family	✓	
Three-family / Four-family	✓	Sec. 8.1.1
Townhouse	✓	
Stacked townhouse	✓	
Apartment	✓	
Upper story residential	✓	
Monastery/convent	✓	
Agriculture, personal	✓	
Community Garden	✓	
Park, general	✓	
Library/community center	✓	
Museum	✓	Sec. 8.7.24
Police/fire station or substation	✓	
Child/adult day care home	S	Sec. 8.3.9 or Sec. 8.7.11
Child/adult day care center	S	Sec. 8.3.10 or Sec. 8.7.11
School, trade, vocational or business	S	
All places of worship	S	Sec. 8.3.15, Sec. 8.7.13, and Sec. 8.8.3(d)
Assisted living facility	✓	
Personal care home, registered	✓	Sec. 8.3.19
Personal care home, family	✓	Sec. 8.3.19
Personal care home, group	✓	Sec. 8.3.19
Office, general	✓	Sec. 8.4.1
Retail, general	✓	
Art/photo studio; gallery	✓	
Food-oriented retail	✓	Sec. 8.4.16
Pharmacy	✓	Sec. 8.4.21
Pharmacy for Medical Cannabis Dispensary or Medical Marijuana Dispensary	L	Sec. 8.4.51
Services, general	✓	
Business support services	✓	
Catering establishment	✓	
Instructional studio or classroom	✓	
Personal service shop	✓	Sec. 8.4.28
Psychic; palmist; medium; fortune teller	✓	
Repair-oriented services	✓	
Restaurant	✓	Sec. 8.4.32, Sec. 8.7.24 and Sec. 7.14
Retail consumption dealer (on premise consumption of alcohol)	S	Sec. 8.7.24 and Sec. 7.14
Bed and Breakfast Homestay	L	Sec. 8.4.33
Bed and breakfast	L	Sec. 8.4.34
Inn	L	Sec. 8.4.35 and Sec. 8.7.24
Short-term vacation rental	L	Sec. 8.4.37 and Sec. 7.5
Artisan/Craft	L	Sec. 8.5.4
Parking facility	S	Sec. 8.6.2
Utilities, major	S	
Utilities, minor	✓	

TC-1	✓ = Permitted Use L = Limited Use S = Special Use	Use Standards
Single-family detached	✓	
Single-family attached	✓	
Two-family	✓	
Three-family / Four-family	✓	Sec 8.1.1
Townhouse	✓	
Stacked townhouse	✓	
Apartment	✓	
Upper story residential	✓	
Child caring institution	L	Sec 8.1.5
Dormitory/student housing	✓	
Fraternity/sorority house	S	
Monastery/convent	✓	
Rooming house	L	Sec 8.1.6
Single room occupancy	L	Sec 8.1.7
Agriculture, personal	✓	
Community Garden	✓	
Park, general	✓	
Library/community center	✓	
Museum	✓	Sec 8.7.24
Post office	✓	
Police/fire station or substation	✓	
Emergency Medical Services (EMS) substation/ Ambulance Service	S	Sec 8.3.5
Shelter, emergency	S	Sec 8.3.6
Shelter, transitional	L	Sec 8.3.7
Soup kitchen	L	Sec 8.3.8
Child/adult day care home	L	Sec 8.3.9 or Sec 8.7.11
Child/adult day care center	L	Sec 8.3.10 or Sec 8.7.11
Child/adult care home, 24 hour	S	Sec 8.3.11 or Sec 8.7.11
Child/adult care center, 24 hour	S	Sec 8.3.12 or Sec 8.7.11
College, university, seminary	✓	Sec 8.3.13 and Sec 8.7.15
Educational building used by a college, university or seminary	✓	Sec 8.3.13 and Sec 8.7.15
School, public or private (K-12)	✓	Sec 8.3.14 and Sec 8.7.14
School, trade, vocational or business	✓	
All places of worship	✓	Sec 8.3.15, Sec 8.7.13, and Sec 8.8.3(d)
Private club/loodge	S	Sec 8.3.16
Correctional transition facility	S	Sec 8.3.18
Hospice	✓	
Nursing home	✓	
Assisted living facility	✓	
Personal care home, registered	✓	Sec 8.3.19
