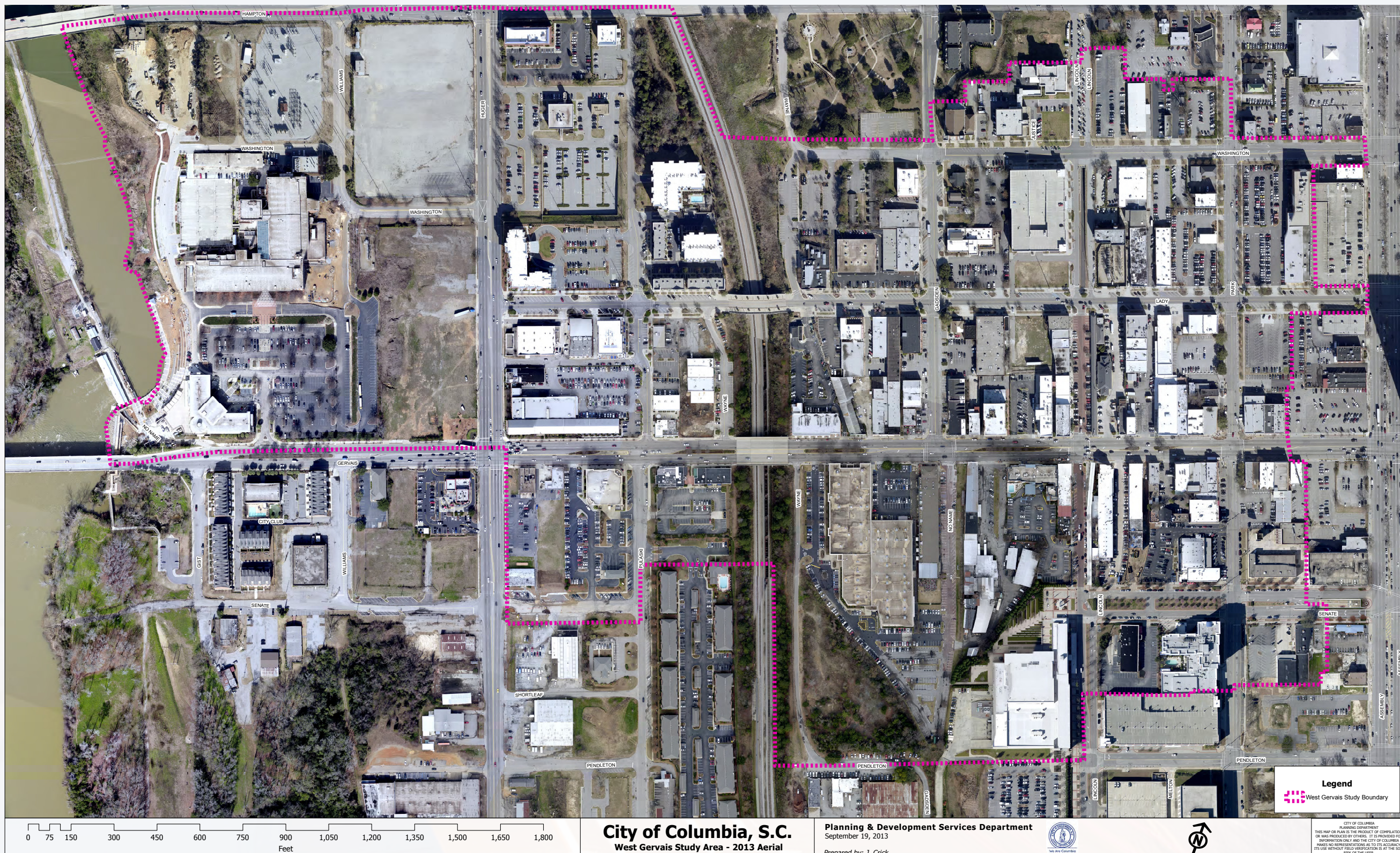
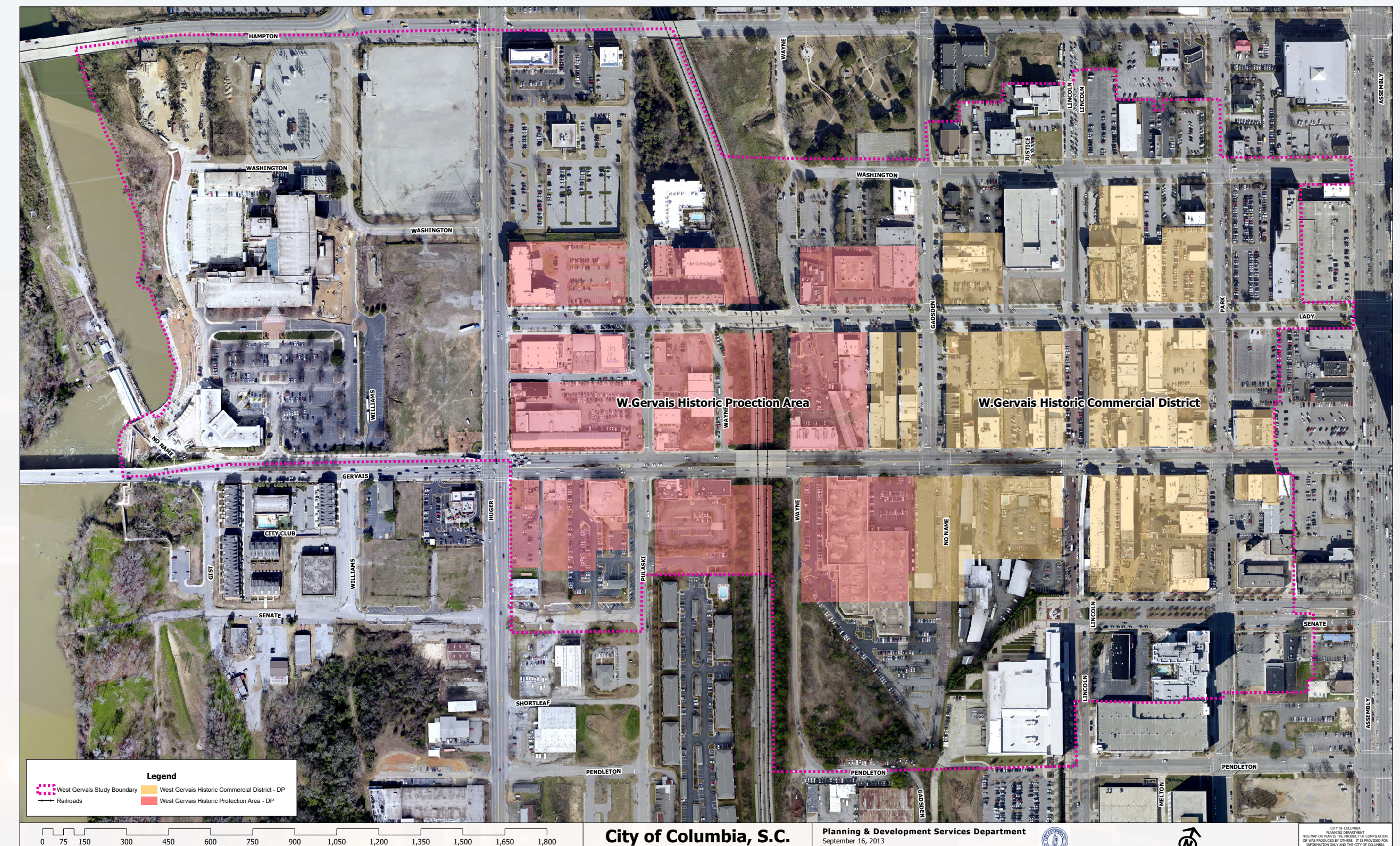


