

CONDITIONS OF APPROVAL

**Planned Development No. 2004-64 with Tentative Tract Map No. 61361
and Development Review
(Empire and Buena Vista – Fairfield Properties/Crown Realty, Developers)**

1. Planned Development No. 2004-64 with the associated Development Review project consisting of a mixture of residential and commercial uses on a 7.351 acre property on the southwestern corner of Empire Avenue and Buena Vista Street. The project includes the following uses:
 - 44 townhome style residential units (including 3 live/work units)
 - 256 “stacked flat” style residential units
 - 1,000 square feet of retail space
2. Development of the subject project shall be in substantial conformance with the applications, plans and vignettes (stamped as Exhibits B-2 through B-4) submitted by the developer, approved and/or modified by the City Council and placed on file in the office of the Planning Division, except as modified by the conditions herein, or by subsequent modifications determined by the City Planner to be in substantial compliance with these Conditions of Approval.
3. The architectural design shall be in substantial conformance with the plans and architectural renderings presented to the Planning Board at its hearing of September 12, 2005 and the City Council at its hearing of November 1, 2005. Any substantial architectural or design changes require the review and approval of the Planning Board and the City Council; minor changes may be approved by the Community Development Director.
4. The developer shall comply with all federal, state and local laws. Violations that are not cured within the applicable cure period set forth in the Development Agreement or conviction of any of those laws in connection with the use will be cause for revocation of this Planned Development.

Planning Division

5. Permitted, Conditional, and Prohibited Uses of Planned Development No. 2004-64 are attached to this Exhibit.
6. Uses permitted may be modified subject to administrative review if the Community Development Director finds that the new use is consistent with the scale and intensity of use established by this approval.
7. A portion or all residential units proposed as part of this project may be condominiums subject to approval of a Final Map. Prior to issuance of a certificate of occupancy, the developer shall have submitted a Final Map to the City for review and approval.

8. Ten (10) percent of the total units in the project are to be reserved for affordable buyers/renters subject to the following considerations:
 - The construction and quality of affordable units shall be consistent with similar units in the project.
 - All affordable units may be located within the four-story, 256 unit building.
 - If the entire project is to be developed and sold as condominiums, the required units are to be made affordable to moderate income buyers.
 - If all or a portion of the four-story, 256 unit building is maintained as rentals, those affordable units located in the building will be designated for low income renters.
 - Affordable units are to be dispersed through the project to the satisfaction of the Community Development Director.
9. All prospective buyers/tenants are to be notified of the potential of noise resulting from the proximity of the project to an active railroad right-of-way, with particular focus on the use of horns at the at-grade crossing located to the southeast of the site.
10. The maximum height of building is as follows:
 - Townhouse style buildings – 35 feet to the top plate
 - Stacked flat style building – 50 feet to the top plate
 - Parking structure – 40 feet to top parking level
11. The following minimum setbacks are required from street rights-of-way:
 - Residential units – 15 feet from Empire Avenue; 10 feet from Buena Vista Street
 - Parking structure – 5 feet
12. The following parking requirements apply to the project:
 - One bedroom units – 1.75 spaces per unit (2 spaces per unit if condominium)
 - Two or more bedroom units – 2 spaces per unit
 - Guest parking – 1 space per 5 units
 - Retail – 3.3 spaces per 1,000 square feet of adjusted gross floor area
 - Leasing office – 5 spaces
 - Additional parking for live/work units – 2 spaces per 1,000 square feet of adjusted gross floor area of commercial space
13. Parking for the townhome units is to be provided within attached two (2) car garages. The two spaces may be provided in tandem.
14. The portion of guest spaces that can be attributed to the townhome units is to be provided adjacent to those units. Signs are to be installed identifying the spaces for guest use only.