Personal care home, family	✓	Sec 8.3.19
Personal care home, group	✓	Sec 8.3.19

TC-1	✓ = Permitted Use L = Limited Use S = Special Use	Use Standards
Substance recovery facility	S	Sec 8.3.20
Office, general	✓	Sec 8.4.1
Office, medical	✓	Sec 8.4.3
Office, utility/contractor	L	Sec 8.4.4
Studio/multimedia production facility	L	Sec 8.4.5
Indoor amusement	✓	
Indoor sports facility	✓	
Teen Club	L	Sec 8.4.7
Theater/concertal performing arts	✓	
Retail, general	✓	
Art (photo studio, gallery)	✓	
Convenience store	S	Sec 8.4.14
Fuel/gas station	S	Sec 8.4.14
Food-oriented retail	✓	Sec 8.4.16
Pharmacy	✓	Sec 8.4.21
Pharmacy for Medical Cannabis Dispensary or Medical Marijuana Dispensary	L	Sec 8.4.51
Services, general	✓	
Animal services, indoor	L	Sec 8.4.24
Bank	✓	
Body art services	✓	
Business support services	✓	
Catering establishment	✓	
Hall, banquet or reception	S	
Instructional studio or classroom	✓	
Laundromat	✓	
Dry Cleaner/Laundry, Neighborhood	✓	
Personal service shop	✓	Sec 8.4.28
Psychic, palmist, medium, fortune teller	✓	
Repair-oriented services	✓	
Distillery, craft,	S	Sec 7.14
Bar, tavern	S	Sec 8.4.30 and Sec 7.14
Restaurant	✓	Sec 8.4.32, Sec 8.7.24 and Sec 7.14
Retail consumption dealer (on premise consumption of alcohol)	S	Sec 8.7.24 and Sec 7.14
Ancillary retail dealer (off-premise consumption of alcohol)	✓	Sec 8.7.24 and Sec 7.14
Package store (not including wine specialty shops)	S	Sec 7.14
Wine Specialty Shop (not including package stores)	S	Sec 7.14
Winery, Meadery, Cider	S	Sec 7.14
Brewery, Micro	S	Sec 7.14
Bed and Breakfast Homestay	L	Sec 8.4.33
Bed and breakfast	L	Sec 8.4.34
Inn	L	Sec 8.4.35 and Sec 8.7.24
Hotel/motel, 16-74 rooms	S	Sec 7.13
Short-term vacation rental	L	Sec 8.4.37 and Sec 7.5
Vehicle service, minor	L	Sec 8.4.42
Vehicle wash, full or self-service	L	Sec 8.4.43
Manufacturing, Artisan/Craft	L	Sec 8.5.4
Parking facility	S	Sec 8.6.2
Utilities, major	S	
Utilities, minor	✓	

TC-2	✓= Permitted Use L= Limited Use S=Special Use	Use Standards
Single-family detached	✓	
Single-family attached	✓	
Two-family	✓	
Three-family / Four-family	✓	Sec 8.1.1
Townhouse	✓	
Stacked townhouse	✓	
Apartment	✓	
Upper story residential	✓	
Child caring institution	L	Sec 8.1.5
Dormitory/Student Housing	✓	
Fraternity/ sorority house	S	
Monastery/convent	✓	
Rooming house	L	Sec 8.1.6
Single room occupancy	L	Sec 8.1.7
Agriculture, personal	✓	
Community Garden	✓	
Park, general	✓	
Library/community center	✓	
Museum	✓	Sec 8.7.24
Post office	✓	
Police/fire station or substation	✓	
Emergency Medical Services (EMS) substation/ Ambulance Service	S	Sec 8.3.5
Shelter, emergency	S	Sec 8.3.6
Shelter, transitional	L	Sec 8.3.7
Soup kitchen	L	Sec 8.3.8
Child/adult day care home	L	Sec 8.3.9 or Sec 8.7.11
Child/adult day care center	L	Sec 8.3.10 or Sec 8.7.11
Child/adult care home, 24 hour	L	Sec 8.3.11 or Sec 8.7.11
Child/adult care center, 24 hour	S	Sec 8.3.12 or Sec 8.7.11
College, university, seminary	✓	Sec 8.3.13 and Sec 8.7.15
