

EXHIBIT A
Development Incentive Zone
Former Pabst Brewery Site

Table 295-703-1 DOWNTOWN DISTRICTS USE TABLE									
Y=Permitted Use S=Special Use	L = Limited Use N = Prohibited Use		Zoning Districts						
Uses	C9A	C9E	C9C	C9D	C9E	C9F	C9G	C9H	THE BREWERY
RESIDENTIAL USES									
Single Family Dwelling	Y	Y	L	L	L	L	L	N	N
Two-family dwelling	Y	Y	L	L	L	L	L	N	N
Multi-family dwelling	Y	Y	L	L	L	L	L	N	Y
Attached single-family dwelling	Y	Y	L	L	L	L	L	N	N
Live-work unit	Y	Y	L	L	L	L	L	S	Y
Mobile home	N	N	N	N	N	N	N	N	N
Watchman/service quarters	N	N	N	N	N	N	N	Y	N
Family day care home	L	L	L	L	L	L	L	N	L
GROUP RESIDENTIAL USES									
Rooming House	S	S	S	S	S	S	S	N	N
Convent, rectory or monastery	Y	Y	Y	Y	Y	Y	Y	N	Y
Dormitory	S	S	S	S	S	S	S	N	L
Fraternity or sorority	S	S	S	S	S	S	S	N	S
Adult family home	L	L	L	L	L	L	L	N	L
<i>Foster homes</i>									
Foster family home	Y	Y	Y	Y	Y	Y	Y	N	N
Small foster home	L	L	L	L	L	L	L	N	L
Group home or group foster home	L	L	L	L	L	L	L	N	L
<i>Shelter Care Facilities</i>									
Family shelter care facility	Y	Y	Y	Y	Y	Y	Y	N	N
Small group shelter care facility	L	L	L	L	L	L	L	N	L
Large group shelter care facility	S	S	S	S	S	S	S	N	S
Community living arrangement	L	L	L	L	L	L	L	N	L
Transitional living facility	S	S	S	S	S	S	S	N	S
EDUCATIONAL USES									
Day care center	S	S	S	S	S	S	S	S	S
School, elementary or secondary	Y	Y	Y	Y	S	Y	Y	S	Y
College	S	S	S	Y	S	S	Y	Y	Y
School, specialty or personal instruction	S	Y	Y	S	S	S	Y	S	Y

