

EXHIBIT C – LAND USE PRINCIPLES & PERMITTED USES TABLE

Land Use Principles

The land use principles listed below are the result of recommendations in previous planning projects and feedback received during the Bronzeville Overlay outreach process. The Land Use Principles help guide land use decisions.

- A. Developments should expand on the mix of uses in the area and may include retail, restaurants, cultural, entertainment, and complementary uses.
- B. Discourage single-story buildings and encourage multi-family mixed-use development to bring customers and patrons for the arts, cultural, and entertainment uses.
- C. First floor uses should reinforce and support the vision for the area as an arts, cultural and entertainment destination that attracts, promotes, and celebrates African-American arts and culture.
- D. To support the vibrancy of the corridor, first floor uses should be street activating uses.
- E. Support development of spaces for artists to live and work.
- F. Encourage development and programming that provides affordable commercial space and encourages local ownership and local businesses.
- G. Support a mix of market-rate and workforce housing to ensure the area is affordable to a range of incomes and households.

The following table states how uses are currently designated in the LB2 zoning district and the DIZ designation for each currently defined use. As new uses are added to the zoning code after this DIZ is approved and effective, it should be assumed that the LB2 zoning classification should be followed with respect to whether the use is permitted on the properties within this DIZ, unless the DIZ use list is amended to include these new uses. Modifications to Commercial District Use Table 295-603-1 of the zoning code are shown below in the DIZ column.

- "Y" indicates a permitted use. This use is permitted as a matter of right subject to all performance standards.
- "L" indicates a limited use. This use is permitted only when the use meets the limited use standards of the DIZ and underlying zoning district. If the use cannot meet these standards, it shall become a conditional use. Limited use standards are included in the table.
- "C" indicates a conditional use. This use is permitted only if City Plan Commission holds a public hearing and determines that the use meets the goals and principles of the DIZ as well as the conditions for approval of a special use permit as specified in Section 295-311-2-d.
- "N" indicates a prohibited use, which requires approval of a deviation from the DIZ standards as described in Section 295-311-9.

Bronzeville DIZ Use Table

Use		LB2	DIZ
RESIDENTIAL USES			
	Single-family Dwelling	Y	L – permitted if located on an upper floor of a mixed-use building.
	Two-family Dwelling	Y	L – permitted if located on upper floors of a mixed-use building.

	Multi-family Dwelling	Y	<p>L</p> <p>a. On street frontages along W. North Avenue, or on N. Dr. Martin Luther King Jr. Drive, (arterial streets in the overlay), residential units are not permitted on the ground floor of the interior street frontage activation zone.</p> <p>b. The interior street frontage zone, which requires street-activating uses, shall be minimum 15 feet in depth in this overlay.</p> <p>c. On side streets (local streets), residential units at the ground floor are permitted.</p> <p>d. Common area to the residential building such as a lobby, community room or club/exercise room shall not occupy more than 25% of the arterial street frontage in the overlay.</p> <p>e. Accessory parking, storage facilities, and/or mechanical equipment shall not occupy more than 15% of the interior street frontage zone of the street level area along the arterial street.</p>
	Permanent Supportive Housing	Y	L - same as multi-family dwelling
	Transitional Housing	S	C
	Attached Single-Family Dwelling	Y	N
	Live-work Unit	Y	<p>L</p> <p>Live-work units are permitted on all street frontages; however, the following standards apply on arterial streets:</p> <p>a. The first 15' of the unit at the ground floor should be commercially oriented, (such as retail or office) street activating space, not residential unit rooms. Minimum 60% linear feet of glazing with active use behind glazing is required.</p> <p>b. The ground level of the live-work space shall not be more than 2' above adjacent sidewalk grade. Beyond 15' from front wall, the residential ground floor inside could be raised above the commercially dedicated space if the residential spaces area located on the ground floor level.</p> <p>c. No setback is required for unit, but may be allowed.</p>
	Mobile Home	N	N
	Watchman/Service Quarters	N	N
	Family Day Care Home	L	N
	GROUP RESIDENTIAL USES		
	Rooming House	S	N
	Convent, Rectory, or Monastery	Y	L - same as multi-family dwelling
	Dormitory	S	N
	Fraternity or Sorority	S	N
	Adult Family Home	L	L - same as multi-family dwelling. Limited use standards found in 295-603-2-b also apply.