15. All units with two (2) or more bedroom must be provided with two (2) dedicated parking spaces. Units with one (1) bedroom must be provided at least one (1) dedicated parking space if rentals and two (2) dedicated parking spaces if condominiums.
16. All units that are sold as condominiums are required to provide a minimum of sixty (60) cubic feet of storage outside of the main unit. For the townhome style units, this storage space may be provided within the attached garage subject to the approval of the Community Development Director and Public Works Director.
17. In the event that the project is developed entirely as a for-sale project, the parking spaces dedicated to the leasing office must be provided as additional guest parking.
18. The elevation of the parking structure that faces the railroad right-of-way must be designed to incorporate features that break up the massing to the satisfaction of the Community Development Director. Climbing vines are to be incorporated into the design for this purpose.
19. The sound wall along the south portion of the property line is to be designed to incorporate sections with contrasting color and texture in order to minimize massing on residential properties to the south.
20. All project entrances and driveways located within street-facing setback areas must be constructed with decorative pavement, brick, pavers, or similar surface.
21. Pursuant to the Burbank Municipal Code, the Federal Aviation Administration must be notified prior to the issuance of permits for construction of any building that is thirty-five (35) feet in height or greater.
22. A construction truck route plan, identifying truck routes along major arterials avoiding residential streets, and the frequency and hours of operation shall be prepared prior to approval of any demolition, grading or building permits and approved by the Public Works Director. The plan shall demonstrate avoidance of congested roadways and sensitive receptors (e.g., residential areas) and minimizing trips and trip lengths to the extent feasible.
23. The developer shall provide a site plan, to the Police Department representative and the Public Works Director's satisfaction, which shows sufficient off-street parking locations for construction employees and equipment so as not to impact the local residential community or nearby businesses, and require contractors to prepare a trip reduction plan for construction crew vehicles to reduce potential vehicle trips on the road. The developer shall place such language (dealing with parking and trip reduction) in all contractor agreements.
24. The developer shall comply with all Mitigation Measures listed in the Mitigated Negative Declaration, and as listed below:

Aesthetics

- a. All interior circulation streetlights, exterior parking lot, parking structure, and other security lighting shall be directed away from sensitive receptors and towards the specific location intended for illumination. All lighting shall be shielded to minimize the production of glare and light spill onto both existing and proposed residential units.

Air Quality

- b. The developer shall implement all rules and regulations by the Governing Board of the SCAQMD that are applicable to the development of the project (such as Rule 402 [Nuisance] and Rule 403 [Fugitive Dust]) and that are in effect at the time of the development. The following measures are currently recommended to implement Rule 4-3. These measures have been quantified by SCAQMD as being able to reduce PM₁₀. Prior to issuance of a grading permit, the developer shall submit a plan for approval level generated by construction activities between thirty (30) and eighty-five (85) percent depending on the source of the PM₁₀.
 - Water trucks shall be utilized on the site and shall be available to be used throughout the day during site grading and excavation to keep the soil damp enough to prevent PM₁₀ levels being raised by activities associated with project construction;
 - Areas that are to be graded or that are being graded and/or excavated shall be wetted down in the late morning and after work is completed for the day;
 - All unpaved parking or staging areas, or unpaved road surface shall be watered three (3) times daily or have chemical soil stabilizers applied according to manufacturer's specifications;
 - Enclose, cover, water twice daily, or apply approved soil binders to exposed piles (i.e. gravel, sand, and dirt) according to manufacturer's specifications;
 - The construction disturbance area shall be kept as small as possible;
 - All trucks hauling dirt, sand, soil, or other loose materials shall be covered or have water applied to the expose surface prior to leaving the site to prevent PM₁₀ from reaching surrounding areas;
 - Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads and used to wash off trucks and any equipment leaving the site each trip;
 - Streets adjacent to the project site shall be swept at the end of the day if visible soil material is carried over adjacent roads;
 - Wind barriers shall be installed along the perimeter of the site; and
 - All excavating and grading operations shall be suspended when wind speeds exceed twenty-five (25) miles per hour over a three (3) minute period.
- c. The developer shall use low-VOC or ultra-low VOC paints that produce no more than 6.66 VOC pounds per 1,000 square feet of architectural coating.

Cultural Resources

- d. In the event that previously unknown archaeological, paleontological, or human remains are uncovered during construction, land alteration work in the general vicinity of the find shall be halted and a qualified archaeologist/paleontologist shall be consulted. Prompt evaluations would then be made regarding the finds and an appropriate course of action would be implemented. If prehistoric archaeological deposits are discovered, local Native American organizations shall be consulted and involved in making cultural resources management decisions. All such procedures shall comply with CEQA Guidelines §15064.5, Public Resources Code 5097.98, and Health and Safety Code 7050.5.