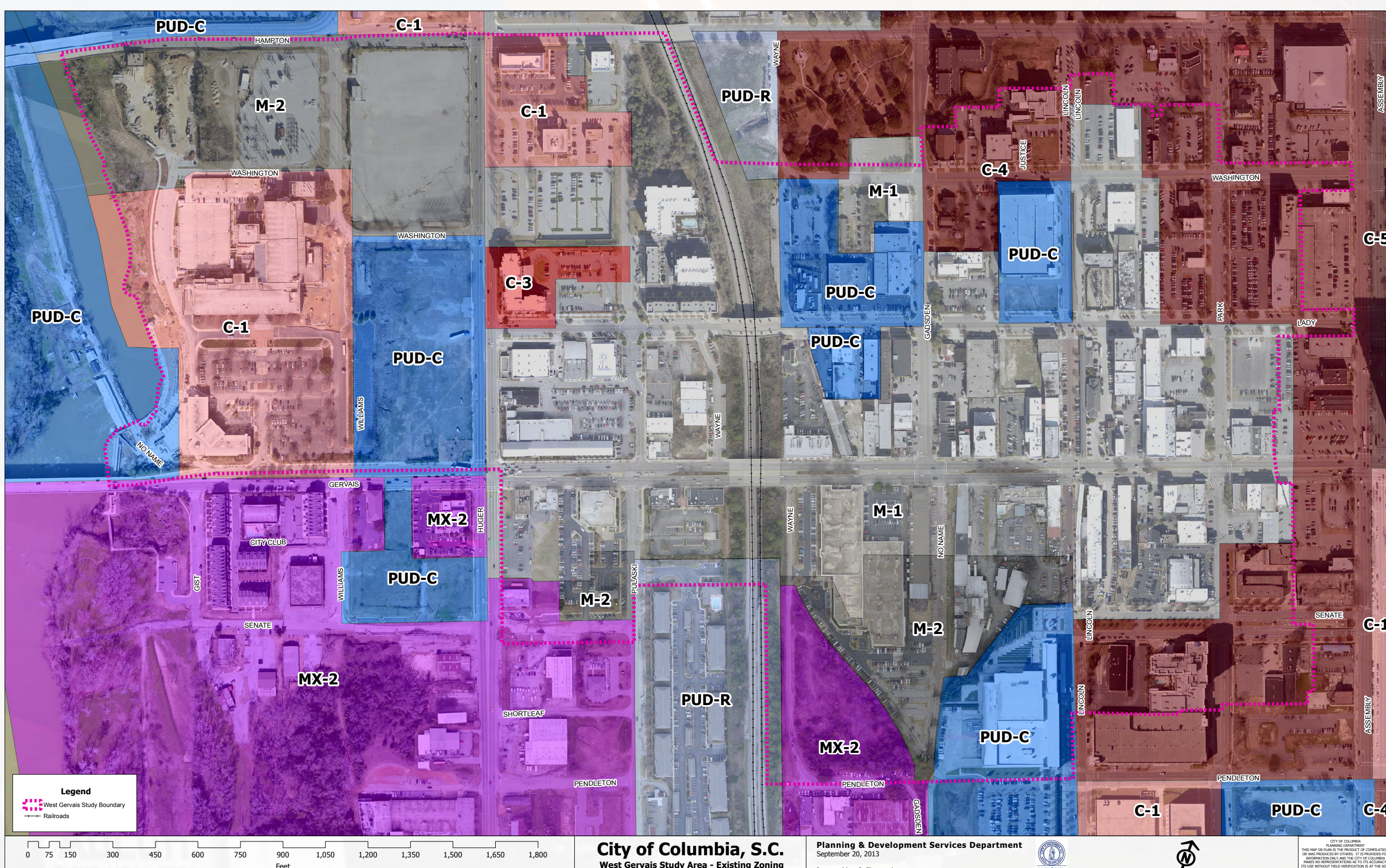
## EXISTING CONDITIONS



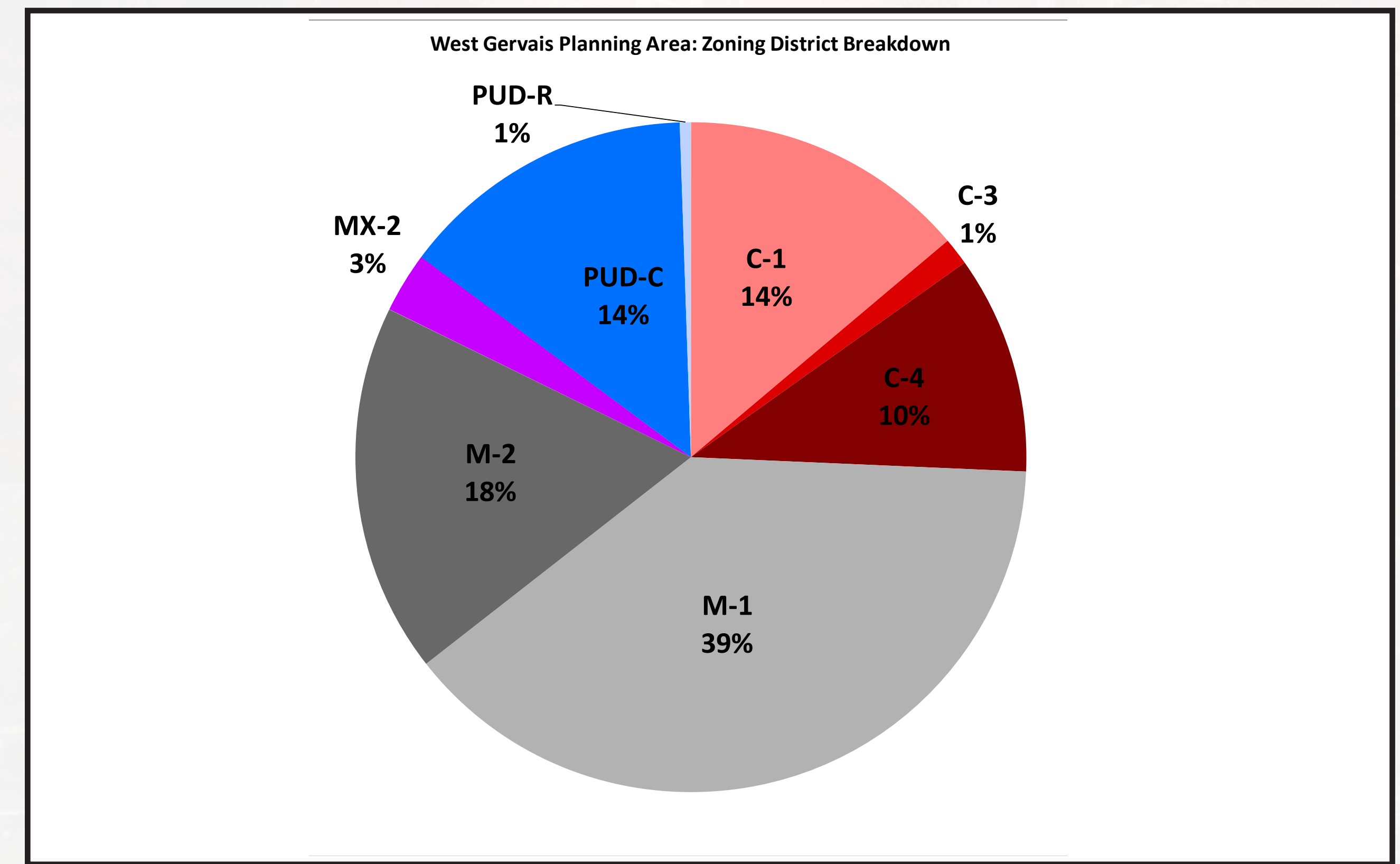
Aerial Photography and Study Area



Neighborhood Boundary and Historic District



Base Zoning District



Zoning by % within District

### Permitted Uses by Zoning District (Random Selection)

- M-1:**
  - Car wash
  - Hardware stores
  - Motion picture theater
  - Motor freight and transportation warehouse
  - Photo finishing laboratories
  - Wholesale chemical and allied products
- M-2:**
  - Computer and data processing services
  - Food manufacturing
  - Mobile home dealers
  - Petroleum refining and related industries
  - Printing, publishing and allied industries manufacturing
  - Public warehousing
- C-1:**
  - Engineering, architectural, and surveying services
  - Funeral Service and crematories
  - Hospitals
  - Mid-Rise Housing
  - Museums and art galleries
  - Religious organizations
- C-3:**
  - Cemetery subdividers and developers
  - Commercial photography, art and graphics services
  - Department stores
  - Micro brewery
  - Motor vehicle dealers (new and used)
  - Racing including track operations
- C-4:**
  - Apparel and accessory stores
  - Disinfecting and extermination services
  - Hardware stores
  - Parking Lots
  - Private Commercial Storage
  - Public Dormitory
- MX-2:**
  - Advertising agencies
  - Body piercing facilities and tattoo establishments
  - Coin-operated amusement devices
  - Medical and dental laboratories
  - Retail bakeries
  - Townhouses
- PUD - R:**
  - Determined at the time of City Council approval
- PUD - C:**
  - Determined at the time of City Council approval

### Permitted Height by Zoning District

- M-1:** 50ft. Max\*
  - \*Buildings between 50 and 75 feet may be allowed provided there is an increase of one foot in side, front and rear yards over the minimum requirements for each additional three feet in height.
- M-2:** 50ft. Max\*
  - \*Buildings between 50 and 75 feet may be allowed provided there is an increase of one foot in side, front and rear yards over the minimum requirements for each additional three feet in height.
- C-1:** 50ft. Max\*
  - \*Buildings between 50 and 75 feet may be allowed provided there is an increase of one foot in side, front and rear yards over the minimum requirements for each additional three feet in height.
- C-3:** 50ft. Max\*
  - \*Buildings between 50 and 75 feet may be allowed provided there is an increase of one foot in side, front and rear yards over the minimum requirements for each additional three feet in height.
- C-4:** NA
- MX-2:** NA
- PUD - R:**
  - Determined at the time of City Council approval
- PUD - C:**
  - Determined at the time of City Council approval

### Zoning Setbacks By District

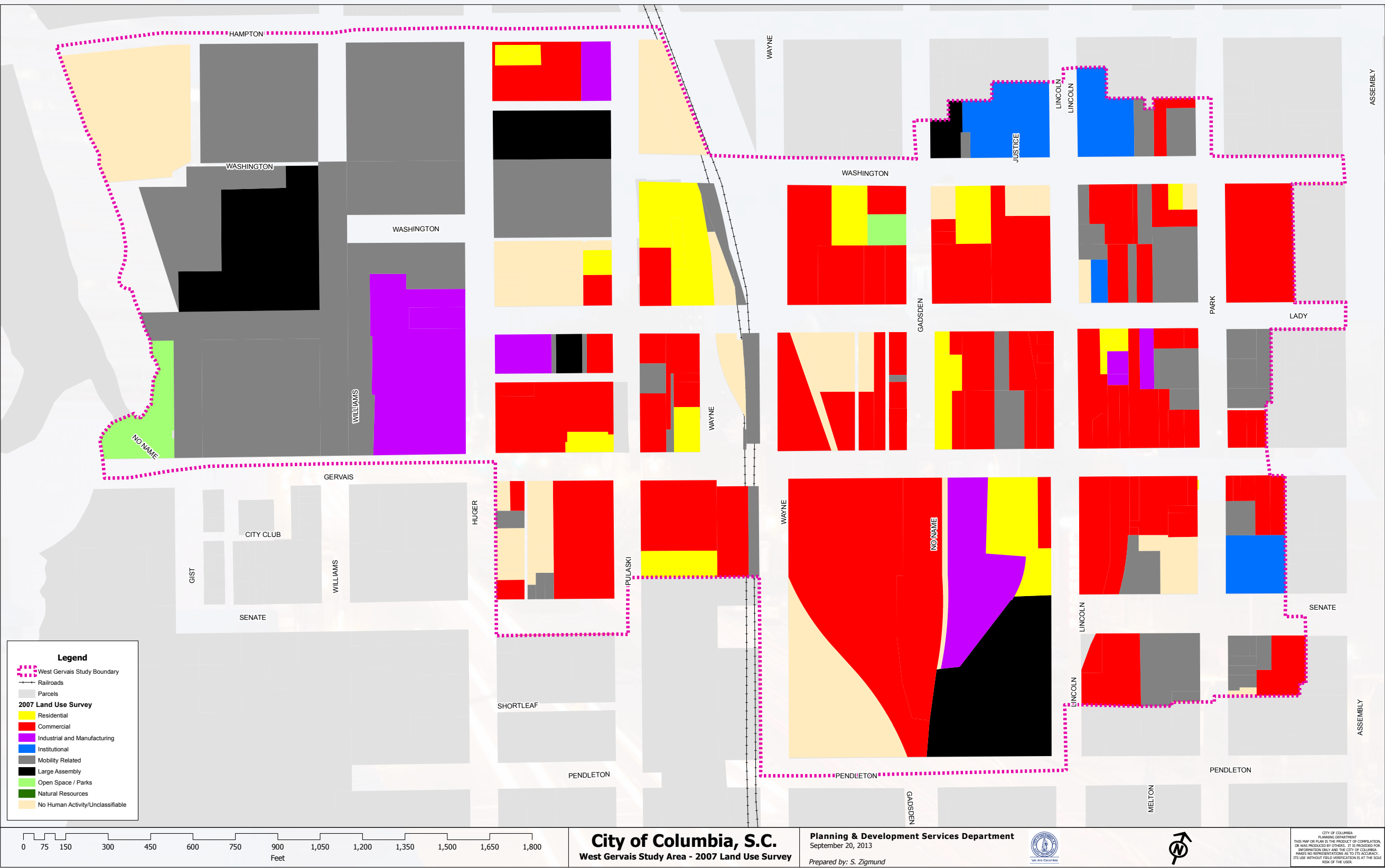
- M-1:** 25ft.
- M-2:** 25ft.
- C-1:** 25ft.
- C-3:** 25ft.
- C-4:** NA
- MX-2:**
  - No required minimum front yard setback.
  - Maximum front yard setback shall be 15 feet
- PUD - R:**
  - Determined at the time of City Council approval
- PUD - C:**
  - Determined at the time of City Council approval

### Prohibited Uses by Zoning District

- M-1:**
  - Townhouses
  - High-rise housing
  - Mid-rise housing
  - Department Stores
  - Hardware Stores
- M-2:**
  - Retail Drugstores
  - Department Stores
  - Hardware Stores
  - Movie Theaters
- C-1:**
  - Grocery Stores
  - Retail Bakeries
  - General Merchandise Retail Stores
  - Furniture, Home Furnishings, and Equipment Stores
- C-3:**
  - Townhouses
- C-4:**
  - Townhouses
  - Attached Multifamily Housing
- MX-2:**
  - Carwashes
  - Radio and Mobile Telephone Installation Shops
  - Amusement Parks
- PUD - R:**
  - Determined at the time of City Council approval
- PUD - C:**
  - Determined at the time of City Council approval



