

**EXHIBIT A**  
**Development Incentive Zone**  
**Former Pabst Brewery Site**

**Table 295-703-1**  
**DOWNTOWN DISTRICTS USE TABLE**

<b>Y=Permitted Use</b> <b>L = Limited Use</b> <b>S=Special Use</b> <b>N = Prohibited Use</b>	<b>Zoning Districts</b>								
	<b>C9A</b>	<b>C9E</b>	<b>C9C</b>	<b>C9D</b>	<b>C9E</b>	<b>C9F</b>	<b>C9G</b>	<b>C9H</b>	<b>THE BREWERY</b>
<b>Uses</b> * Indicates public hearing will be required before city plan commission. + Indicates limited use standards will be met.									
<b>RESIDENTIAL USES</b>									
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	Y+
<b>GROUP RESIDENTIAL USES</b>									
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	Y*
Fraternity or sorority	S	S	S	S	S	S	S	N	Y*
Adult family home	L	L	L	L	L	L	L	N	Y+
<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	Y+
Group home or group foster home	L	L	L	L	L	L	L	N	Y+
<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	Y+
Large group shelter care facility	S	S	S	S	S	S	S	N	Y*
Community living arrangement	L	L	L	L	L	L	L	N	Y+
Transitional living facility	S	S	S	S	S	S	S	N	Y*
<b>EDUCATIONAL USES</b>									
Day care center	S	S	S	S	S	S	S	S	Y*
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

<b>COMMUNITY - SERVING USES</b>									
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	Y*
Religious assembly	Y	Y	Y	Y	L	Y	L	N	Y+
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
<b>COMMERCIAL AND OFFICE USES</b>									
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	Y*
Home improvement center	N	N	N	N	N	N	N	S	Y*
Secondhand store	N	S	S	N	S	S	Y	S	Y*
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	Y*
<b>HEALTH CARE AND SOCIAL ASSISTANCE USES</b>									
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	Y*
Medical research laboratory	N	S	S	S	S	Y	Y	Y	Y
Medical service facility	N	S	S	S	S	Y	S	Y	Y*
Social service facility	S	S	S	S	S	S	S	S	Y*
Emergency residential shelter	N	S	S	S	N	N	S	N	Y*
Nursing home	S	S	S	N	N	N	N	N	Y*
<b>GENERAL SERVICE USES</b>									
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	Y*
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	Y*
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	Y*
<i>Animal Services</i>									
Animal hospital/clinic	N	N	S	N	S	S	S	S	Y*
Animal boarding facility	N	N	N	N	N	N	N	N	Y*
Animal grooming or training facility	N	N	S	N	S	S	S	S	Y*

<b>MOTOR VEHICLE USES</b>									
<i>Light Motor Vehicle</i>									
Sales facility	N	N	N	N	N	N	S	Y	Y*
Rental facility	N	L	L	L	L	L	L	L	Y+
Repair facility	N	S	S	N	S	S	S	S	Y*
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	Y+
<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	Y*
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	Y+
Parking lot, accessory use	L	S	S	L	S	S	L	S	Y+
Parking structure, principal use	S	S	L	S	L	L	S	S	Y*
Parking structure, accessory use	L	L	L	L	L	L	L	L	Y+
Heavy motor vehicle parking lot, principal	N	N	S	S	S	S	S	Y	Y*
Heavy motor vehicle parking lot, accessory	S	S	S	S	S	S	S	Y	Y*
<b>ACCOMMODATION AND FOOD SERVICE USES</b>									
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+
<b>ENTERTAINMENT AND RECREATIONAL USES</b>									
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	Y*
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	Y*
Theater	N	Y	Y	Y	Y	Y	Y	Y	Y
Convention and exposition center	N	N	N	Y	Y	Y	Y	N	Y
Marina	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	Y*

<b>STORAGE, RECYCLING AND WHOLESALE TRADE USES</b>									
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
<i>Storage Facilities</i>									
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
<b>TRANSPORTATION USES</b>									
Ambulance service	N	N	N	N	N	N	S	S	Y*
Ground transportation service	N	N	N	N	N	N	S	Y	Y*
Passenger terminal	S	S	S	S	S	S	Y	Y	Y*
Helicopter landing facility	N	S	S	S	S	S	S	S	Y*
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
<b>INDUSTRIAL USES</b>									
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	Y*
Contractor's yard	N	N	N	N	N	N	S	Y	N
<b>AGRICULTURAL USES</b>									
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
<b>UTILITY AND PUBLIC SERVICE USES</b>									
Broadcasting or recording studio	N	Y	Y	Y	L	Y	Y	Y	Y
Transmission tower	L	L	L	L	L	L	L	L	Y+
Water treatment plant	S	S	S	S	S	S	S	S	Y*
Sewage treatment plant	S	S	S	S	S	S	S	S	Y*
Power generation plant	N	N	N	N	N	N	N	N	Y*
Substation/distribution equipment, indoor	S	S	S	S	S	S	S	Y	Y*
Substation/distribution equipment, outdoor	L	L	L	L	L	L	L	Y	Y+
<b>TEMPORARY USES</b>									
Seasonal market	L	L	L	L	L	L	L	L	Y+
Temporary real estate sales office	L	L	L	L	L	L	L	L	Y+
Concrete/batch plant, temporary	L	L	L	L	L	L	L	L	Y+
Live entertainment special event	L	L	L	L	L	L	L	L	Y+