Noise

- e. The project contractor shall implement, but not be limited to, the following best management practices:
- No pile-driving will be permitted during the construction of the project;
 - Construction work on the project shall be limited to the following hours and days in accordance with Section 21-209 of the Burbank Municipal Code:
 - Monday through Friday between 7:00 a.m. and 7:00 p.m.
 - Saturday between 8:00 a.m. and 5:00 p.m.
 - No construction on Sundays and holidays
 - All construction equipment with a high noise generating potential, including all equipment powered by internal combustion engines, shall be muffled or controlled;
 - All stationary noise generating equipment, such as compressors, shall be located as far as possible to the north side of the site;
 - Machinery, including motors, shall be turned off when not in use; and
 - Mobile equipment shall not be allowed to run idle near existing residences.

Traffic

- f. The project contractor shall be required to notify the Community Development Department, Police Department, and Fire Department at least three (3) days in advance of any proposed lane closure(s) during construction. At least one (1) lane in all directions shall remain open at all times during the construction period.

Utilities

- g. Prior to issuance of building permits, the developer shall submit a Solid Waste Management Plan to the City. This plan shall discuss how the project will implement source reduction and recycling methods in compliance with existing City programs. Additionally, this plan shall include how the project will address the construction and demolition-generated waste from the site.

25. For the purpose of multifamily open space exposure requirements, all private roads, including the proposed fire access road are to be considered streets.
26. Unless otherwise stated, the residential portions of the project shall comply with all applicable standards of the Burbank Municipal Code (BMC), including, but not limited to, those applicable standards of the R-4 zone (BMC Section 31-626 et. seq.). The

commercial portion and parking structure component are subject to the standards of the C-2 zone (BMC Section 31-712). The following exceptions to Municipal Code standards are authorized for this project:

- *Setbacks* (BMC Sec. 31-628(A)) – In lieu of the required fifteen (15) foot front setback and ten (10) foot setback along street-facing side yards, a ten (10) foot setback is permitted for all residential units.
- *Tandem Parking* (BMC Sec. 31-628(I)(4)) – The developer may use tandem garage spaces for certain townhome units as shown on the plans.
- *Exterior Signage* (BMC Sec.31-1007) The project may include up to four (4) monument signs, one at each vehicular entrance and one at the corner of Empire Avenue and Buena Vista Street. This signs are intended to identify the name of the project and may not be utilized as advertising structures.
- *Height of Walls* (BMC Sec. 31-1302) – The proposed sound wall on the southern portion of the site is permitted to be up to twenty (20) feet in height.
- *Average Setback* (BMC 31-628(G)) – Based on the plans presented to the Planning Board and City Council the intent of the average setback requirement has been met through the project architecture. As such, this requirement is waived.

27. The townhome and live/work units facing Empire Avenue and Buena Vista Street are to be oriented to the street and include pedestrian entrances from the street.
28. All project amenities must be accessible to all residents. Amenities are intended to be of a “resort style” in terms of scale and appearance.
29. No utility facilities, such as transformers, are permitted within the required setback areas along public streets.
30. A rideshare board shall be installed and maintained within the common area of the residential portion of the project. The board should provide opportunities for people interested in carpooling as well as applicable schedules for adjacent transit operations (e.g. Metrolink and MTA bus routes).
31. The developer must install bicycle parking areas in the project. The total number of bicycle parking spaces required is five (5) percent of the total number of vehicle parking spaces.
32. Any businesses operating within the proposed live/work units are to be permitted in accordance with the City’s commercial business licensing procedures and are not subject to City requirements for home occupations.
33. The developer shall submit a comprehensive signage plan for the review and approval of the Community Development Director. The plan shall address signage for both the residential and commercial components of the project. No signs shall be installed on the roof the buildings.

34. The developer is responsible for paying a childcare fee in the amount of \$52 per unit to offset the impacts of the project on childcare facilities in the City.

Redevelopment Agency

35. All plans, building materials, colors, decorative elements, Art-in-Public Places components, and any other exterior design features shall be reviewed and approved by Assistant Executive Director of the Redevelopment Agency. The developer shall work with Agency staff on the quality of materials, colors, signage, architectural and landscape design.
36. The interior of the parking structure is to be painted with light colors to add to the illumination factor with smooth finish. The interior of the parking structure is to include substantial illumination to enhance the safety and visibility within the structure to the satisfaction of the Community Development Director and the Chief of Police.
37. The exterior and interior facades must include modulation through the use of a color palette that utilizes a few strong colors on isolated planes and other treatment, such as trellises and pilasters.

Building Division

38. All equipment locations and screening structures shall meet the Community Development Department Equipment Screening Guidelines.