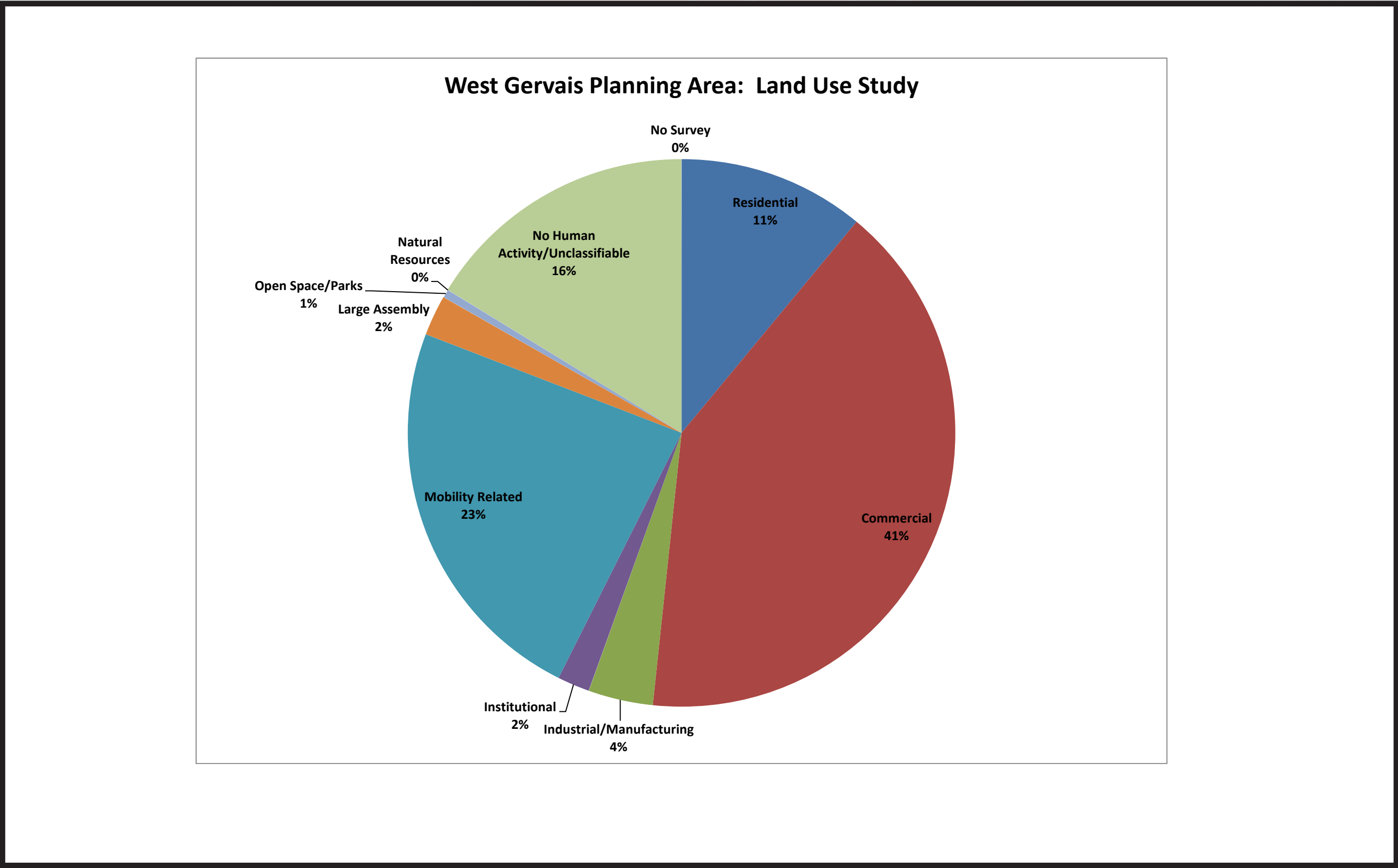
EXISTING CONDITIONS



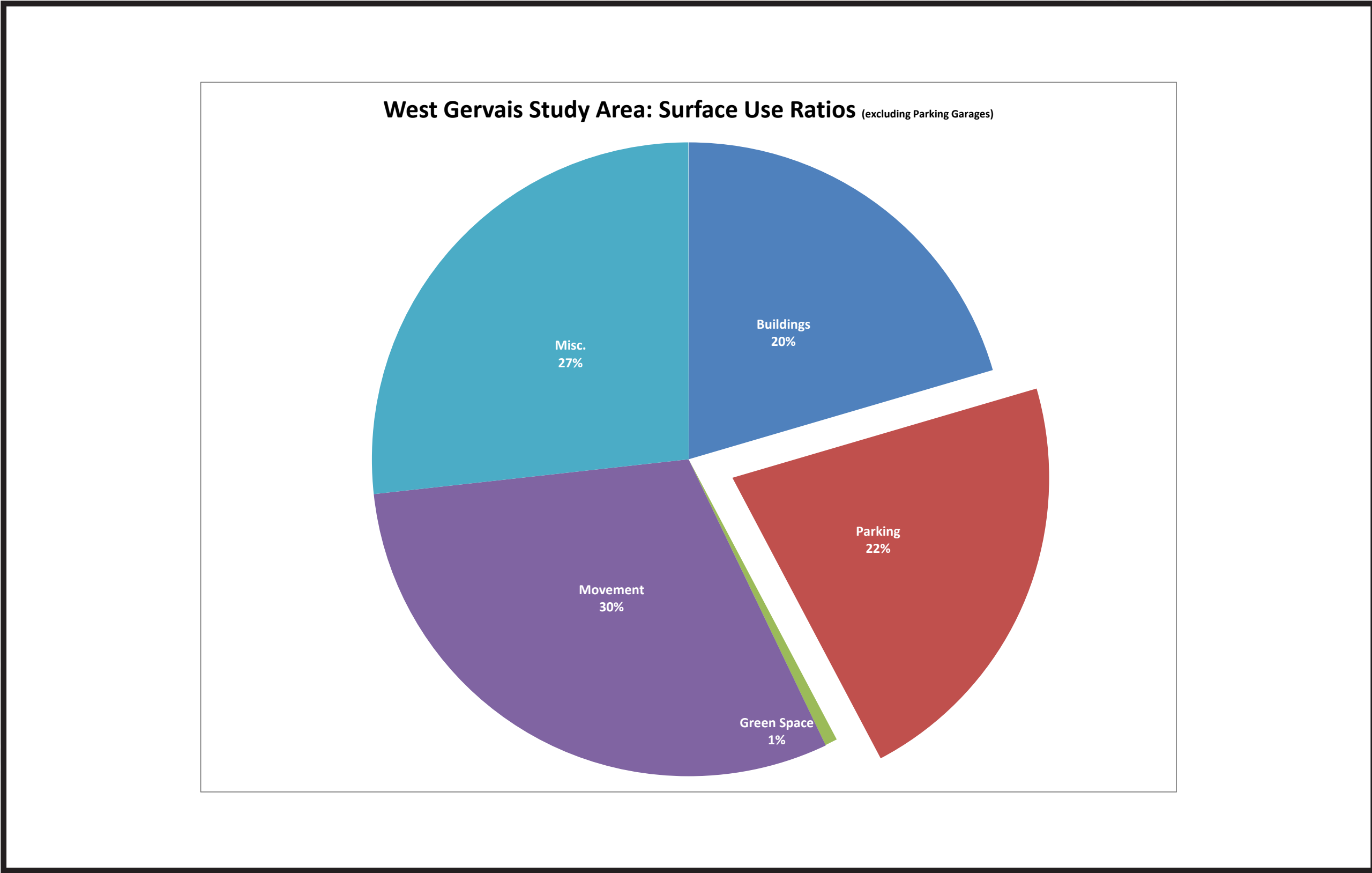
2013 Existing Land Use



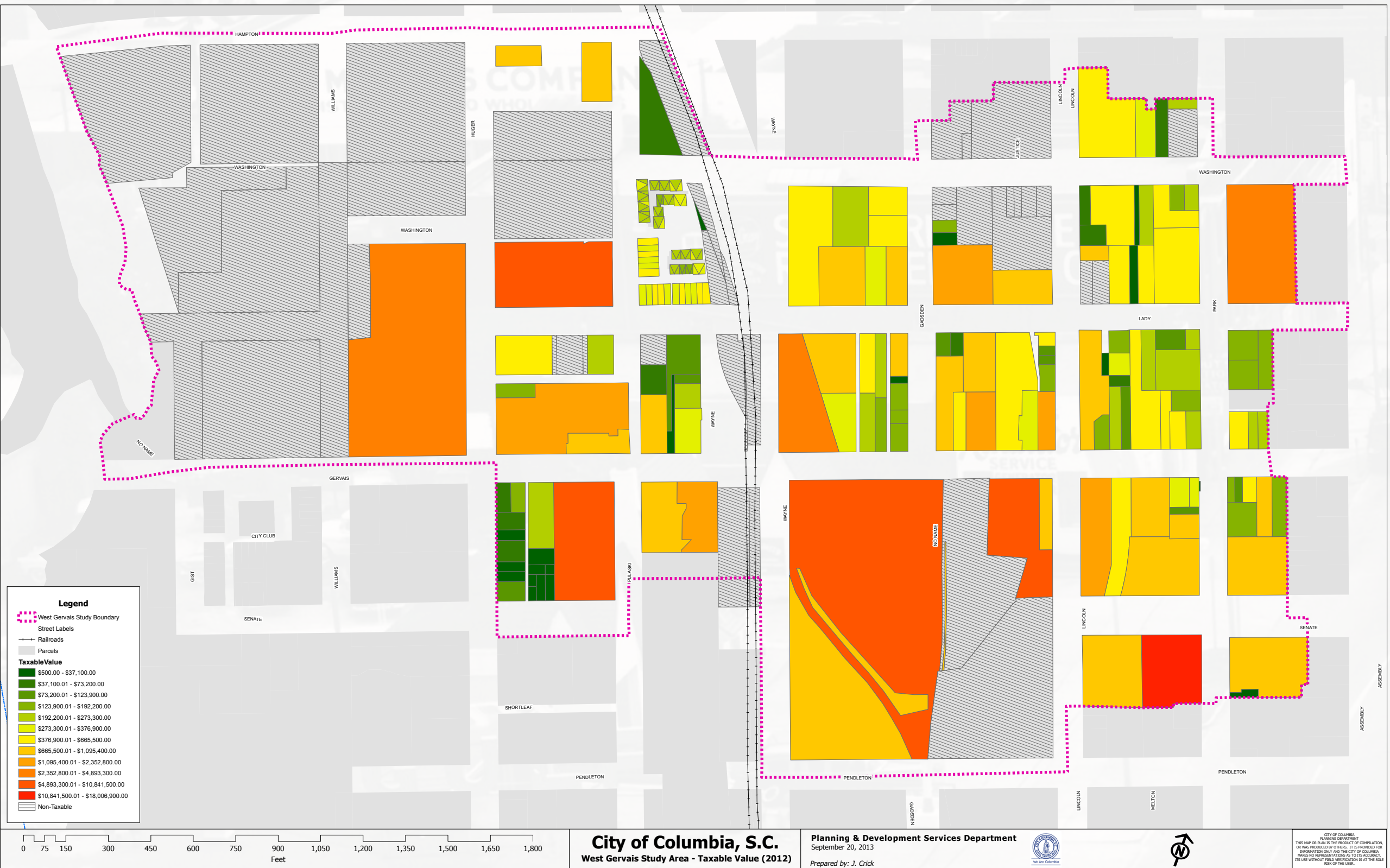
Building Figure Ground



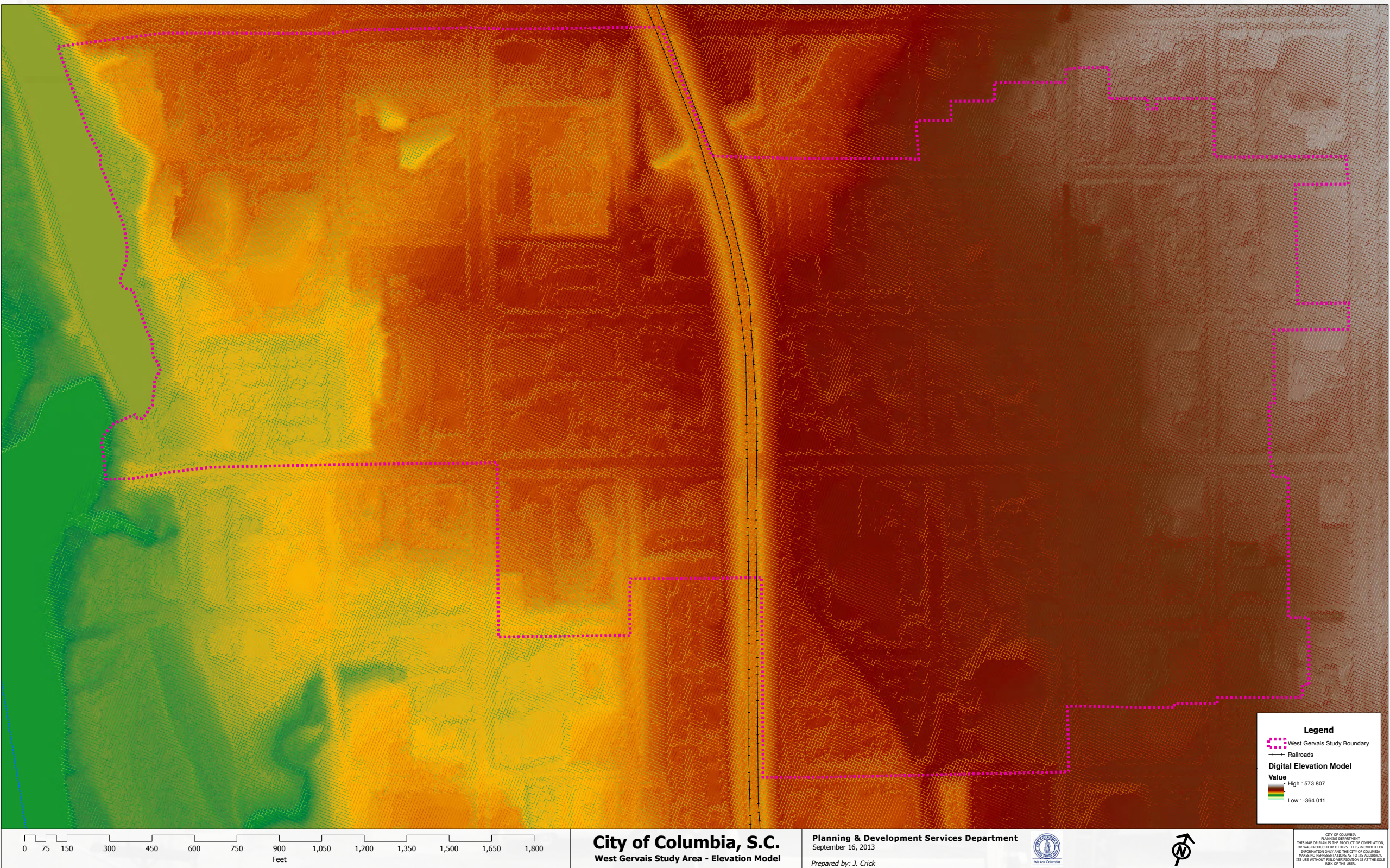
2013 Existing Land Use (Percentage)



