

## Neighborhood Business Conditional Zoning - Applicant's Proposed Land Uses

If the Commissioners are not amenable to a general use rezoning, the applicant requests to expand the allowable land uses under the *de facto* conditional zoning district. Under this scenario, the applicant proposes the following allowable land uses, all of which are currently allowed in the Neighborhood Business general use district:

### Allowable Uses:

- Artisan studio
- Brewery (with a Special Use Permit)
- Building/Trade contractor's office
- Dwelling: Accessory
- Dwelling: Single-family
- Gallery/Museum
- Microbrewery (with a Special Use Permit)
- Office and professional services
- Personal service business
- Pharmacy, retail
- Restaurant
- Retail sales/rentals of goods within wholly enclosed structure
- Veterinarian/Animal hospital

The following uses are also currently allowed in the Neighborhood Business general use district, but the applicant proposes to *exclude* them from the conditional zoning district:

### Excluded Uses:

- Botanical garden & arboretum
- Child day care
- Church, place of worship
- Electronic gaming operation
- Farmer's market
- Homeless shelter
- Park, athletic or community
- Park, cultural or natural
- Park and ride facility
- Public safety services
- Public utilities
- Recreational facilities
- Telecommunication towers
- Transmission lines