Parks, Recreation, and Community Services

39. The developer shall submit landscape and irrigation plans prepared by a licensed landscape architect for review and approval by the Parks and Recreation Director and Community Development Director. Except as otherwise authorized by this approval, the landscaping shall comply with commercial standards.
40. All plans must comply with the multifamily landscape standards established by the Burbank Municipal Code.
41. All street trees must be consistent with the City of Burbank Street Tree Master Plan.
42. All residents must be provided with a disclosure indicating the operating hours and activities conducted within Robert Gross Park.
43. The developer shall work with the Parks, Recreation, and Community Services Department to coordinate a common fencing and access plan for the boundary between the project site and Robert Gross Park.

Fire Department

44. All required fire protection, including fire apparatus roads, must be installed and made serviceable prior to and during the time of construction.
45. Plans for fire apparatus access roads and fire hydrant systems must be submitted to the Fire Department for review and approval prior to the start of construction.

Police Department

46. Secure fencing around the construction site must be installed during construction to prevent trespassing and theft.
47. Lighting in all pedestrian areas shall be an average of two (2) footcandles per square foot to allow free pedestrian movement and to provide a general feeling of security in the area to the satisfaction of the Chief of Police.
48. Lighting in the parking structure shall be an average of two (2) footcandles per square foot to provide good visibility while driving and also to provide a feeling of security while parked or walking in the structure to the satisfaction of the Chief of Police.
49. Required lighting devices shall have vandal resistant covers.
50. Building entrances from the parking structure are to be secured to prevent the possibility of theft or burglary.
51. The architectural design and landscaping shall allow an unobstructed view, from public rights-of-way, of all ground level doors and windows.
52. All exterior doors, other than primary entry doors, should be self-closing, latching and self locking to prevent trespassing.
53. The developer must install a professionally made signs at all construction entrance stating “NOTICE: THE CITY OF BURBANK LIMITS CONSTRUCTION ACTIVITIES OF THIS PROJECT (DEMOLITION, EXCAVATION, GRADING, ACTUAL CONSTRUCTION, AND LANDSCAPING) FROM 7:00 A.M. TO 7:00 P.M. MONDAY THROUGH FRIDAY, AND FROM 8:00 A.M. TO 5:00 P.M. ON SATURDAY. THERE SHALL BE NO WORK PERFORMED ON SUNDAYS OR ON MAJOR HOLIDAYS.” The sign shall be a minimum of two (2) feet by three (3) feet.
54. During construction, the Police Department shall be given emergency contact information of contractors and owners for any problems encountered after normal construction hours.

55. Maps of the complex shall be furnished to the Police Department upon completion of construction. The maps shall include building identification and unit identification.
56. At each entrance to the residential portion of the project, there shall be a weatherproof, illuminated diagrammatic representation (plot plan) of the complex which shows the location of the viewer and the building units within the complex. The scale shall be drawn to 1/8" scale or larger and shall not be less than 8½" X 11".
57. The developer must provide maps of the complex to the Police Department upon completion of the project. The maps must include building identification and unit identification.
58. Stairwells, the interiors of which are not completely visible when entering, must have mirrors to make visible the whole stair well interior to pedestrians outside.
59. All residential structures must display a street number in a prominent position so that is easily visible from the street. The numbers must be at least four (4) inches in height and a color that contrasts with the background.
60. Address numbers shall be displayed on the roof of the building to the satisfaction of the Police Chief.

Public Works Department

61. Prior to issuance of a Building Permit, all off-site improvement plans within the public right-of-way shall be approved by the Public Works Director.
62. In accordance with the Empire Avenue Beautification project, the developer must install new pavement for the full-width of Empire Avenue from Buena Vista Street to fifty (50) feet west of Naomi Street, including the intersection of Naomi Street and Empire Avenue, storm drain improvements, and all related street improvements to the satisfaction of the City Engineer.
63. If deemed necessary by the City Engineer as a result of project construction, the intersection of Buena Vista Street and Empire Avenue must be resurfaced and improved in its entirety to the satisfaction of the City Engineer. These activities must be consistent with the existing intersection improvements (paved with ARHM and improved with decorative pavement).
64. In accordance with City regulations, any longitudinal utility cuts east of the intersection of Buena Vista Street and Empire Avenue will require resurfacing to the centerline of the street or the full width of street, depending on the location of the utility work.
65. A sewer study analyzing how the proposed project will impact the wastewater flows and assessing the existing sewer lines ability to accommodate the proposed project must be

performed. All project modification noted in the study must be completed prior to any sewer mainline connections.

