

## Attachment A: Zoning Code Excerpts with Proposed Changes – Assembly Uses and Cultural Institutions

(Additions are shown in *italics* and deletions in ~~strike-out~~; all other sections of the Code not amended or altered shall remain the same, and in full force and effect)

### 2-624 NA-2 District – Use Regulations

#### B. NA-2 District – Conditionally Permitted Uses.

The following uses are allowed in the NA-2 District, subject to the approval of a conditional use permit. (Certain uses are subject to special requirements and/or limitations, as prescribed following the individual use classification.)

1. Accessory uses in conjunction with a conditionally permitted use.
2. ***Assembly Uses.***
3. Bars.
4. Bed and Breakfast Inns. (Subject to the regulations of Section 4-1674: Bed and Breakfast Inns.)
5. Commercial Recreation.
6. Drugstores.
7. Entertainment Activities. (Entertainment Activities, when provided either as a primary use or as an accessory use to permitted and conditionally permitted uses, require use permit approval.)
8. Farmers' Market.
9. Home Improvement and Interior Decoration.
10. Mixed-Use Residential.
11. Multi-Family Residential.
12. Telecommunications Towers. [See Section 4-1686: Wireless Telecommunication Facilities {as per Ordinance No. 98-009}].
13. Theaters.
14. Theaters, Small Scale.
15. Utilities, Major.

### 2-630 SA-2 District – Use Regulations

#### C. SA-2 District – Conditionally Permitted Uses.

The following uses are allowed in the SA-2 District, subject to the approval of a conditional use permit. (Certain uses are subject to special requirements and/or limitations, as prescribed following the individual use classification.)

1. Accessory uses, other than Entertainment Activities, when in conjunction with a conditionally permitted use.
2. **Assembly Uses.**
3. Bed and Breakfast Inns. (Subject to the regulations of Section 4-1674: Bed and Breakfast Inns.)
4. Beer and Wine Stores. (Beer and Wine Stores shall not be located within one thousand (1,000) feet of a site occupied by a public or private school, park, library, or recreational facilities, and no exterior vending machines shall be permitted. Beer and Wine Stores may be operated only between the hours of 6:00 a.m. and 10:00 p.m. unless longer hours are allowed with the approval of a conditional use permit, with a finding that the extended hours would not have an adverse effect on neighboring uses. A pre-existing Beer and Wine Store shall not be deemed a non-conforming use solely due to non-compliance with the one thousand (1,000) foot minimum distance requirement.)
5. Business and Trade Schools.
6. Coin-op Laundry and Dry Cleaning Businesses.
7. Convalescent Facilities.
8. Cultural Institutions.
9. Day Care, General.
10. Day Care, Limited.
11. Drugstore. (Single tenants, 10,000 s.f. in size or less, only.)
12. Entertainment Activities. (Entertainment Activities, when provided either as a primary use or as an accessory use to permitted and conditionally permitted uses, require use permit approval.)
13. Fast Food Establishment, Small Scale.
14. Financial Institution, Retail.
15. Fortunetelling.
16. Furniture, Electronic and Appliance Sales. (Single tenants 10,000 s.f. in size or less, only.)
17. Group Housing.
18. Home Improvement and Interior Decoration. (Single tenants 10,000 s.f. in size or less, only.)
19. Instruction and Improvement Services.
20. Library.
21. Maintenance and Repair Services.
22. Massage Therapy.
23. Medical Supply Stores.
24. Park and Recreation Facilities.
25. Pharmacies. (Single tenants 10,000 s.f. in size or less, only.)
26. Public Safety Facilities.
27. Recycling Facilities, Large Collection. (Subject to the regulations of Section 4-1646: Recycling Facilities.)

28. Retail Sales. (Single tenants greater than ten thousand (10,000) square feet in size, only. Single tenants less than 10,000 s.f. in size require Administrative Review.)
29. Retail Services.
30. Schools, Public or Private.
31. Social Service Facilities.
32. Telecommunication Antennae and/or Alternative Tower Structures. (See Section 4-1686: Wireless Telecommunication Facilities {as per Ordinance No. 98-009}).
33. Theaters, Small Scale.
34. Travel Services.

## 2-640 DA-3 Use Regulations

### B. DA-3 District – Conditionally Permitted Uses.

The following uses are allowed in the DA-3 District, subject to the approval of a conditional use permit. (Certain uses are subject to special requirements and/or limitations, as prescribed following the individual use classification.)

1. Accessory uses when in conjunction with a conditionally permitted use.
2. Artists' Studios.
3. Assembly Uses.
4. Bed and Breakfast Inns.
5. Cafes.
6. ***Cultural Institutions.***
7. Day Care, General.
8. Group Housing.
9. Health and Fitness Centers.
10. Manufactured Home Parks.
11. Mixed-Use Residential with ground floor office and/or retail. (Minimum density of 20 units per acre and a maximum of 60 units per acre on parcels 20,000 s.f. or greater; on parcels less than 20,000 s.f. the density shall not exceed 24 units per acre.) unless approved by a conditional use permit. Conditional use permits for additional density may be approved for projects having additional open space or other amenities.
12. Neighborhood/Specialty Food Markets. (Single tenants 10,000 s.f. in size or less only.)
13. Offices, Business and Professional.
14. Park and Recreation Facilities, Private Noncommercial.
15. Public Safety Facilities.
16. Restaurants, Full-Service.
17. Retail Sales.
18. Retail Services.
19. Single-Family Residential.
20. Schools, Public or Private.

21. Telecommunications Alternative Tower Structures [see Section 4-1686:  
Wireless Telecommunication Facilities {as per Ordinance No. 98-009}]
22. Travel Services.
23. Two-Family Residential.
24. Utilities, Major.