

TABLE 14.5.1 SCHEDULE OF USES



	Turnpike Commercial (TC)	Turnpike Mixed-Use (TMU)	Turnpike Transition (TT)
Land Use			
Commercial Uses (Office, Retail, Sales and Service Uses)			
Retail Sales or Service	P	P	NP
Professional Office	P	P	NP
Light industrial, including manufacturing, data centers, research laboratory headquarters, laboratories and associated facilities		P	NP
Heavy Industrial	NP	NP	NP
Food Service Uses (full-service restaurants, cafeterias, bakeries, snack bars, QSRs, cafe seating within a public or private sidewalk area with no obstruction of the pedestrian realm)		P	NP
Brewery	P	P	NP
Any use with a drive through	P/C	P/C	NP
Auto-Related Uses	P/C	P/C	NP
Storage Facilities	P/C	P/C	NP
Arts, Entertainment and Recreation Uses			
Art galleries, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	P	NP
Theater, cinema, dance, music or other entertainment establishment	P	P	NP
Museums and other special purpose recreational institutions	P	P	NP
Fitness, recreational sports, gym or athletic club	P	P	NP
Outdoor Entertainment Venue	P	P	NP
Land Use			
Parks, greens, plazas, squares and playgrounds	P	P	P
Educational, Public Administration, Health Care and Other Institutional Uses			
Child Daycare and Preschools	P	P	NP
Schools, Libraries, and Community Halls	P	P	NP
Universities and Colleges	P/C	P/C	NP
Hospital/Medical Office Buildings	P	P	NP
Civic Uses	P	P	NP
Religious Institutions	P	P	NP
Residential Uses			
Single Family Detached - Low Density	NP	NP	NP
Single Family Detached - Medium Density	NP	P/C	P
Garden Style Multifamily Residential	NP	NP	NP

Urban Living Residential	P/C	P/C	NP
Single Family Residential Attached Dwelling Unit (Townhome)	NP	P/C	P/C
Live/Work Unit	P	P	P
Multi-Unit (up to 12 units per structure)	NP	P	NP
Assisted Living Facilities	NP	NP	NP
Other Uses			
Municipal Facilities	P	P	P
Hotels	P	P	NP
Parking, Surface (Primary Use of Property)	P/C	P/C	NP
Parking, Surface (Accessory Use of Property)	P	P	NP
Parking, Structured	P	P	NP
Private Attached Garage	NP	P	P
Private Detached Garage	NP	NP	P
Sales from Kiosks	P	P	NP
Veterinary Clinic	P	P	NP

P = Permitted by Right

NP = Not Permitted

P/C = Permitted with Design Criteria per Table 14.5.1

B. *Use Criteria.* All uses listed as P/C in Table 14.5.2 shall also meet the following standards.

Use	Zone	Location and Design Criteria
Any Permitted Use with a Drive Through Facility	Turnpike Mixed-Use	<ul style="list-style-type: none"> All drive through access (driveways) shall be from Type B Streets unless screened from any Type A Street. Drive through lanes and/or canopies shall not have frontage along or be located along any Type A Streets. Alcohol sales expressly excluded. Drive through areas shall be screened by a four (4) foot high street screen.
Storage Facilities	Turnpike Commercial Turnpike Mixed-Use	<ul style="list-style-type: none"> Storage uses shall be a minimum of three (3) stories. Shall be 100% indoor access and climate controlled.
Auto-Related Uses	Turnpike Commercial Turnpike Mixed-Use	<ul style="list-style-type: none"> Gas Pumps and canopies shall not be located at the corners of the facility's lot. Car lots are not permitted. Any buildings associated with the use shall also have a pedestrian entrance at a Type A Street. Must be setback at least 50 feet with a landscape

		<p>buffer.</p> <p>Auto sales, repairs and storage uses shall be fully contained inside of a building.</p>
Universities and Colleges	Turnpike Commercial Turnpike Mixed-Use	Shall be required to provide structured parking as part of the build-out for the university/college campus.
Urban Living Residential (Upper and Lower Floors)	Turnpike Commercial Turnpike Mixed-Use	<ul style="list-style-type: none"> • Urban Living Residential shall be either 100% studio/ convertible, one (1) and two (2) bedroom units, residential lofts or flats, or condos. • Two (2) bedroom units shall have similar sized bedrooms, bathrooms and closets. • Site development permits for the Urban Living Residential shall be preceded by or issued at the same time of the issuance of a site development permit for at least the following: <ul style="list-style-type: none"> • 1 to 300 Units = 15,000 SF Commercial • 301 to 600 Units = 15,000 SF Additional Commercial • No more than 600 units allowed per Urban Living Residential project. • Any unit not fronting a street shall be accessed from a climate- controlled hallway. • Any shared wall, floor or ceiling shall be insulated. • Ground floor units may be retail • Surface parking shall be designed to facilitate a pedestrian- oriented site. • Urban Living Residential and the required commercial component shall have one (1) Type A Street component with both Urban Living Residential and commercial uses constructed as horizontal or vertical mixed-use with pedestrian public spaces totaling at least one-half acre. For horizontal mixed-use, the public spaces shall connect the two (2) uses in a pedestrian-oriented, walkable context. <p>Urban Living Residential shall be at least four (4) stories.</p>

	Turnpike Commercial	Each Urban Living Residential project shall be 70% structured parking.
	Turnpike Mixed-Use	Interior surface parking allowed with substantially four (4) story products or higher. Otherwise structured is required.
Single Family Detached Medium Density	Turnpike Mixed-Use	<ul style="list-style-type: none"> • More than 10 and up to 100 contiguous units shall not be built without the initiation of a construction of a commercial component of at least 2,500 square feet, or alternatively at least three (3) pocket parks, greens and/or plazas designed and dispersed within the residential neighborhood totaling no less than one (1) acre. If the pocket space requirement is utilized, the five (5) percent civic/open space requirement in Section 10.2 shall apply. Every additional 100 units of development shall have an additional 2,500 square feet of retail or integrated public green or open space. • Lots shall be a minimum of 30 feet wide and alley-loaded if 50 feet wide or less.
Single Family Residential Attached Dwelling Unit	Turnpike Mixed-Use Turnpike Transition	<ul style="list-style-type: none"> • More than 10 and up to 100 contiguous units shall not be built without the initiation of a construction of a commercial component of at least 2,500 square feet, or alternatively at least three (3) pocket parks, greens and/or plazas designed and dispersed within the residential neighborhood totaling no less than 1.5 acres. If the pocket space requirement is utilized, the five (5) percent civic/open space requirement in Section 10.2 shall apply. Every additional 100 units of development shall have an additional 2,500 square feet of retail or integrated public green or open space. • Units shall be at least 12 units an acre. • Lots shall be a minimum of 22 feet wide and alley-loaded.

Parking, Surface (Primary Use of Property)	Turnpike Commercial Turnpike Mixed-Use	<ul style="list-style-type: none"> Required to be temporary use of property as part of a phasing strategy or appropriately screened and landscaped by incorporating one (1) tree per every 12 spaces planted within parking islands. To be reviewed by City Manager or designee.
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14.6 *Development Standards.* The following section establishes the Development Standards for all Character Areas within the PGBT Zoning District. Diagrams and reference letters are used for illustrative purposes only. Reference letters may not be in continuous sequence.

A. *Turnpike Connection (TC)*