66. With the exception of box culverts, the developer is responsible for the maintenance of the on-site storm drain system.
67. A manhole must be installed at the sewer main connection on all laterals greater than six (6) inches in diameter pursuant to City standards.
68. Any existing connection to the main sewer line must be capped prior to the commencement of building demolition activities.
69. All sanitary sewer lines located in the public right-of-way and any sanitary sewer lines to be maintained by the City must be CCTV inspected. The recording must be submitted to the Public Works Department for approval.
70. All manholes must be inspected and approved by the Public Works Department.
71. The developer must dedicate to the City for street right-of-way a portion of the property to provide an eastbound right turn pocket on Empire Avenue, flaring to accommodate the future westbound triple left turn lane on Empire Avenue, and additional right-of-way to establish a twelve (12) foot sidewalk on Empire Avenue and a ten (10) foot sidewalk on Buena Vista Street.
72. The developer must dedicate to the City for street right-of-way a portion of the property to achieve a fifteen (15) foot corner radius at the property corner of Empire Avenue and Buena Vista Street.
73. The developer must relocate the existing MTA bus stop and shelter on Empire Avenue west of Buena Vista Street and construct a new bus pad at the new location.
74. Points of vehicular ingress and egress shall not disrupt the normal flow of traffic on public rights-of-way. Signs and/or physical barriers restricting certain movements may be required if deemed necessary by the Traffic Engineer.
75. The northerly driveway on Buena Vista Street is restricted to right turn in and right turn out only.
76. All parking areas, drive aisles, and access points must be designed in conformance with City of Burbank standards.

Burbank Water and Power – Water Division

77. The developer shall be responsible for paying a Water Main Replacement Fee for water main upgrades on the Empire Avenue and Buena Vista Street frontages.

78. Water service may be provided to the project by temporarily intercepting the existing eight (8) inch line and utilizing it for new services. However, at such time that the new twelve (12) inch main is constructed in Empire Avenue, water service is required to be provided from the new main. The developer is responsible for insuring that the project is connected to the new main. Burbank Water and Power may secure a performance bond or other acceptable measure of security to insure that the final connection is completed.
79. Water for irrigation must be provided from the City's reclaimed water main on Empire Avenue.

Burbank Water and Power – Electrical Division

80. All electrical facilities must be constructed in accordance with City of Burbank standards
81. The developer is responsible for the installation of all substructure work at the site, including concrete encased underground electrical ducts, pull boxes, a switch pad, and transformer pads.
82. Prior to issuance of a certificate of occupancy, a five (5) foot wide easement for the new underground system and an easement for the pad mount switch must be recorded in favor of Burbank Water and Power.
83. All meter locations must be reviewed and approved by Burbank Water and Power.
84. The developer must install a complete underground streetlight system along the perimeter of the project on Buena Vista Street and Empire Avenue. This system includes streetlight bases, pullboxes, conduits, and a service cabinet. Standards and luminaries, cables, and labor will be provided by Burbank Water and Power at the developer's expense.

Tentative Tract Map

85. Prior to Final Map clearance, the applicant shall submit one (1) copy of each of the final Articles of Incorporation, Bylaws of the Homeowners' Association, and Declaration of Covenants, Conditions, and Restrictions (CC&Rs) to the Planning Division. After recordation of the final CC&Rs, two (2) copies of said recorded CC&Rs shall be submitted to the Planning Division
86. The applicant shall include the following within the CC&Rs:
 - The CC&Rs shall identify that all sewer lines connecting each unit to the existing public sewers are privately owned, maintained, and operated by the Homeowners' Association.
 - The CC&Rs shall designate that it is the responsibility of the Homeowners' Association to obtain appropriate waste containers to facilitate recycling and to instruct tenants and owners on how to participate in the City's recycling program.

- The establishment of reserves for common area maintenance and repairs shall be provided.
- The CC&Rs shall prohibit the storage or parking of trailers, boats, mobile homes, recreational vehicles, and inoperable vehicles.
- Any amendments to the CC&Rs, which would affect the parking facilities, common areas, waste recycling, or which would alter the description of land and improvements or maintenance reserve accounts governed by said CC&Rs shall first require the written approval of the City Planner of the City of Burbank.
- The surface and appurtenant airspace of the private storage areas required by the Burbank Municipal Code shall be described in the CC&Rs and conveyed to the respective units.
- The CC&Rs shall designate that any required guest parking spaces shall be owned, maintained, and operated by the Homeowners' Association.