Surface Use Ratio



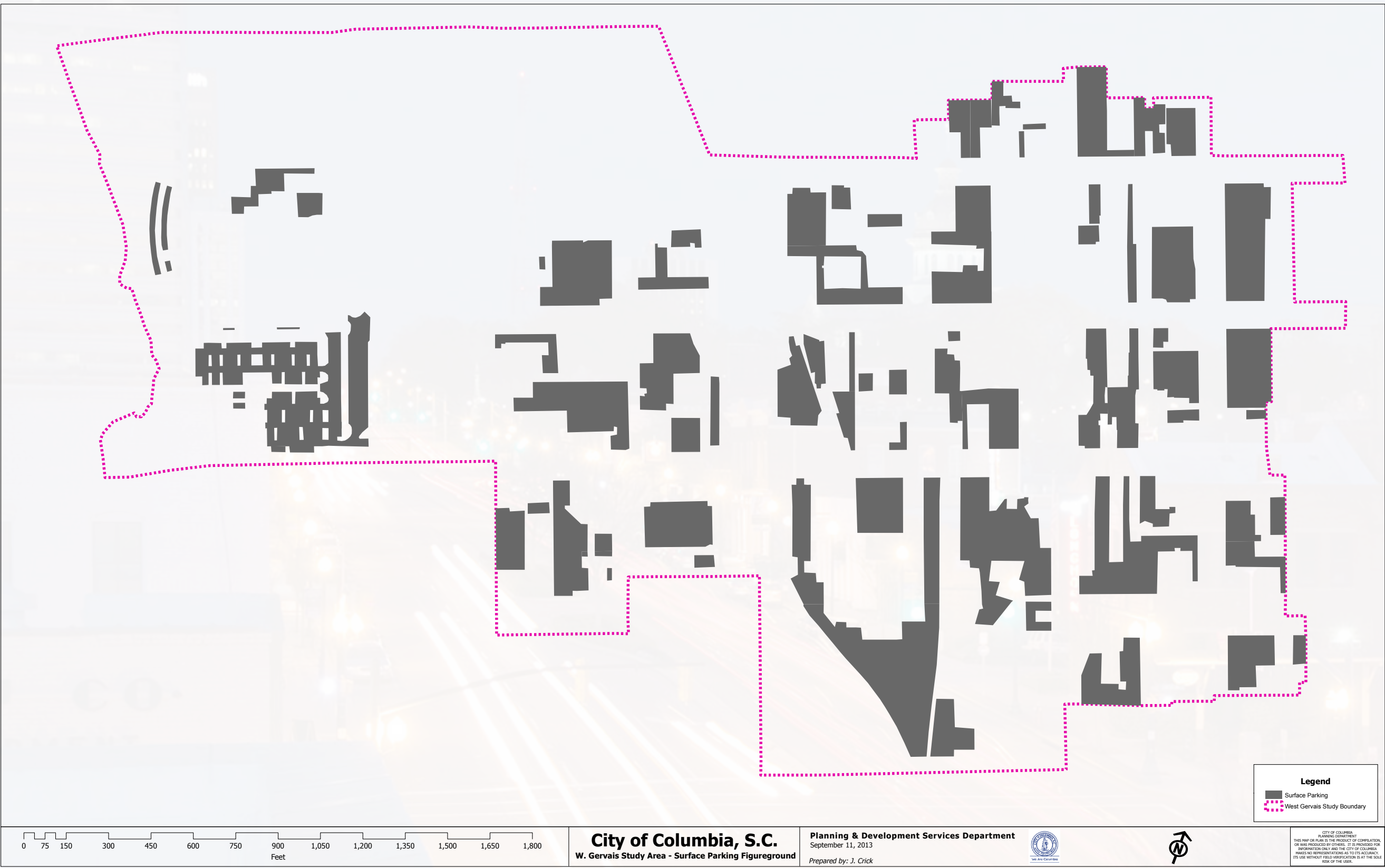
Taxable vs. Non Taxable



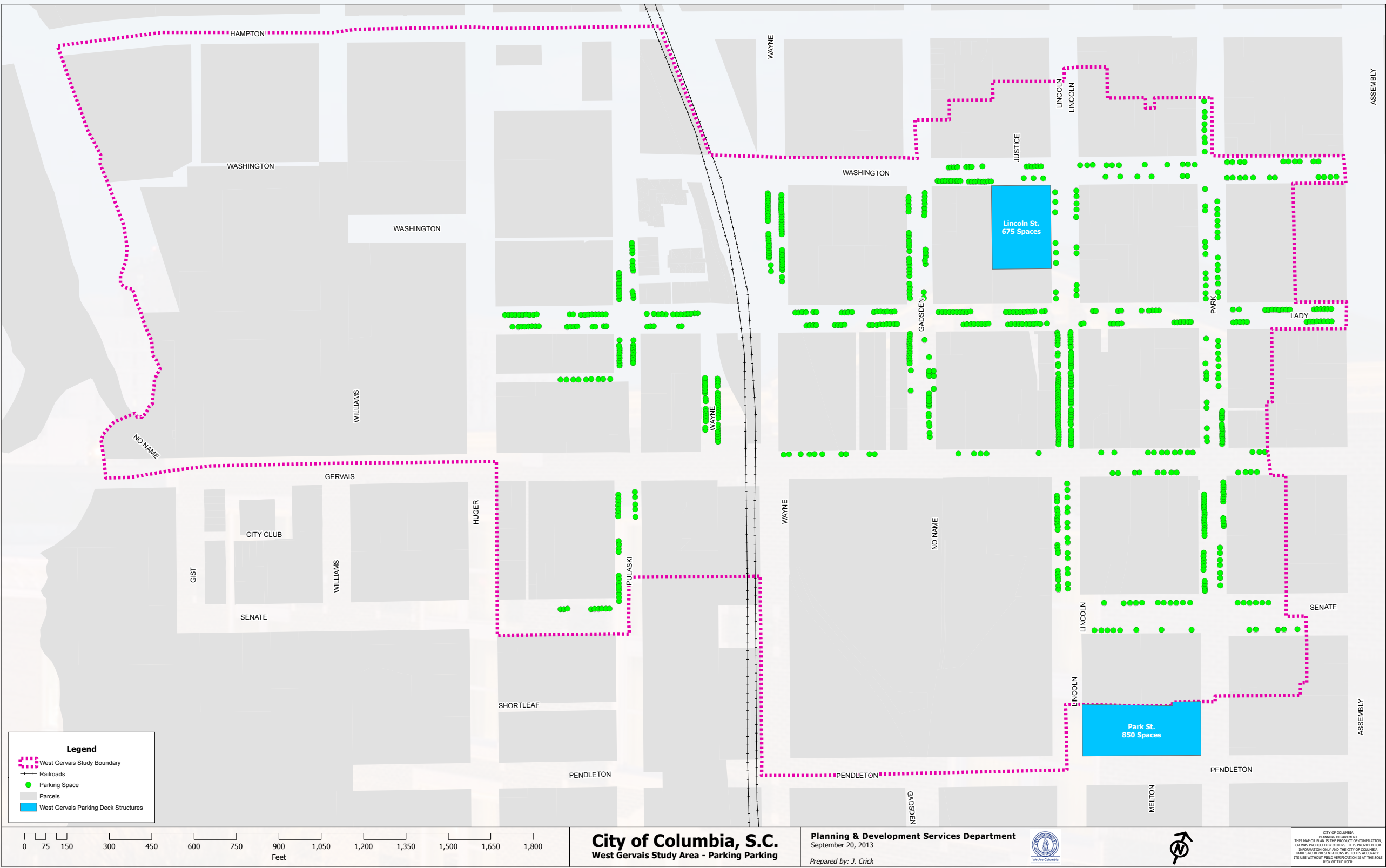
Two Foot Contours



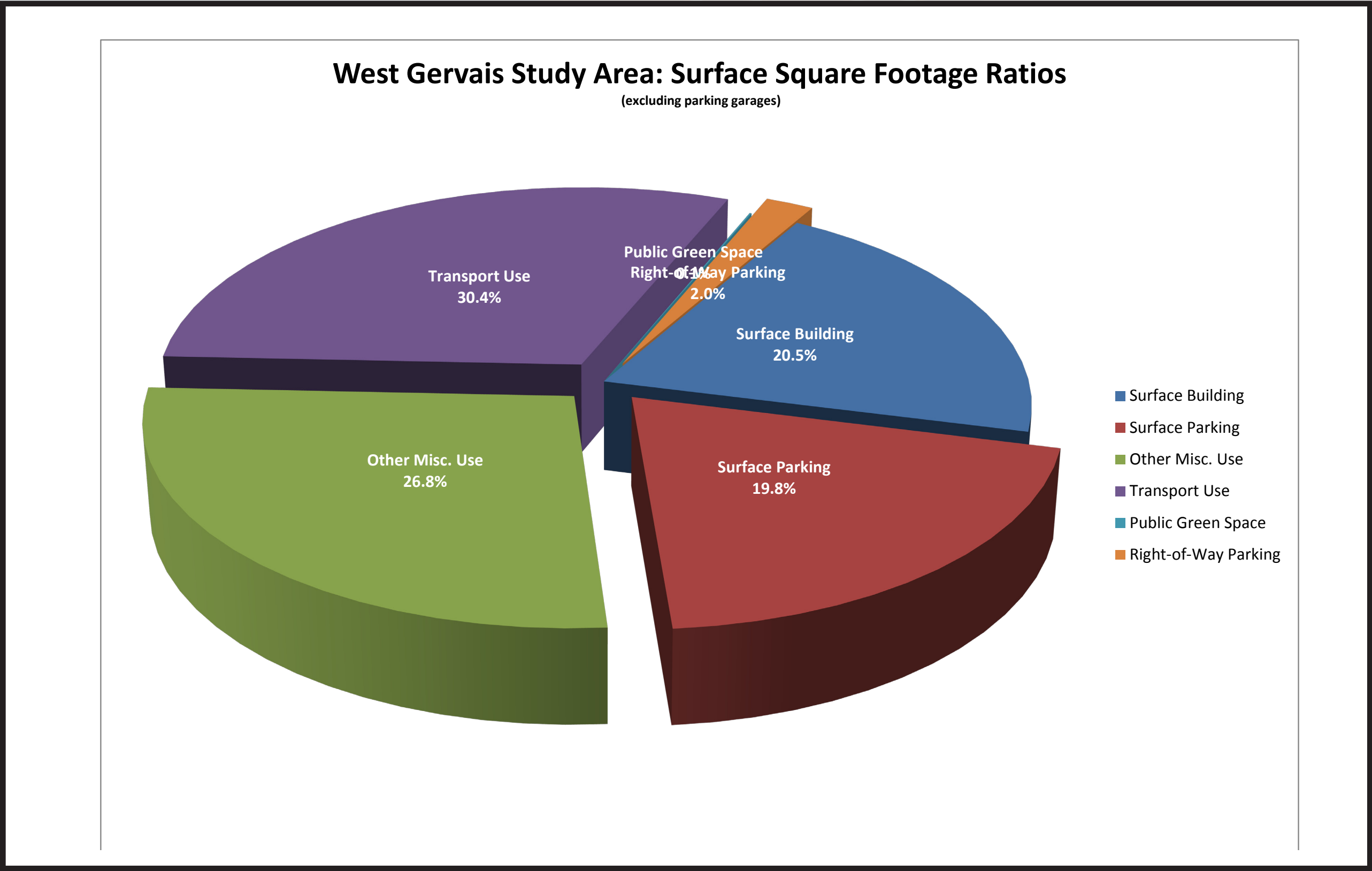
EXISTING CONDITIONS



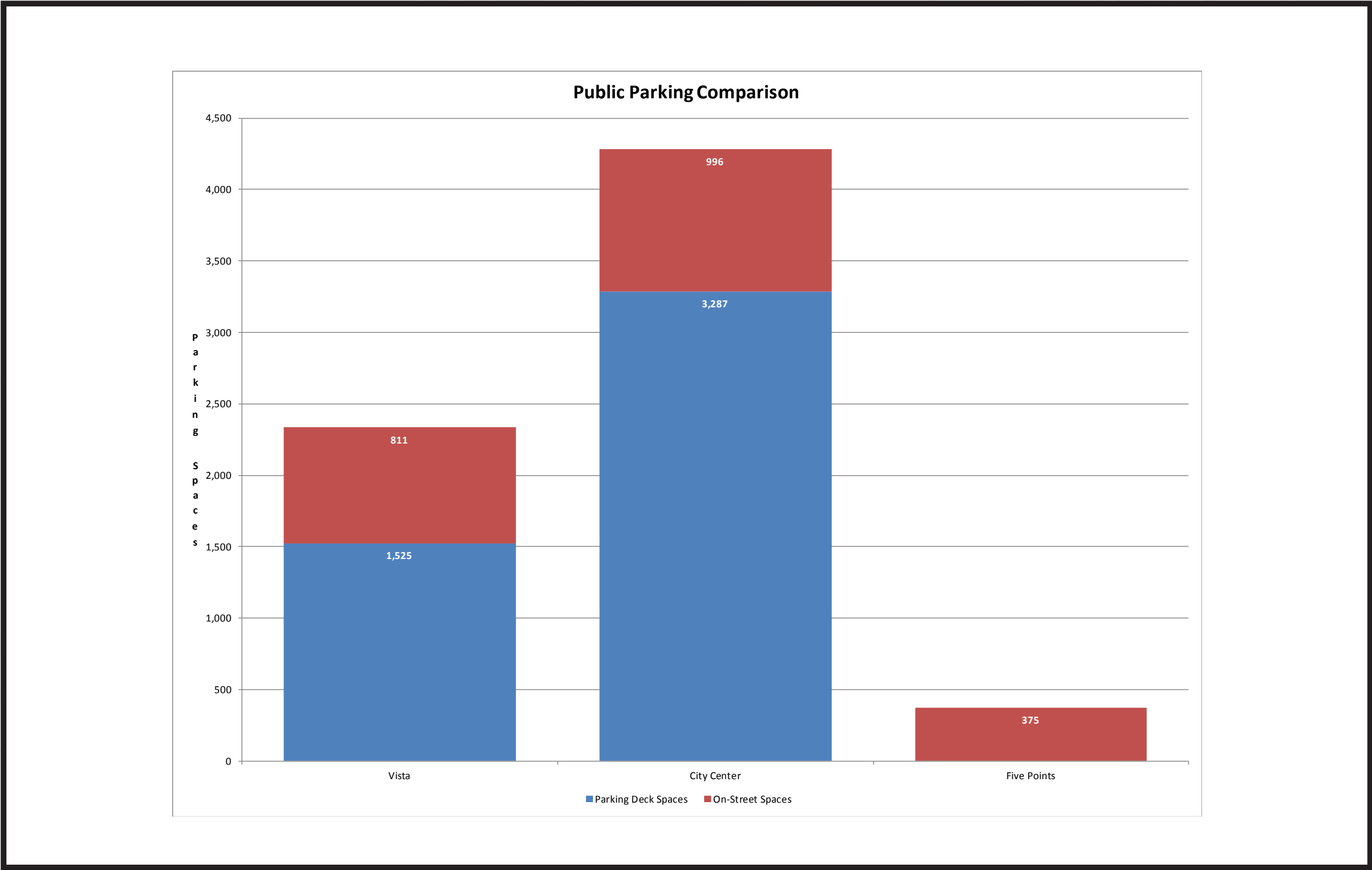
Private Parking Lots