COMMUNITY - SERVING USES									
Library	Y	Y	Y	Y	S	Y	Y	N	Y
Cultural institution	L	L	Y	Y	S	Y	Y	N	Y
Community center	S	S	S	S	S	S	S	S	S
Religious assembly	Y	Y	Y	Y	L	Y	L	N	L
Cemetery or other place of interment	N	N	N	N	N	N	N	N	N
Public safety facility	Y	Y	Y	Y	Y	Y	Y	Y	Y
Correctional facility	N	N	N	S	N	N	N	N	N
COMMERCIAL AND OFFICE USES									
General Office	L	Y	Y	Y	L	Y	Y	Y	Y
Government Office	L	Y	Y	Y	L	Y	Y	Y	Y
Bank or other financial institution	L	Y	Y	Y	Y	Y	Y	N	Y
Currency exchange, payday loan or title loan agency	N	S	S	S	S	S	S	S	N
Retail establishment, general	L	Y	Y	S	Y	Y	Y	S	Y
Garden supply or landscaping center	N	N	N	N	N	N	S	S	S
Home improvement center	N	N	N	N	N	N	N	S	S
Secondhand store	N	S	S	N	S	S	Y	S	L
Outdoor merchandise sales	S	S	S	N	S	S	Y	S	Y
Artist Studio	L	Y	Y	N	L	L	Y	S	Y
Adult retail establishment	N	N	N	N	N	N	S	S	S
HEALTH CARE AND SOCIAL ASSISTANCE USES									
Medical Office	L	Y	Y	Y	L	Y	Y	Y	Y
Health clinic	S	S	S	S	L	Y	Y	N	Y
Hospital	S	S	S	S	N	S	S	N	S
Medical research laboratory	N	S	S	S	S	Y	Y	Y	Y
Medical service facility	N	S	S	S	S	Y	S	Y	S
Social service facility	S	S	S	S	S	S	S	S	S
Emergency residential shelter	N	S	S	S	N	N	S	N	S
Nursing home	S	S	S	N	N	N	N	N	S
GENERAL SERVICE USES									
Personal service	L	Y	Y	S	Y	Y	Y	N	Y
Business service	S	Y	Y	Y	L	Y	Y	Y	Y
Building maintenance service	N	S	S	N	L	Y	Y	Y	Y
Catering service	L	S	S	N	N	N	Y	Y	Y
Funeral home	N	S	S	N	N	N	Y	N	S
Laundromat	S	Y	Y	N	S	Y	Y	N	Y
Dry cleaning establishment	L	Y	Y	Y	Y	Y	Y	N	Y
Furniture and appliance rental and leasing	N	S	S	N	S	S	S	S	S
Household maintenance and repair service	N	Y	Y	N	Y	N	Y	Y	Y
Tool/equipment rental facility	N	S	S	N	S	N	S	S	S
<i>Animal Services</i>									
Animal hospital/clinic	N	N	S	N	S	S	S	S	S
Animal boarding facility	N	N	N	N	N	N	N	N	S
Animal grooming or training facility	N	N	S	N	S	S	S	S	S

MOTOR VEHICLE USES									
<i>Light Motor Vehicle</i>									
Sales facility	N	N	N	N	N	N	S	Y	S
Rental facility	N	L	L	L	L	L	L	L	L
Repair facility	N	S	S	N	S	S	S	S	S
Body Shop	N	N	N	N	N	N	N	S	N
Outdoor storage	N	N	N	N	N	N	N	S	N
Wholesale facility	N	L	L	N	L	L	L	L	L
<i>Heavy Motor Vehicle</i>									
Sales facility	N	N	N	N	N	N	N	S	N
Rental facility	N	N	N	N	N	N	S	S	S
Repair facility	N	N	N	N	N	N	N	S	N
Body Shop	N	N	N	N	N	N	N	S	N
Outdoor storage	N	N	N	N	N	N	N	S	N
<i>General Motor Vehicle</i>									
Filing station	N	S	S	S	S	S	S	S	S
Car wash	N	S	S	S	S	S	S	S	S
Drive-through facility	N	S	S	S	S	S	S	S	S
<i>Parking</i>									
Parking lot, principal use	S	S	S	L	S	S	L	S	L
Parking lot, accessory use	L	S	S	L	S	S	L	S	L
Parking structure, principal use	S	S	L	S	L	L	S	S	L
Parking structure, accessory use	L	L	L	L	L	L	L	L	L
Heavy motor vehicle parking lot, principal	N	N	S	S	S	S	S	Y	S
Heavy motor vehicle parking lot, accessory	S	S	S	S	S	S	S	Y	S
ACCOMMODATION AND FOOD SERVICE USES									
Bed and breakfast	S	Y	Y	N	L	L	Y	N	Y
Hotel, commercial	S	Y	Y	Y	Y	Y	Y	N	Y
Hotel residential	Y	Y	Y	Y	Y	Y	Y	N	Y
Tavern	S	Y	Y	Y	Y	Y	Y	Y	Y
Assembly hall	S	S	Y	Y	L	Y	Y	Y	Y
Restaurant, sit-down	L	Y	Y	Y	Y	Y	Y	Y	Y
Restaurant, fast-food/carry-out	L	L	L	L	L	L	L	L	Y
ENTERTAINMENT AND RECREATIONAL USES									
Park or playground	Y	Y	Y	Y	Y	Y	Y	Y	Y
Festival grounds	N	N	N	N	N	N	N	N	S
Recreation facility, indoor	S	S	Y	Y	Y	Y	Y	Y	Y
Recreation facility, outdoor	N	S	S	S	N	N	S	S	S
Health club	L	L	Y	Y	L	Y	Y	Y	Y
Sports facility	S	S	Y	Y	Y	Y	Y	Y	Y
Gaming facility	S	S	S	S	S	S	S	S	S
Theater	N	Y	Y	Y	Y	Y	Y	Y	Y
Convention and exposition center	N	N	N	Y	Y	Y	Y	N	Y
Maina	N	Y	Y	Y	Y	Y	Y	Y	Y
Outdoor racing facility	N	N	N	N	N	N	N	N	N
Adult entertainment facility	N	N	N	N	N	N	S	S	S