Educational building used by a college, university or seminary	✓	Sec 8.3.13 and Sec 8.7.15
School, public or private (K-12)	✓	Sec 8.3.14 and Sec 8.7.14
School, trade, vocational or business	✓	
All places of worship	✓	Sec 8.3.15, Sec 8.7.13, and Sec 8.8.3(d)
Private club/Lodge	S	Sec 8.3.16
Correctional transition facility	S	Sec 8.3.18
Hospice	✓	
Nursing home	✓	
Assisted living facility	✓	
Personal care home, registered	✓	Sec 8.3.19
Personal care home, family	✓	Sec 8.3.19
Personal care home, group	✓	Sec 8.3.19
Substance recovery facility	S	Sec 8.3.20
Office, general	✓	Sec 8.4.1
Call center	✓	
Day labor employment center	L	Sec 8.4.2
Office, medical	✓	Sec 8.4.3
Office, utility/contractor	L	Sec 8.4.4
Studio/multimedia production facility	L	Sec 8.4.5
Indoor amusement	✓	

TC-2	✓= Permitted Use L= Limited Use S=Special Use	Use Standards
Indoor sports facility	✓	
Teen Club	L	Sec 8.4.7
Theater/cinema/ performing arts	✓	
Retail, general	✓	
Art/photo studio, gallery	✓	
Convenience store	L	Sec 8.4.14
Fuel/gas station	L	Sec 8.4.14
Food-oriented retail	✓	Sec 8.4.16
Garden center	L	Sec 8.4.22
Pawnshop	L	Sec 8.4.20
Pharmacy	✓	Sec 8.4.21
Pharmacy for Medical Cannabis Dispensary or Medical Marijuana Dispensary	L	Sec 8.4.51
Warehouse or Office Showroom / Flex Space	S	Sec 8.4.23
Services, general	✓	
Animal services, indoor	L	Sec 8.4.24
Bank	✓	
Body art services	✓	
Business support services	✓	
Catering establishment	✓	
Check Cashing, Title Pawn,	L	Sec 8.4.26
Crematorium	S	Sec 8.4.27
Funeral home, mortuary (not including crematorium)	✓	
Hall, banquet or reception	✓	
Instructional studio or classroom	✓	
Laundromat	✓	
Dry Cleaner/Laundry, Neighborhood	✓	
Personal service shop	✓	Sec 8.4.28
Psychic, palmist, medium, fortune teller	✓	
Repair-oriented services	✓	
Tour company terminal	✓	
Distillery, craft	S	Sec 7.14
Bar, tavern	S	Sec 8.4.30 and Sec 7.14
Nightclub	S	Sec 8.4.31 and Sec 7.14
Restaurant	✓	Sec 8.4.32, Sec 8.7.24 and Sec 7.14
Retail consumption dealer (on premise consumption of alcohol)	S	Sec 8.7.24 and Sec 7.14
Accessory retail dealer (off premise consumption of alcohol)	✓	Sec 8.7.24 and Sec 7.14
Package store (not including wine specialty shops)	S	Sec 7.14
Wine Specialty Shop (not including package stores)	S	Sec 7.14
Winery, Meadery, Cider	S	Sec 7.14
Brewery, Micro	S	Sec 7.14
Bed and Breakfast Homestay	L	Sec 8.4.33
Bed and breakfast	L	Sec 8.4.34
Inn	L	Sec 8.4.35 and Sec 8.7.24
Hotel/motel, 16-74 rooms	S	Sec 7.13
Short-term vacation rental	L	Sec 8.4.37 and Sec 7.13
Vehicle sales, rental and leasing	S	Sec 8.4.38 and Sec 8.7.21
Moped/motor scooter sales, rentals and leasing	S	Sec 8.4.40
Vehicle service, minor	L	Sec 8.4.42
Vehicle service, major	S	Sec 8.4.43
Vehicle wash, full or self-service	L	Sec 8.4.45
Manufacturing, Artisan/Craft	L	Sec 8.5.4
Manufacturing, Limited/Light	S	Sec 8.5.5
Parking facility	S	Sec 8.6.2
Passenger terminal	S	
Transportation dispatch and storage	L	Sec 8.6.3
Utilities, major	S	
Utilities, minor	✓	