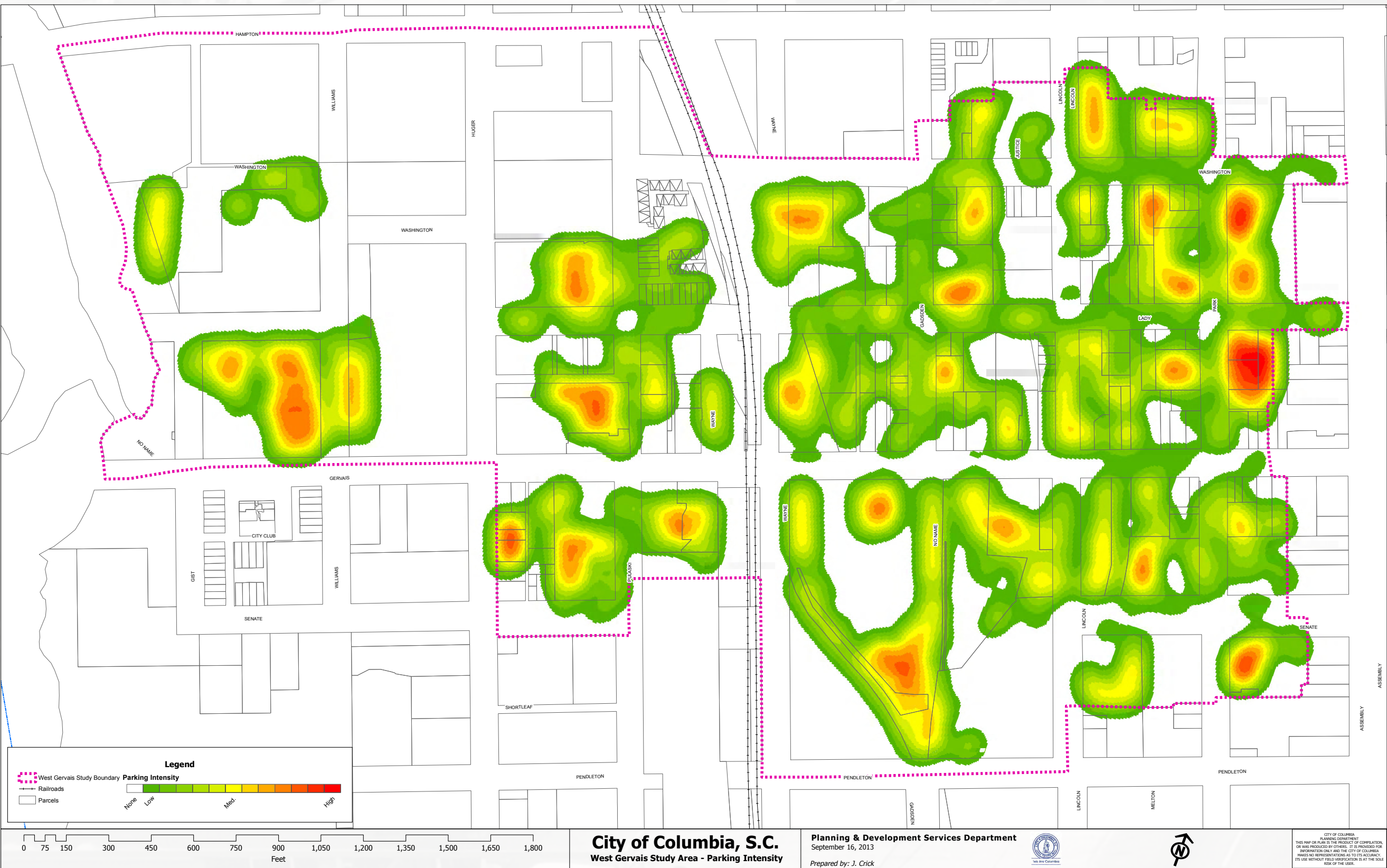
Public On Street Parking



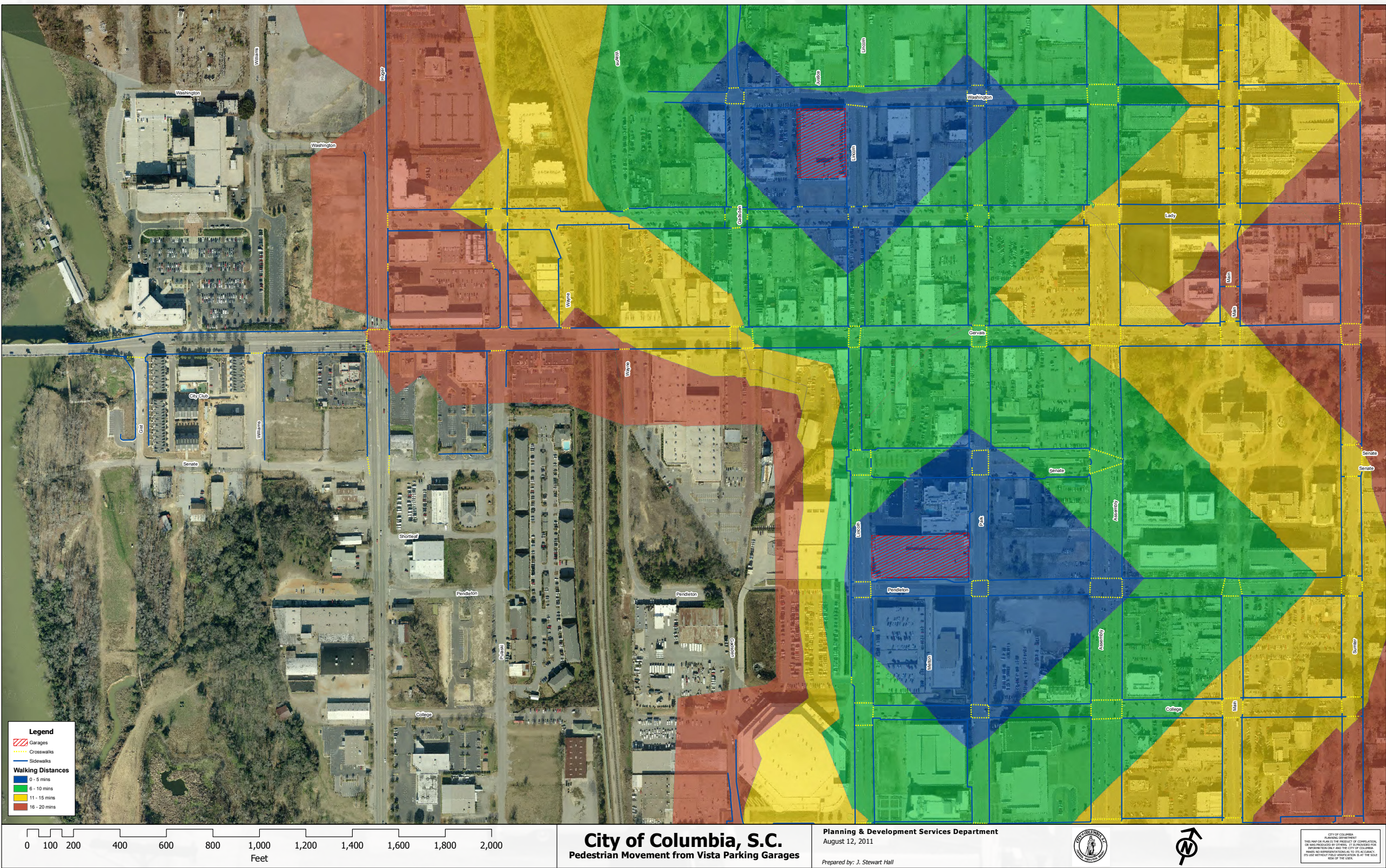
Surface Parking Ratio



Comparison of On Street and Parking Deck Availability by Entertainment District



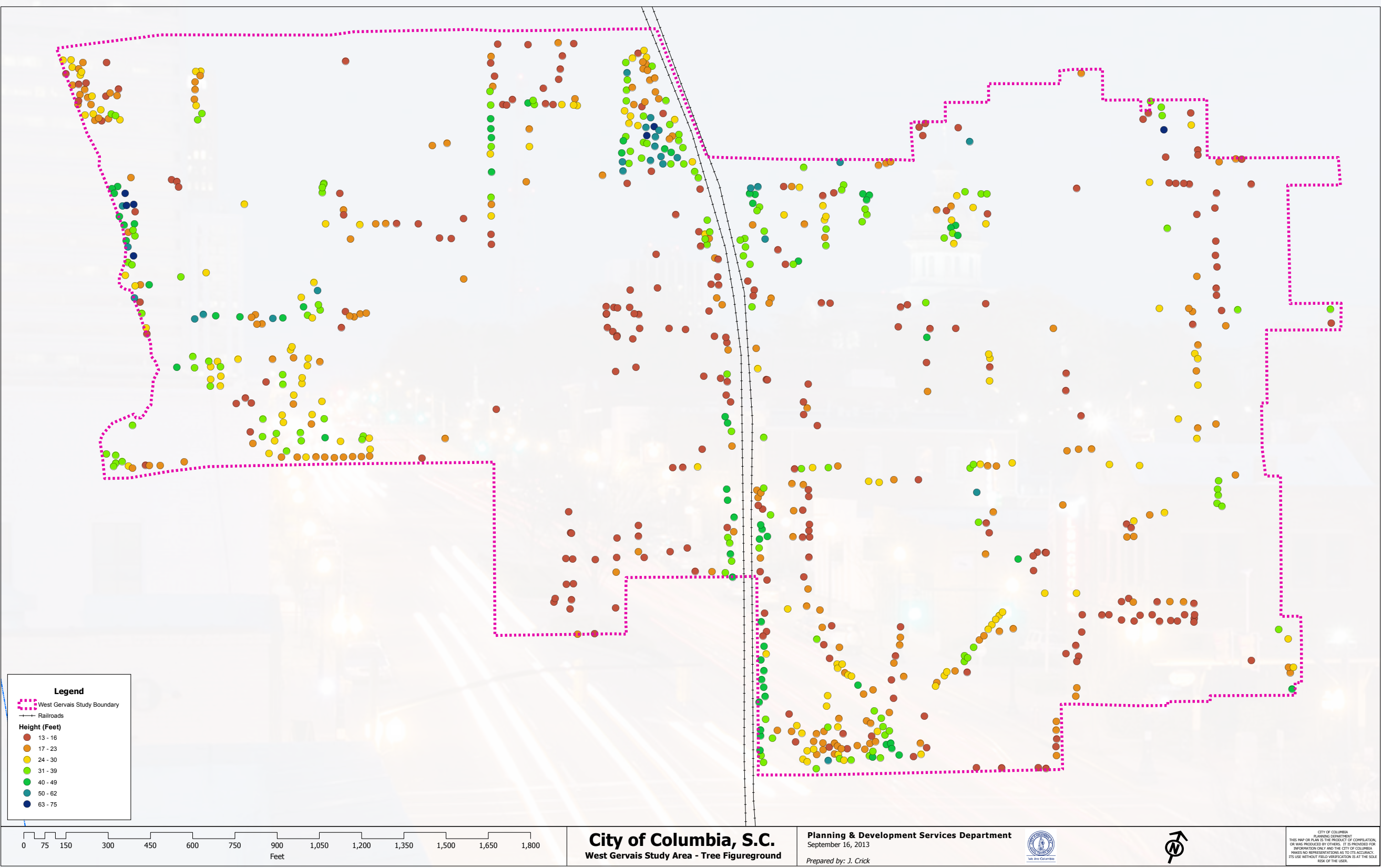
Parking Intensity (Private and Public)