STORAGE, RECYCLING AND WHOLESALE TRADE USES									
Recycling collection facility	N	S	S	N	N	N	S	S	N
Mixed-waste processing facility	N	N	N	N	N	N	N	N	N
Material reclamation facility	N	N	N	N	N	N	N	N	N
Salvage operation, indoor	N	N	N	N	N	N	N	N	N
Salvage operation, outdoor	N	N	N	N	N	N	N	N	N
Wholesale and distribution facility, indoor	N	S	S	N	N	S	Y	Y	Y
Wholesale and distribution facility, outdoor	N	N	N	N	N	N	N	N	N
Storage Facilities									
Indoor	N	S	S	N	N	S	Y	Y	Y
Outdoor	N	N	N	N	N	N	N	N	N
Hazardous materials	N	N	N	N	N	N	N	N	N
TRANSPORTATION USES									
Ambulance service	N	N	N	N	N	N	S	S	S
Ground transportation service	N	N	N	N	N	N	S	Y	S
Passenger terminal	S	S	S	S	S	S	Y	Y	S
Helicopter landing facility	N	S	S	S	S	S	S	S	S
Airport	N	N	N	N	N	N	N	N	N
Ship terminal or docking facility	N	N	N	N	N	N	Y	Y	N
Truck freight terminal	N	N	N	N	N	N	N	N	N
Railroad switching, classification yard or freight terminal	N	N	N	N	N	N	Y	Y	Y
INDUSTRIAL USES									
Manufacturing, light	N	L	L	N	L	L	Y	Y	Y
Manufacturing, heavy	N	N	N	N	N	N	N	N	N
Manufacturing, intense	N	N	N	N	N	N	N	N	N
Research and development	N	Y	Y	N	Y	Y	Y	Y	Y
Processing or recycling of mined materials	N	N	N	N	N	N	N	N	N
Contractor's shop	N	N	N	N	N	N	S	Y	S
Contractor's yard	N	N	N	N	N	N	S	Y	N
AGRICULTURAL USES									
Plant nursery or greenhouse	N	N	N	N	N	N	N	S	N
Raising of crops or livestock	N	N	N	N	N	N	N	N	N
UTILITY AND PUBLIC SERVICE USES									
Broadcasting or recording studio	N	Y	Y	Y	L	Y	Y	Y	Y
Transmission tower	L	L	L	L	L	L	L	L	L
Water treatment plant	S	S	S	S	S	S	S	S	S
Sewage treatment plant	S	S	S	S	S	S	S	S	S
Power generation plant	N	N	N	N	N	N	N	N	S
Substation/distribution equipment, indoor	S	S	S	S	S	S	S	Y	S
Substation/distribution equipment, outdoor	L	L	L	L	L	L	L	Y	L
TEMPORARY USES									
Seasonal market	L	L	L	L	L	L	L	L	L
Temporary real estate sales office	L	L	L	L	L	L	L	L	L
Concrete/batch plant, temporary	L	L	L	L	L	L	L	L	L
Live entertainment special event	L	L	L	L	L	L	L	L	L