

Exhibit A to Ordinance No. 682

FRED AXE ZONING TEXT AMENDMENT

19.25.110 Use tables.

A. The following use tables indicate which uses are permitted in which zones. Zones are shown across the horizontal axis and use category and types are shown down the vertical axis.

B. Zone Acronyms. The following acronyms are used in the use tables in place of zone names:

R1	Residential 1
R2	Residential 2
MF-L	Multifamily Residential – Low
MF-H	Multifamily Residential – High
POS	Parks and Open Space
MU-O	Mixed Use – Office
NC	Neighborhood Commercial
TC	Town Center
MU	Mixed Use
CC	Community Commercial
LI-BP	Light Industrial – Business Park
MU-M	Mixed Use – Maritime

C. Symbols. The following symbols are employed in the use tables:

1. A blank cell on the table indicates that the use type is not allowed in the zone listed at the top of the column.
2. A “P” in a cell on the table indicates that the use type is permitted subject to applicable standards in this code in the zone listed at the top of the column.
3. A “C” in a cell on the table indicates that the use type is permitted subject to the conditional use provisions specified in UPMC [19.85.020](#), Conditional use permits.
4. A “D” in a cell on the table indicates that the use type is permitted subject to design review under the provisions specified in UPMC [19.85.050](#), Administrative design review.
5. An “A” in a cell on the table indicates that the use type is permitted subject to administrative review under the provisions specified in UPMC [19.85.010](#), Administrative use permits.
6. A number accompanying a “P,” “C,” “D” or “A” in a cell refers to the level of the use type allowed in the zone listed at the top of the column. If a letter is not accompanied by a number, all levels of that use type are permitted, subject to appropriate review. The description of levels for each use type is contained in this chapter.

Residential Use Types and Zone Classification Table

USE TYPES	ZONE CLASSIFICATIONS										
RESIDENTIAL USES	R1	R2	MF	POS	MU-O (14)	NC	TC (15)	MU (14)	CC (15)	LI-BP	MU-M (27)
Adult family home (6 or fewer)	P	P	P		P	P	P	P	P		P
Assisted living facility		P1, C2	P3		P3		P3	P3	P3		
Bed and breakfast (2)	P	P	P		P	P					
Caretaker unit	P (22)			P							P
Family day care facility	P	P	P		P	P	P	P	P		P
Level I group home	P	P	P		P	P	P	P	P		P
Live/work unit					D (5)			D (5)	D (5)		D (16)
Mobile/manufactured home (3)			P								
New manufactured home (4)	P	P	P								
Mobile home park			C								
Multifamily housing			D (16)		D (5)		D (5)	D (5)	D (5)		D (16)
Nursing home		P1, C2	P3		P3		P3	P3	P3		
Single-family attached housing	P1	P1	P2		P2	P2		P2			
Single-family/duplex housing	P	P	P			P (28)					
Small lot housing	D (17)	D (17)									

See notes in UPMC [19.25.120](#).

(28) Lawfully established units existing prior to the effective date of this ordinance; and conversion of nonresidential buildings, which were originally permitted and constructed as single-family/duplex housing and subsequently converted to nonresidential use, to their original single-family or duplex housing use.

Note: Additional tables and table notes are excluded from this document to save space.