

**EXHIBIT A**  
**DEVELOPMENT INCENTIVE ZONE**  
**NORTH AVENUE COMMERCE CENTER**

**25<sup>th</sup> - 27<sup>th</sup> STREETS AND NORTH AVENUE**

**USES PERMITTED-LOCAL BUSINESS**

1. Day care centers.\*
2. Community centers.\*
3. Elementary and secondary schools.
4. Specialty schools.
5. Transmission towers accessory to elementary and secondary schools, subject to s. 295-14-17-c and provided that any such tower does not exceed 80 feet and is setback from all property lines a distance at least equal to the height of the tower.
6. Governmental structures, excluding transmission towers, not detrimental to the character of the district.
7. Libraries, art galleries and museums.
8. Telephone central offices.
9. Transmission towers that do not exceed 80 feet, subject to s. 295-14-17-c.
10. Health clinics.\*
11. Medical service facilities.\* Subject to a public hearing and approval by City Plan Commission
12. Offices.
13. Banks and other financial institutions.
14. Membership organizations.
15. Office furniture sales.
16. Mail order and catalog sales centers.
17. Consumer services.
18. Ticket offices and travel agencies.
19. Antique or secondhand stores.\*
20. Medical and dental laboratories.\*
21. Blood processing centers.\* Subject to the following:
  - a. Public hearing and approval by City Plan Commission
  - b. Providing the hours of operation are limited to 8:00 a.m. to 5:00 p.m. Monday through Friday and 8:00 a.m. to 1:00 p.m. on Saturday.
  - c. Providing a waiting area and restroom facilities are provided and are available to all clients at least 1 hour prior to the start of business inside of the building.
22. Printing and publishing establishments.\*
23. Rental centers.\*
24. Food preparation.\*
25. Publication distribution facilities.\*
26. Type 'B' restaurants.\*  
Subject to:
  - a. Public hearing and approval by City Plan Commission.
  - b. s.295-75-6 and 7 provided: the use will not constitute a nuisance or cause excessive noise, illumination, litter, fumes, odors or physical activity, the manner of egress and ingress will not create a hazard to vehicular or pedestrian traffic because of its location in relation to similar uses and its location in relation to building or proposed buildings nearby, or cause undue vehicular or pedestrian traffic circulation within the area, lighting and advertising does not reflect or cause glare into any residential property or public street.

27. Pet shops without outdoor runs.
28. Motor vehicle rental offices.
29. Motor vehicle supply stores.
30. Ambulance services.
31. Parking of motor vehicles, not exceeding 1.5 tons, as a principal or accessory use, if not located between a street facade of a principal building and the street lot line.
32. Personal services.
33. Funeral homes.
34. Business services.
35. Photographic studios.
36. Photographic and art studios or schools.
37. Dance and music halls, studios or schools.
38. Dry cleaning and laundry stations.
39. Laundromats.
40. Commercial hotels.
41. Type 'A' restaurants (sit-down)
42. Taverns.
43. Amusement machine premises located in establishments with a Class B retailer's intoxicating liquor license.
44. Theaters, except drive-in theaters, adult motion picture theaters or adult coin-operated moving picture premises.
45. Bowling alleys.
46. Plant nurseries and greenhouses including the sale at retail of flowers, plants or garden equipment from either inside or outside a building.
47. Reverse vending machines.
48. Indoor storage and wholesale trade establishments.\*
49. Live/Work, Buildings subject to s. 295-14-2.5.\*
50. Drive-through.\* (subject to public hearing and approval by City Plan Commission, not located within 200 feet of a residential district, not facing West North Avenue, cueing space must be on site).
51. Late hour use for general purpose grocery stores, general retail establishments, Type A restaurants, theaters and personal services, but which operate between the hours of 12 a.m. and 5 a.m. and are located within 100 feet of a district established under subchps. 8 to 12.\* (subject to public hearing and approval by City Plan Commission)
52. Signs, subject to subch. 7; and except as further regulated by s. 295-323-16.
53. Accessory uses

### **USES PROHIBITED – LOCAL BUSINESS**

Any use not listed under the permitted commercial uses and specifically the following:

1. Single family dwellings.
2. 2-family dwellings.
3. Multi-family dwellings.
4. More than one principal residential building on a lot, subject to s. 295-113-2-a.\*
5. Two-family and multi-family dwellings on a lot with less than 3,600 square feet and with an average width of less than 30 feet.\*
6. Family day care homes, subject to s. 295-14-20.
7. Convents.
8. Foster family homes.
9. Small foster homes, subject to s. 295-14-1.
10. Shelter care facilities.
11. Family shelter care facilities.
12. Small group shelter care facilities, subject to s.295-14-1.

13. Community living arrangements, subject to s. 295-14-1 for not more than 15 persons.
14. Large group shelter car facilities, subject to s. 295-14-1.\*
15. Community living arrangements fro 16 or more persons.\*
16. Rooming houses.\*
17. Family day care homes, except as permitting by s. 295-322-2-b.\*
18. Dormitories.
19. Churches.\*
20. Transmission towers, except permitted under s. 295-322-3-d and 4-e.\*
21. Skilled care nursing homes.\*
22. Intermediate and personal care nursing homes.\*
23. Social service facilities.\*
24. Hospitals.\*
25. Public parks and playgrounds.
26. Currency exchanges.\*
27. Title loan agencies.\*
28. Payday loan agencies.\*
29. General retail establishments.
30. General purpose grocery stores.
31. Department stores.
32. Open-air markets, except as permitted by s. 295-322-7-i.\*
33. Marinas.
34. Motor vehicle service stations, motor vehicle repair centers and motor vehicle pumping stations provided the use will not disrupt established shopping patterns or discourage the full commercial utilization of the surrounding area and also subject to the restrictions of sub. 10-c.\*
35. Car washes.\*
36. Motor vehicle sales and rentals, subject to s. 295-75-7 and 8.\*
37. Motor vehicle body bumping and painting when part of a motor vehicle sales and rental operation.\*
38. Parking of motor vehicles, not exceeding 1.5 tons between a street facade of a principal building and the street lot line.\*
39. Transportation services.\*
40. Laundries, subject to s. 295-14-5.\*
41. Videogame centers.\*
42. Roller and ice skating rinks.\*
43. Amusement parks.\*
44. Recreation facilities.\*
45. Small collection facilities.\*
46. Large collection facilities.\*
47. Accessory uses, including, but not limited to:
  - a. Not more than 2 roomers.
  - b. Motor vehicle repair, service or maintenance on a lot used for residential purposes, subj. to s. 295-14-19.

\* Denotes special use under current Section 295-323 of the Zoning Code.