87. Prior to Final Map clearance, the applicant shall submit revised building plans showing the sixty (60) cubic foot enclosed storage area required by the Section 31-669(c) of the Burbank Municipal Code. The storage area must be located outside of the unit.

88. The Final Tract Map shall be in substantial conformance with the Tentative Map and plans submitted by the applicant, approved by the Director, and placed on file in the office of the Planning Division.

89. To allow for legible microfilming, the Final Tract Map shall have notes and callouts at one-eighth inch (1/8") in height [number four (#4) setting on the Ames Lettering Guide] and minimum line thickness provided by a number one (#1) lettering pen.

PARTIAL LIST OF CODE REQUIREMENTS

Planned Development No. 2004-64 with Tentative Tract Map No. 61361 and Development Review (Empire and Buena Vista – Fairfield Properties/Crown Realty, Developers)

1. The developer shall comply with all applicable provisions of the Burbank Municipal Code and obtain all necessary permits as required for the project.
2. The developer shall comply with the 2001 Editions of the California Building Code and Burbank Municipal Code Amendments.
3. The project shall comply with all applicable provisions of the National Pollutant Discharge Elimination System.
4. Acoustical reports are required for all multifamily residential projects within the noise contour zones as published in the City of Burbank Noise Element.
5. Provide a Knox boxes for Police Department access.
6. Provide an automatic fire sprinkler system and fire alarm system in accordance with the Burbank Municipal Code. [BMC 15-1-1003 and 1003.3.2]
7. Provide a Knox key box for fire department access and Knox KS-2 key access switch for security gates. [BMC 15-1-902.4]
8. Any fire hydrants on this block shall be upgraded with a 4' X 2-2½" outlets.
9. Fire apparatus access roads shall be provided in accordance with Sections 901 and 902.2 of the Uniform Fire Code.
10. Developer shall submit hydrology/hydraulic report, storm drain/box culvert plan, and profile plans including structural calculations and details. All work is to be designed per Los Angeles County Standards and must be approved by the City Engineer. [BMC 26-102 and 13-117]
11. Developer shall protect in place all survey monuments (City, County, State, Federal, and private). Any monument that requires removal shall be reestablished as approved by the Deputy City Manager/Public Works and Capital Projects. [State of California, Business and Professions Code, Section 8771].
12. Broken, uneven, or sub-standard sidewalk, driveway, curb, and gutter shall be replaced to the satisfaction of the City Engineer [BMC 26-501].
13. No structure is permitted in any public street or alley or within any public utility, storm drain or sewer easement located within the property. [BMC 7-104, 26-701.1]

14. All unused driveways shall be removed and reconstructed with curb, gutter, and sidewalk. [BMC 26-504]
15. No visual obstruction over three (3) feet and under seven (7) feet in height may be erected or maintained within the five (5) foot corner cutoff area at the intersection of streets and driveways. Landscaping on site shall not obstruct views of vehicles and pedestrians at intersections of private roads, exits of the parking structure, and pedestrian crossings of private streets/roads. [BMC 31-1303]
16. The minimum width of the passenger loading area turnout is eight (8) feet. [BMC 31-1407]
17. No person shall connect to or tap an existing public sewer without obtaining a permit. [BMC 25-301]
18. All exterior lighting shall be directed away from the view of drivers on public streets. [BMC-31-1420]

LIST OF USES

Planned Development No. 2004-64

<i>Land Use</i>	<i>PD No. 2004-64</i>
Accountant	P
Art gallery	P
Art shop	P
Bakery	P
Book store	P
Clay products mfg. – kiln not to exceed 8 cu. Ft.	CUP
Coffee shop/Juice bar	P
Drugstore	P
Dry cleaning agency – no on-site dry cleaning	P
Florist	P
Office – Including post production office uses	P
Personal or physical arts studio	AUP
Personal wireless telecommunications facility – building mounted	P
Photographer	P
Residential – multifamily, for rent	P
Residential – multifamily, for sale	P
Restaurant/Café	P
Retail store/sales	P
Service retail (e.g. travel or insurance agency)	P
Shoe shine shop	P
Studio – art and graphic arts	P
Theater – outdoor, no permanent seating	P

c.e.b – Within Completely Enclosed Building

CUP – Conditional Use Permit Required

AUP – Administrative Use Permit Required

P – Permitted Use

Note: Any uses not listed are prohibited