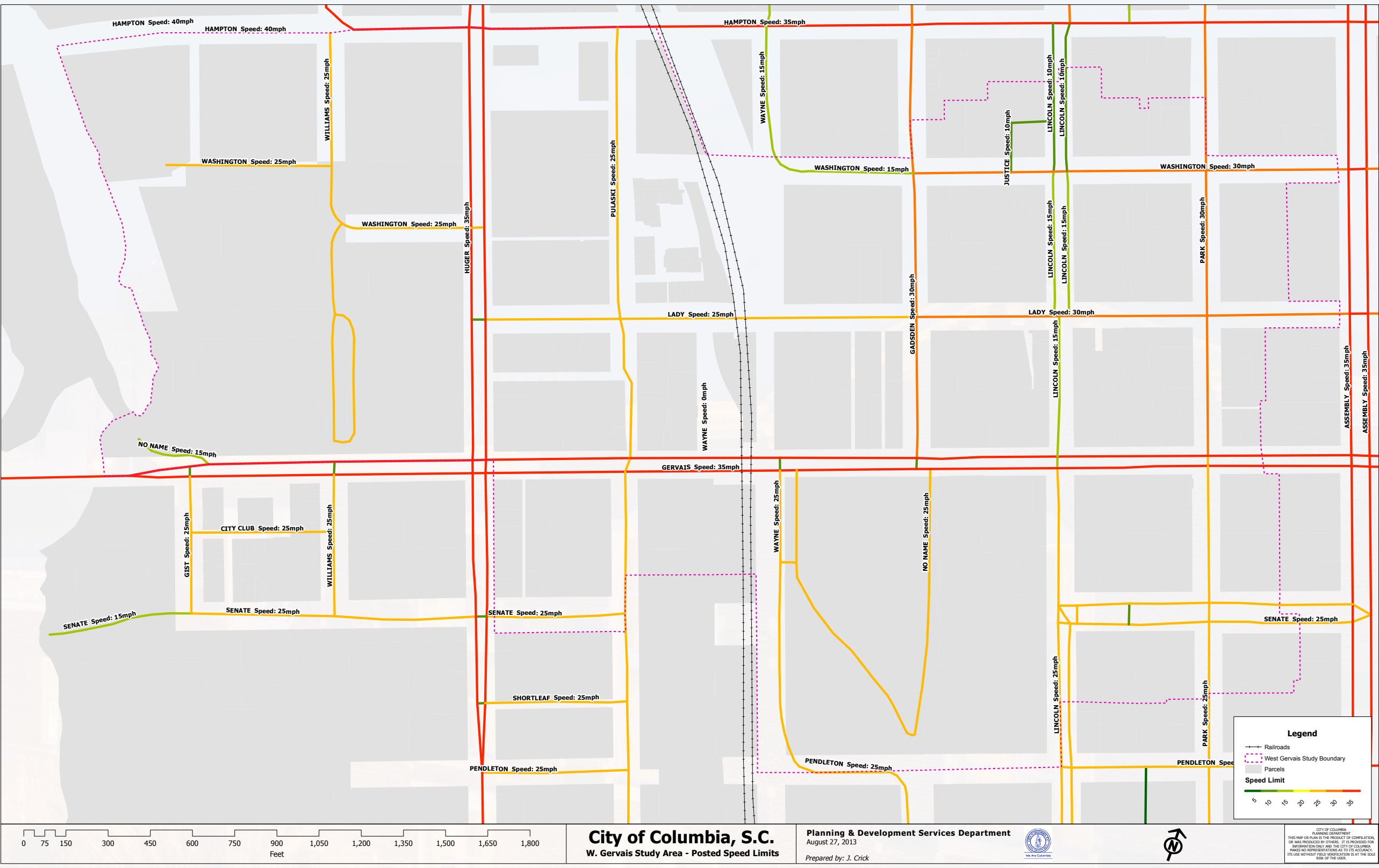
5/10/15 & 20 Minute Walk from Parking Garages