FOSTER HOMES			
	Foster Family Home	Y	L - same as multi-family dwelling.
	Small Foster Home	L	L - same as multi-family dwelling. Limited use standards found in 295-603-2-c also apply.
	Group Home or Group Foster Home	L	L - same as multi-family dwelling. Limited use standards found in 295-603-2-d also apply.
SHELTER CARE FACILITIES			
	Family Shelter Care Facility	Y	L - same as multi-family dwelling
	Small Group Shelter Care Facility	L	L - same as multi-family dwelling. Limited use standards found in 295-603-2-b also apply.
	Large Group Shelter Care Facility	S	C
	Community Living Arrangement	L	L - same as multi-family dwelling. Limited use standards found in 295-603-2-d also apply.
EDUCATIONAL USES			
	Day Care Center	L	N
	School, Elementary or Secondary	S	N
	College	Y	C
	School, Specialty or Personal Instruction	Y	L - Permitted for a school offering instruction primarily in music, art, theater arts, or dance. All other uses conditional.
COMMUNITY-SERVING USES			
	Library	Y	Y
	Cultural Institution	Y	Y
	Community Center	S	C
	Religious Assembly	S	L - Use must be accessory to a use that is otherwise permitted.
	Cemetery or Other Place of Interment	N	N
	Public Safety Facility	Y	Y
	Correctional Facility	N	N
COMMERCIAL & OFFICE USES			
	General Office	Y	L The use is permitted if 1) the office is accessory to a use that is otherwise permitted and/or 2) the office is not located on the ground floor. All other office uses are conditional upon a finding that the proposed use advances the goals of the Bronzeville Arts and Culture District. Change of office use or a new operator will constitute of a change of use and must demonstrate it meets the goals of the district.
	Government Office	Y	L - same as general office
	Bank or Other Financial Institution	Y	C
	Currency Exchange, Payday Loan Agency, or Title Loan Agency	S	N
	Installment Loan Agency	S	N
	Cash for Gold Business	S	N

Pawn Shop	S	N
Retail Establishment, General	L	<p>L</p> <p>Permitted retail users are those whose primary business includes but is not limited to the sale of apparel and accessories, luggage, art works, art and craft supplies and stationary, antiques, collectibles, flowers and plants, household goods, media such as books and music, toys and games, notions and novelties, food and beverages, baked goods, butcher shop, delicatessen, a grocery store, specialty food store, and dry goods.</p> <p>Retail establishments that are conditional upon a finding that the proposed use advances the goals of the Bronzeville Arts and Culture District include those whose primary business includes the sale of furniture and floor coverings, bicycles, sporting goods, hobbies, hardware, paint and wallpaper, beauty products, pharmaceutical products, pets, wellness stores, video rental or sales business, and any retail use not captured included in the list of permitted or prohibited retail uses.</p> <p>Retail establishments that are prohibited include: auto parts stores, firearm store, major appliance stores, tobacco product stores, liquor stores, a furniture or appliance rental establishment, or telephone store.</p> <p>Formula business retailers of any size and/or retail establishments utilizing more than 10,000 square feet within a building are a conditional use. (See Attachment 1 for the definition and information about Formula Businesses)</p> <p>Limited use standards found in 295-603-2-f also apply.</p>
Garden Supply or Landscaping Center	Y	N
Home Improvement Center	S	N
Secondhand Store	L	C
Outdoor Merchandise Sales	S	C
Artist Studio	Y	Y
Adult Retail Establishment	N	N
HEALTHCARE & SOCIAL ASSISTANCE		
Medical Office	Y	L - The use is permitted, but may not be located on the ground floor within the interior street frontage zone along W. North Avenue or N. Dr. Martin Luther King Jr. Drive.
Health Clinic	S	L - same as medical office
Hospital	S	N