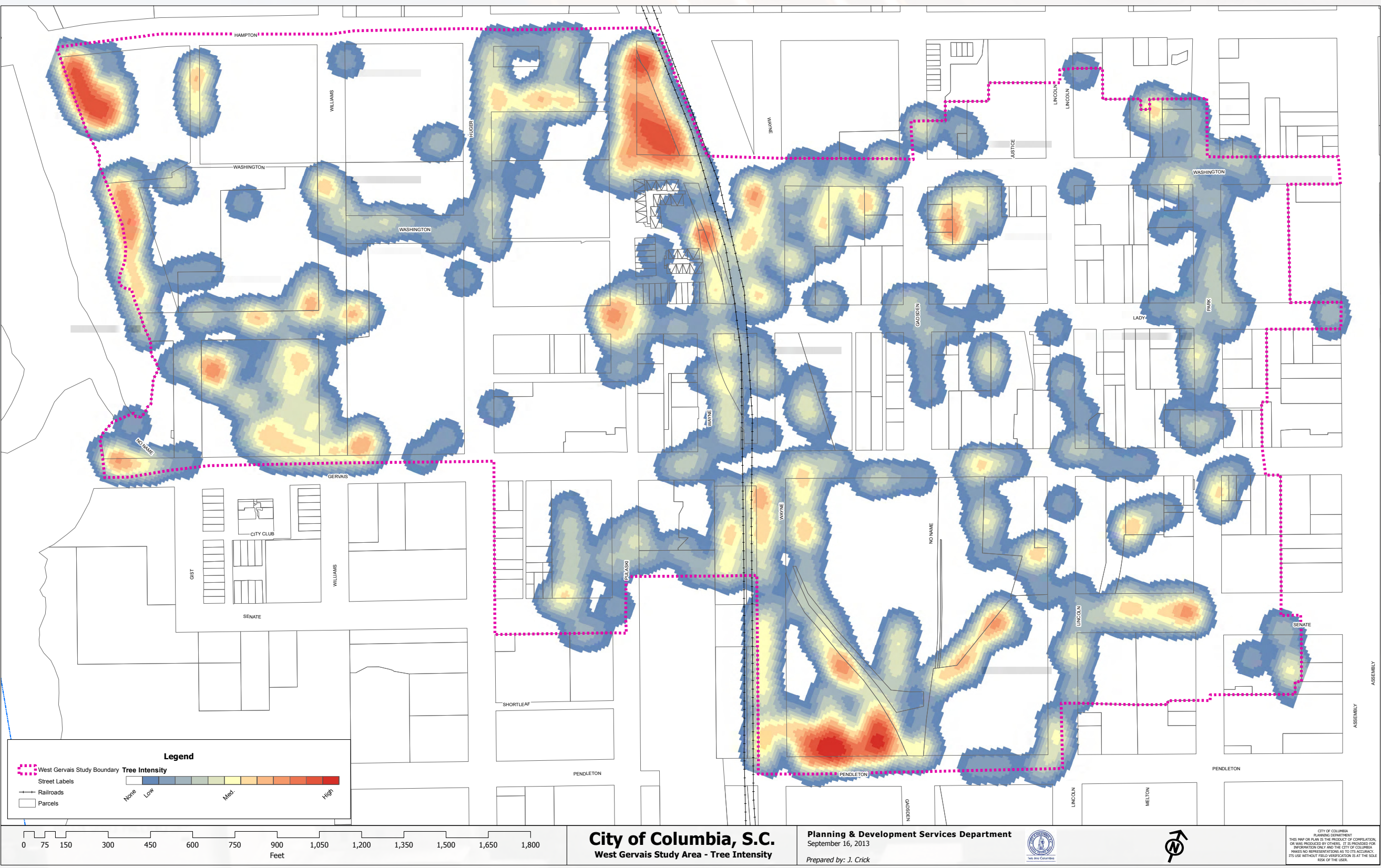
EXISTING CONDITIONS



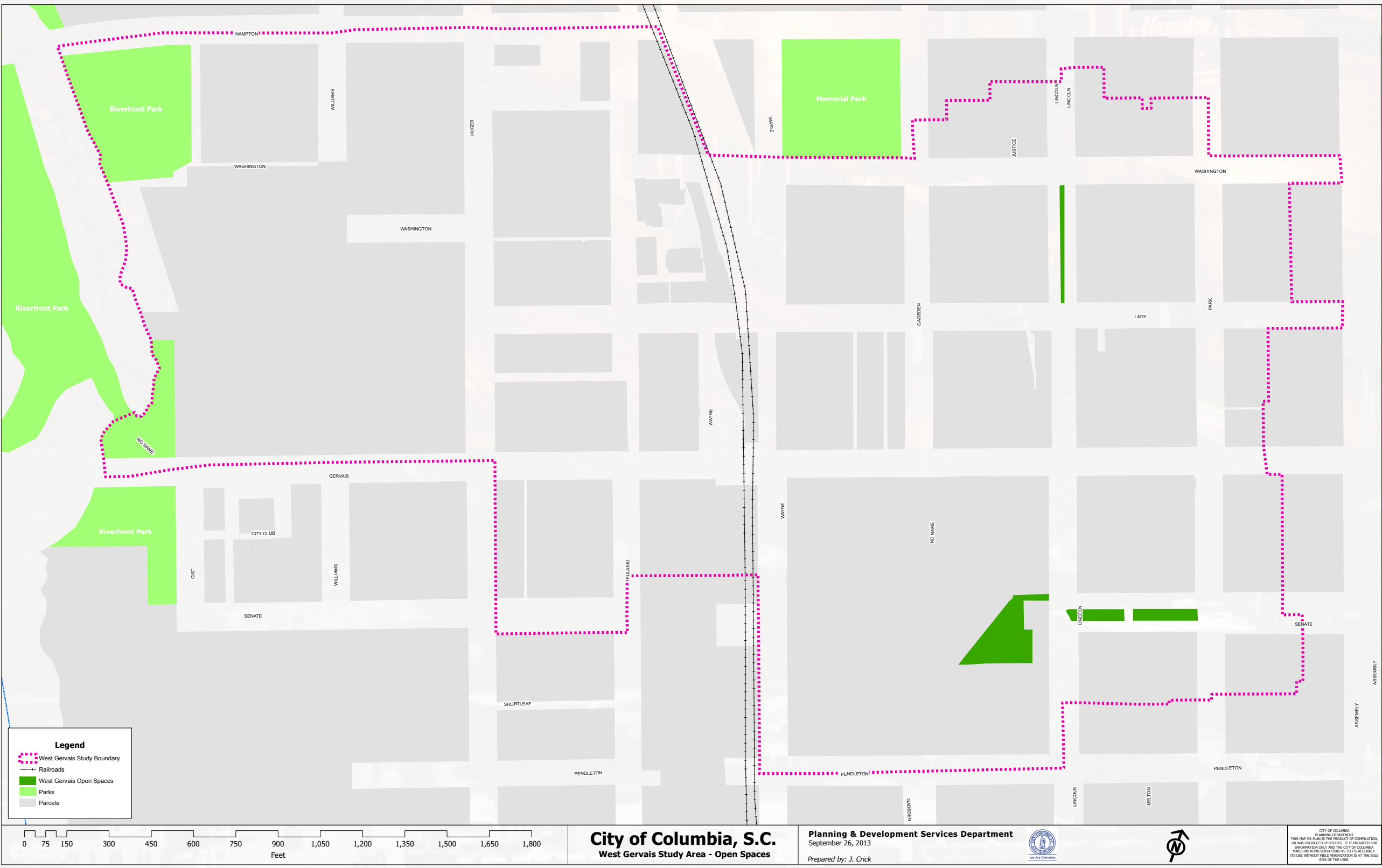
Heights of Trees



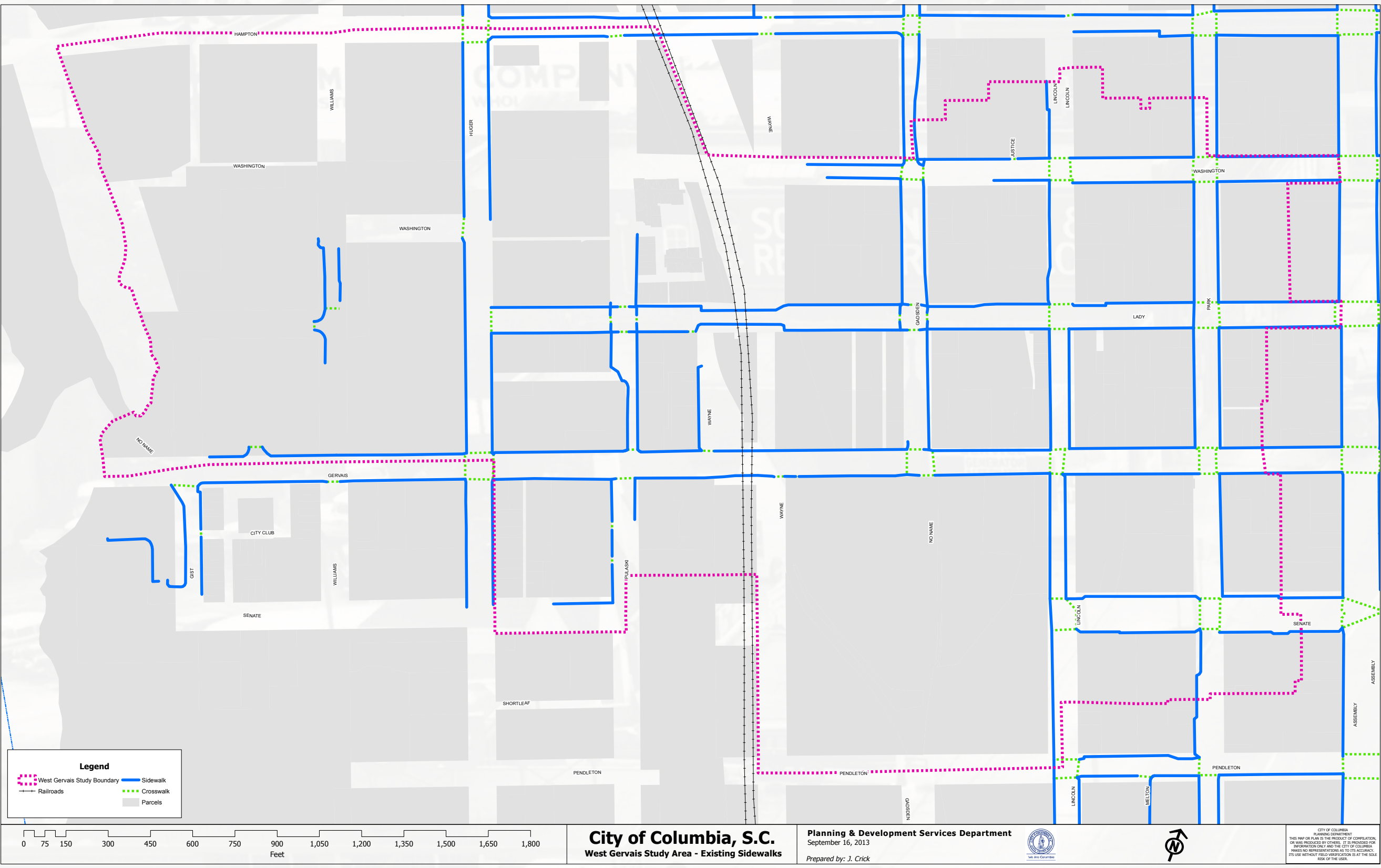
Speed Limit



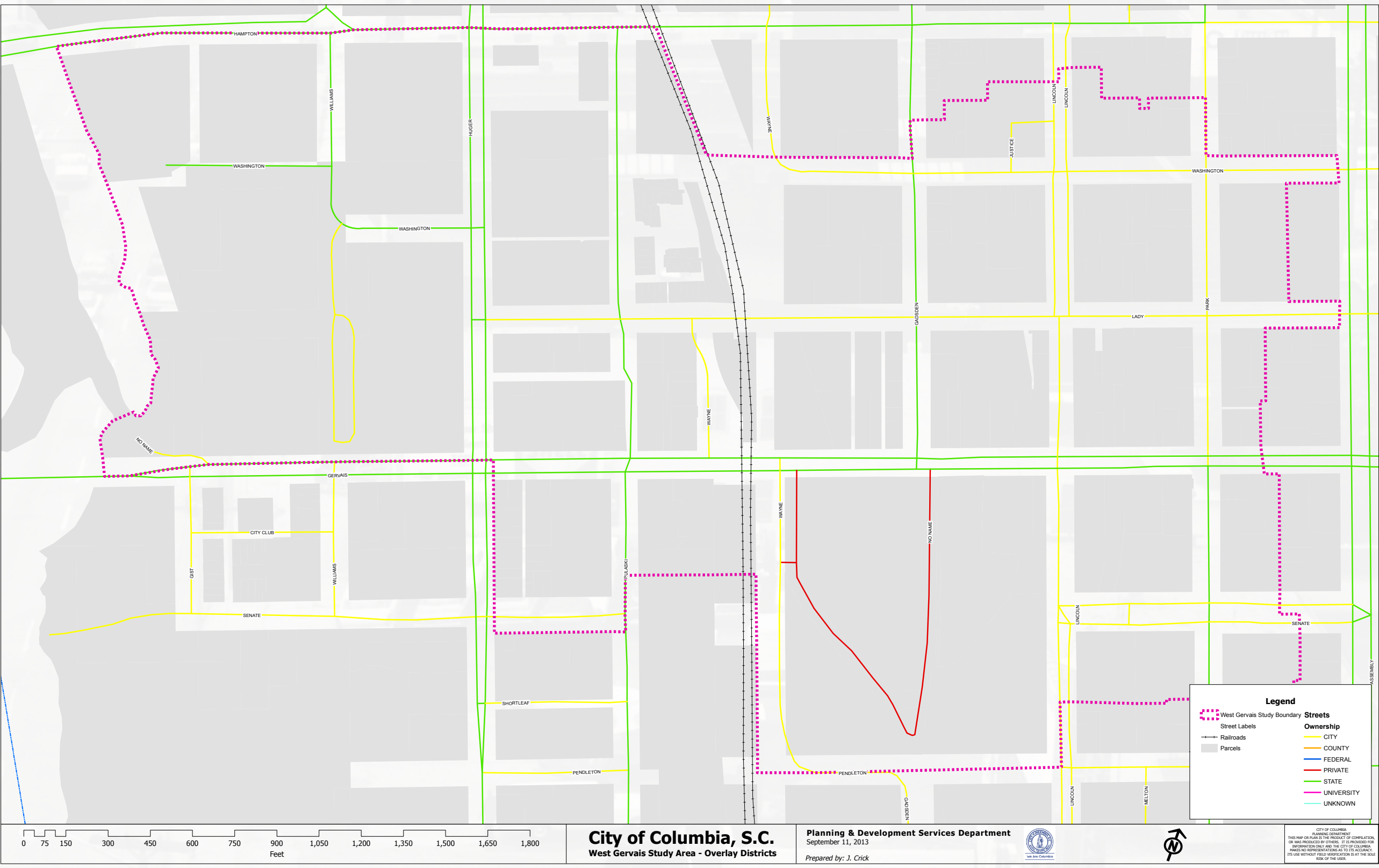
Intensity of Trees



Greenspace Diagram



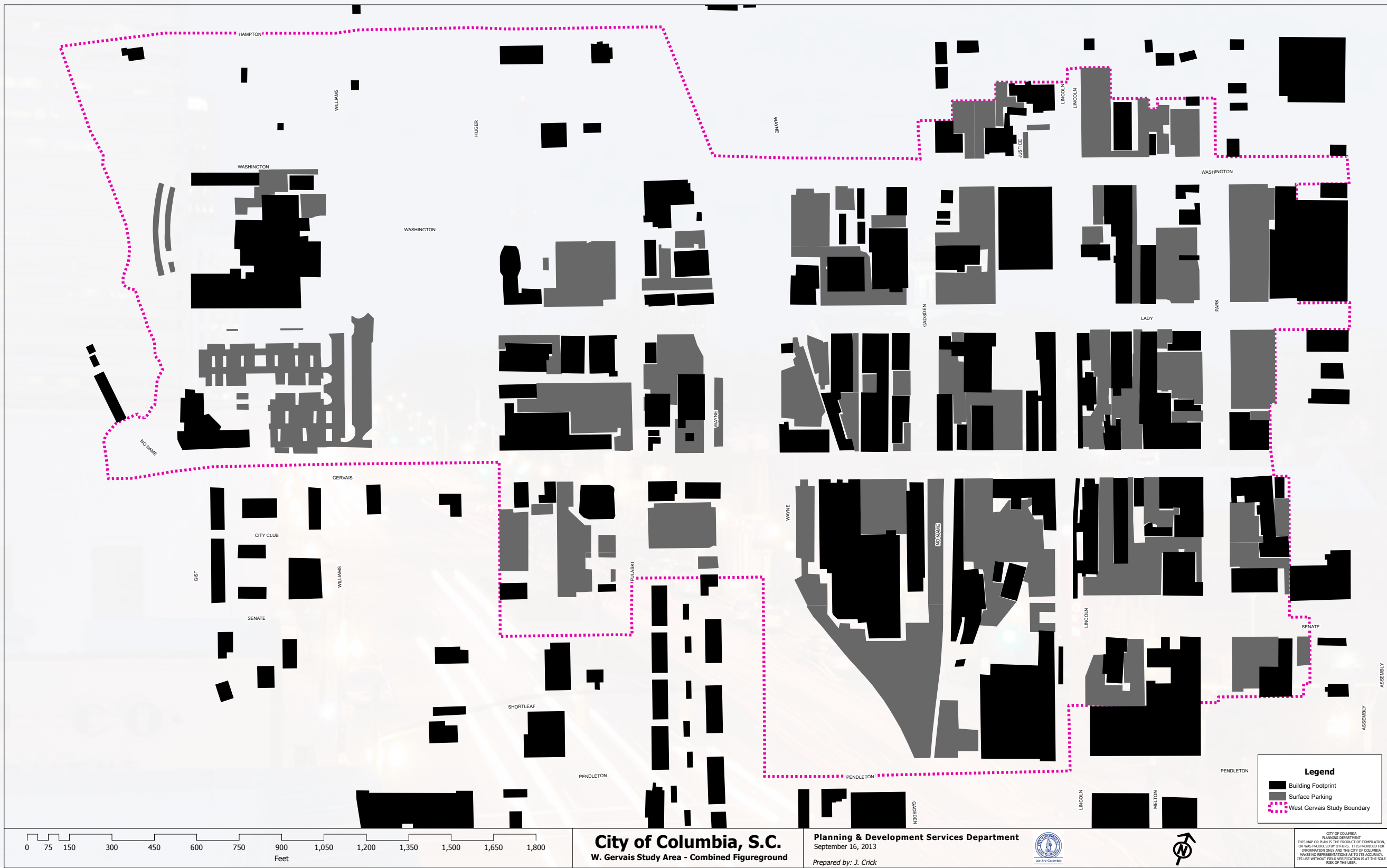
Sidewalk Locations and Crosswalk Locations