	Medical Research Laboratory	S	N
	Medical Service Facility	S	N
	Social Service Facility	S	N
	Emergency Residential Shelter	S	N
	Nursing Home	Y	N
	Adult day care	L	N
GENERAL SERVICE USES			
	Personal Service	Y	C
	Business Service	Y	L - Permitted for a photography studio. All other uses conditional.
	Catering Service	Y	L - Use must be accessory to a use that is otherwise permitted.
	Funeral Home	Y	N
	Laundromat	Y	C
	Dry Cleaning Establishment	Y	C
	Furniture and Appliance Rental and Leasing	Y	N
	Household Maintenance and Repair Service	Y	N
	Tool/Equipment Rental Facility	Y	N
ANIMAL SERVICES			
	Animal Hospital/Clinic	L	L - The use is permitted, but may not be located on the ground floor within the interior street frontage zone along W. North Avenue or N. Dr. Martin Luther King Jr. Drive. No outdoor run or outdoor kennels shall be provided on the premises. Limited use standards found in 295-603-2-i also apply.
	Animal Boarding Facility	L	N
	Animal Grooming or Training Facility	L	L - Same as animal hospital. Limited use standards found in 295-603-2-i also apply.
MOTOR VEHICLE USES			
LIGHT MOTOR VEHICLE USES			
	Sales Facility	S	N
	Rental Facility	L	N
	Repair Facility	S	N
	Body Shop	S	N
	Outdoor Storage	S	N
	Wholesale Facility	L	N
HEAVY MOTOR VEHICLE USES			
	Sales Facility	S	N
	Rental Facility	S	N
	Repair Facility	N	N
	Body Shop	N	N
	Outdoor Storage	N	N

GENERAL MOTOR VEHICLE USES			
Filling Station	S	N	
Car Wash	L	N	
Non-restaurant drive-through facility	L	N	
Electric Vehicle charging facility	L	C	
PARKING			
Parking Lot, Principal Use	L	N	
Parking Lot, Accessory Use	L	L - The width of a paved parking area adjacent to the primary street frontage shall not exceed 45 feet as measured from the principal building to the side lot line. Limited use standards found in 295-603-2-n also apply.	
Parking Structure, Principal Use	L	L - Vehicular entrances and exits are not permitted on W. North Avenue. At least 60% of the interior street frontage zone along W. North Avenue and/or N. Dr. Martin Luther King Drive, to a depth of 15 feet, shall be devoted to permitted street-activating uses. Limited use standards found in 295-603-2-o also apply.	
Parking Structure, Accessory Use	L	L - Vehicular entrances and exits are not permitted on W. North Avenue. At least 60% of the interior street frontage zone along W. North Avenue and/or N. Dr. Martin Luther King Drive, to a depth of 15 feet, shall be devoted to permitted street-activating uses. Limited use standards found in 295-603-2-o also apply.	
Heavy Motor Vehicle Parking Lot, Principal Use	S	N	
Heavy Motor Vehicle Parking Lot, Accessory Use	S	N	
ACCOMMODATION AND FOOD SERVICE			
Bed and Breakfast	Y	Y	
Hotel, Commercial	Y	Y	
Hotel, Residential	Y	C	
Tavern	Y	L - For formula businesses with more than 5 locations, this use is conditional. (See Attachment 1 for the definition and information about Formula Businesses)	
Brewpub	Y	L - For formula businesses with more than 5 locations, this use is conditional. (See Attachment 1 for the definition and information about Formula Businesses)	
Assembly Hall	L	L - Use must be accessory to a use that is otherwise permitted. Limited use standards found in 295-603-2-q also apply.	
Restaurant, without a drive through facility	Y	L - For formula businesses with more than 5 locations, this use is conditional. (See Attachment 1 for the definition and information about Formula Businesses)	
Restaurant, with a drive through facility	S	N	
ENTERTAINMENT AND RECREATIONAL USES			
Park or Playground	Y	Y	
Festival Grounds	N	N	