Street Ownership



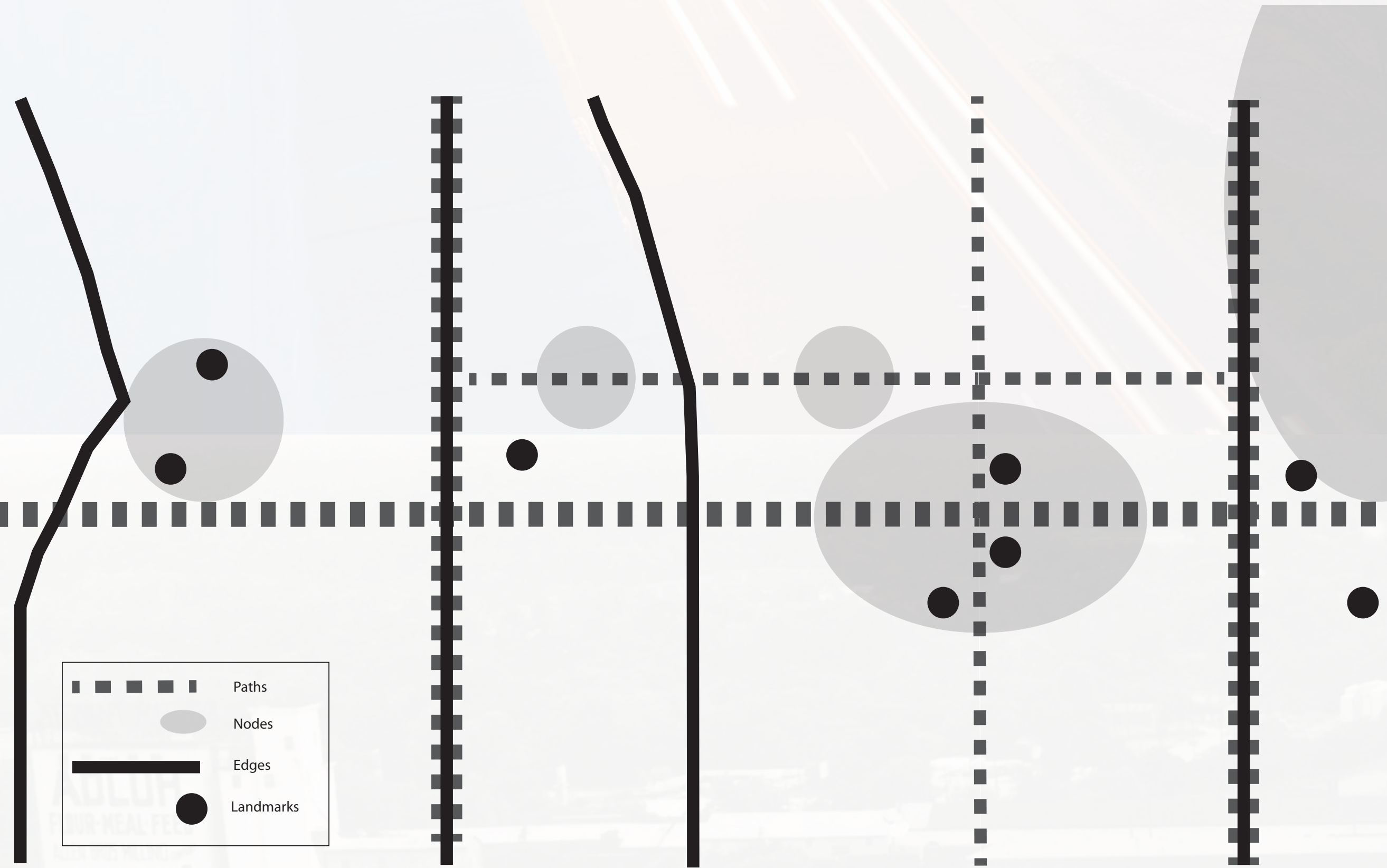
## EXISTING CONDITIONS



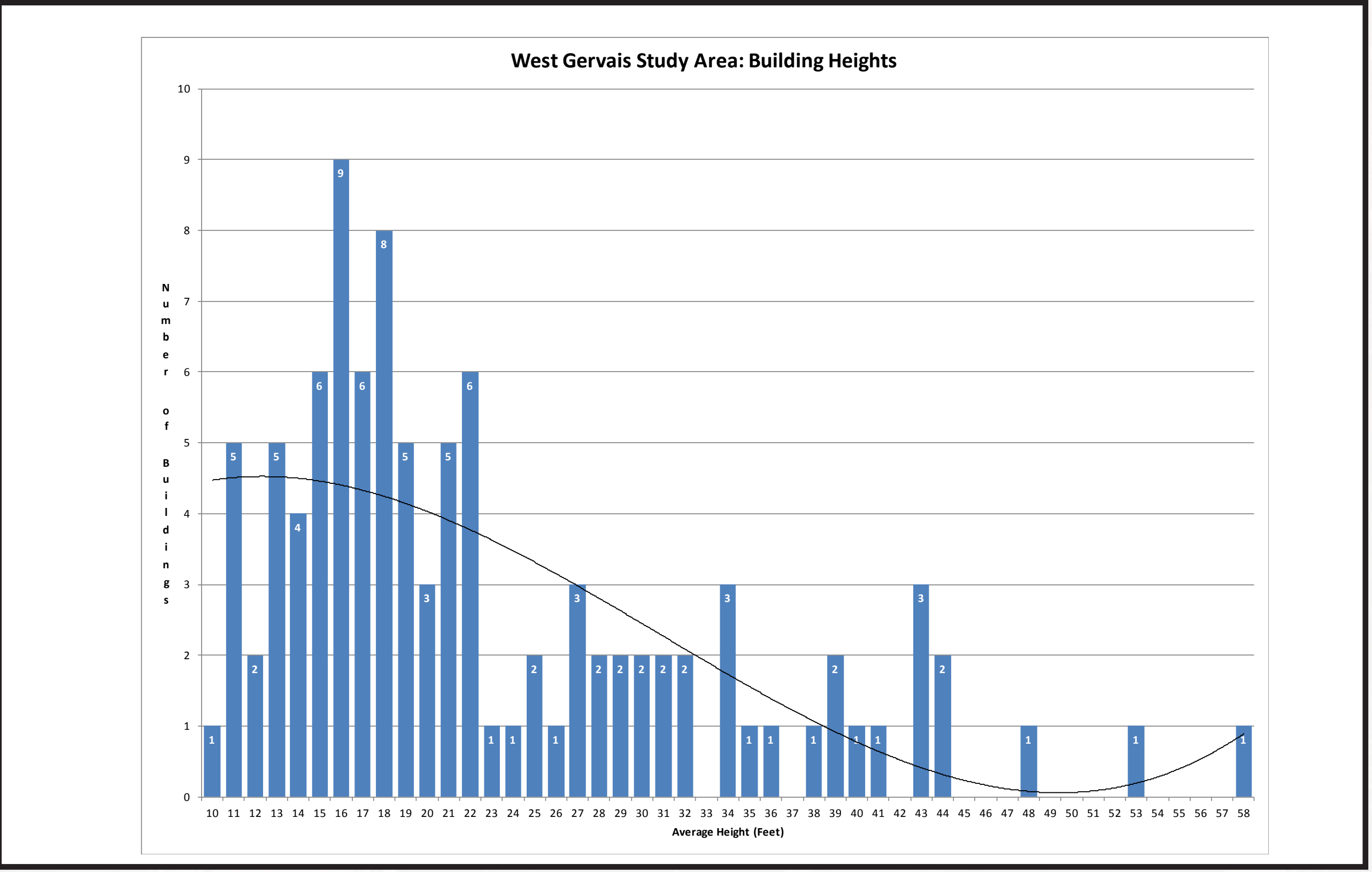
Building Figure Ground



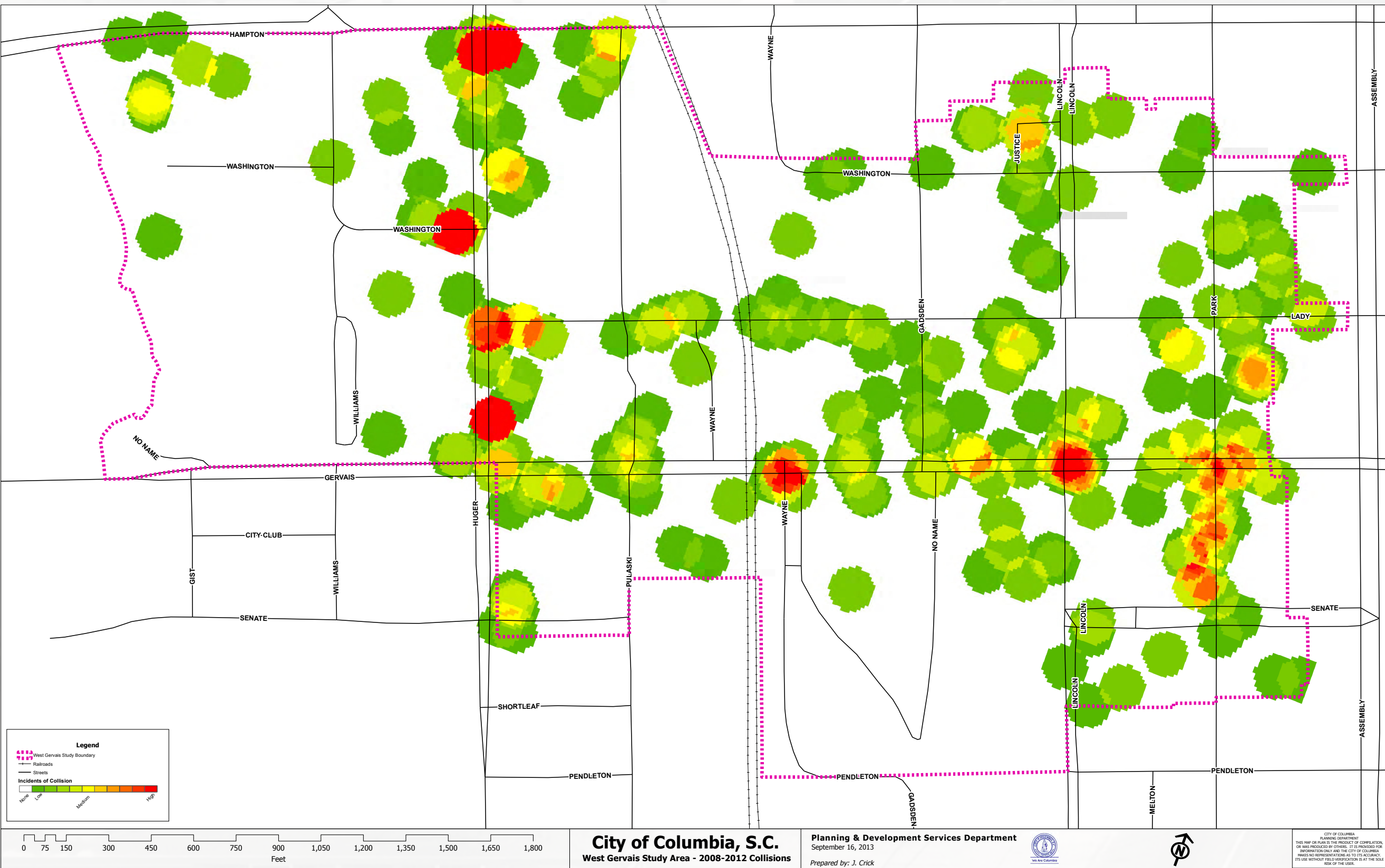
Existing Building Height



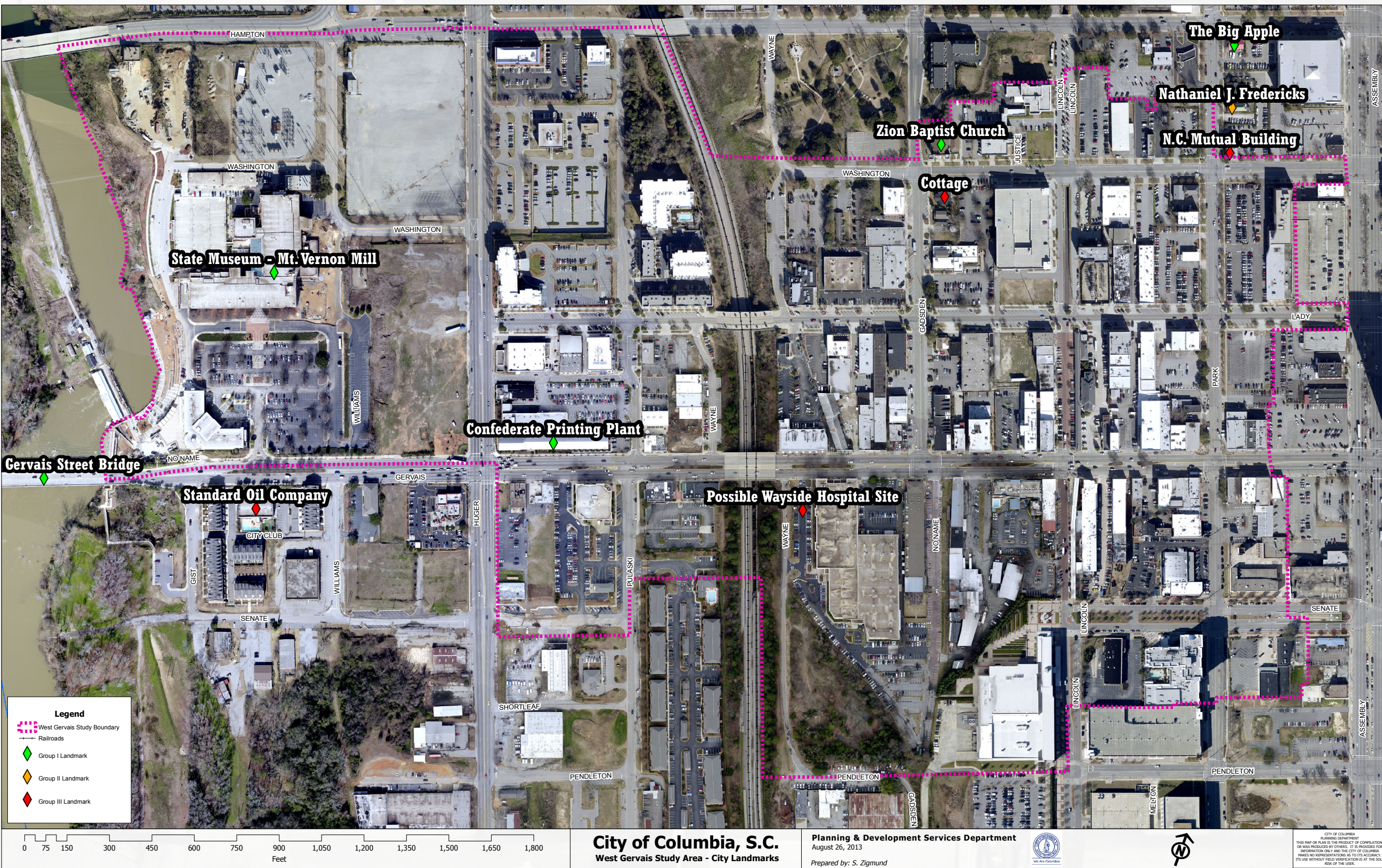
Lynch Diagram



Building Height Chart



Collision Data



Historic Landmark Properties  
(Structures not within a district)