	Recreation Facility, Indoor	S	C
	Recreation Facility, Outdoor	S	C
	Health Club	Y	L - The use is permitted, but may not be located on the ground floor within the street frontage zone along W. North Avenue or N. Dr. Martin Luther King Jr. Drive.
	Sports Facility	S	C
	Gaming Facility	N	N
	Theater	Y	Y
	Convention and Exposition Center	S	C
	Marina	Y	Y
	Outdoor Racing Facility	N	N
STORAGE, RECYCLING, AND WHOLESALE TRADE USES			
	Recycling Collection Facility	S	N
	Mixed-waste Processing Facility	N	N
	Material Reclamation Facility	N	N
	Salvage Operation, Indoor	N	N
	Salvage Operation, Outdoor	N	N
	Wholesale and Distribution Facility, Indoor	L	N
	Wholesale and Distribution Facility, Outdoor	S	N
STORAGE FACILITY			
	Indoor Storage Facility	L	N
	Self-service	N	N
	Outdoor Storage Facility	S	N
	Hazardous Materials	N	N
TRANSPORTATION USES			
	Ambulance Service	S	N
	Ground Transportation Service	S	N
	Passenger Terminal	Y	C
	Helicopter Landing Facility	S	C
	Airport	N	N
	Ship Terminal or Docking Facility	N	N
	Truck Freight Terminal	N	N
	Railroad Switching, Classification Yard, or Freight Terminal	N	N
INDUSTRIAL USES			
	Alcoholic beverage facility, micro	L	C
	Alcoholic beverage facility, large	N	
	Food processing	L	C
	Manufacturing, Light	L	L – The use is accessory to a permitted retail use, does not exceed 3,600 square feet, does not operate between the hours of 9 p.m. – 7 a.m., occurs within an

			enclosed building, and does not generate noise or odor in violation of Ch. 80. Limited use standards found in 295-603-2-x also apply.
	Manufacturing, Heavy	N	N
	Manufacturing, Intense	N	N
	Research and Development	S	C
	Processing or Recycling of Mined Materials	N	N
	Industrial wastewater treatment facility	N	N
	Contractor's Shop	L	N
	Contractor's Yard	S	N
AGRICULTURAL USES			
	Plant, Nursery or Greenhouse	S	N
	Raising of Livestock	S	N
	Community Garden	S	C
	Commercial Farming Enterprise	S	N
UTILITY AND PUBLIC SERVICE USES			
	Broadcasting or Recording Studio	Y	Y
	Transmission Tower	L	L - Limited use standards found in 295-603-2-aa apply.
	Water Treatment Plant	Y	N
	Sewage Treatment Plant	N	N
	Power Generation Plant	N	N
	Small Wind Energy System	S	N
	Solar Farm	S	N
	Substation/Distribution Equipment, Indoor	S	N
	Substation/Distribution Equipment, Outdoor	L	N
TEMPORARY USES			
	Seasonal Market	L	L - Limited use standards found in 295-603-2-cc apply.
	Temporary Real Estate Sales Office	L	L - Limited use standards found in 295-603-2-dd apply.
	Concrete/Batch Plant, Temporary	L	C
	Live Entertainment Special Event	L	L - Limited use standards found in 295-603-2-ff apply.

- All Conditional Uses in the DIZ shall demonstrate that the use contributes to the goals of the Bronzeville Cultural and Entertainment District.
- Unless otherwise stated, uses that cannot meet the limited use standards become conditional uses.
- Items that become nonconforming with the base zoning due to the standards of the DIZ shall be reviewed by CPC following the standards within this overlay and following language regarding nonconformities in Ch. 295-415 of the zoning code.