

COMPARISON OF EXISTING CM DISTRICT, PROPOSED CHANGES TO CM DISTRICT, AND B-4 DISTRICT		
Old CM	New CM	Existing B-4
PERMITTED PRINCIPAL	PERMITTED PRINCIPAL	PERMITTED PRINCIPAL
		adult day care
		adult entertainment
	art galleries	art galleries
	ATMs	
		auto rental establishments
banks	banks	banks
	breweries	
	catering	catering
	churches and other places of worship	churches and other places of worship
		communications centers
	day nurseries	day nurseries
dry cleaning	dry cleaning	dry cleaning
	dwelling units (same language as B-4)	dwelling units
entertainment and cultural		
	greenhouses and plant nurseries	
	grocery stores	grocery stores
	hospitals	hospitals
hotels and motels	hotels (no motels)	hotels (no motels) with other permitted principal uses on ground floor on principal street frontages
	laboratories and research facilities	laboratories and research facilities
	laundromats and laundry and dry-cleaning pickup	laundromats and laundry and dry-cleaning pickup
	libraries, museums, parks, schools (nfp or gov't)	libraries, museums, parks, schools (nfp or gov't)
	manufacturing, warehousing and dist of food and beverages	
		marinas
		nursing homes
	office supply, business and office service, etc	office supply, business and office service, etc
offices	offices	offices
parking areas and parking lots		
parking decks and garages	parking decks and garages (with other principal uses on ground floor, subject to principal and priority streets)(same language as B-4)	parking decks and garages (with other principal uses on ground floor, subject to principal and priority streets)
	passenger terminals for public transportation	
		personal loan and financial service
personal service	personal service	personal service
	pet shops	pet shops and vet clinics
	postal and mailing services	postal and mailing services
	printing publishing engraving	printing publishing engraving
	private elementary and secondary schools	
	professional business vocational schools	professional business vocational schools
public assembly buildings	public assembly buildings	
		public utilities installation, incl passenger terminals for public transportation
		public or private elementary or secondary schools
public schools and private vocational		
	radio and television broadcasting	radio and television broadcasting
	recreation and entertainment uses	recreation and entertainment uses
	repair businesses (completely enclosed)	repair businesses (completely enclosed)
restaurants etc	restaurants etc	restaurants etc
	retail sales of food or beverage in open air structure	
retail stores and shops	retail stores and shops	retail stores and shops
rights of way	rights of way	rights of way
	sales lot for xmas trees, veggie stands, etc	sales lot for xmas trees, veggie stands, etc
shops for repair of household items etc	service businesses that repair, rent...	service businesses that repair, rent...
specialty food and beverage		service businesses that repair, rent...
		shopping centers
		showrooms and display areas
		social service delivery uses
	student housing units	
	tourist homes or bed and breakfasts	tourist homes
	uses by gov't agency	uses by gov't agency
wireless communications	wireless communications	wireless communications
accessory uses and structures	accessory uses and structures	accessory uses and structures
CUP	CUP	CUP
		adult care residences
		group homes
		lodginghouses
nightclubs	nightclubs	nightclubs
retail sales of liquor	retail sales of liquor	retail sales of liquor
		shelters
YARDS	YARDS	YARDS
none specified	Front: dwelling uses on first floor: min 10', max 15' other uses: none required, 10' max	ranging from none to 10', depending on adjacent bldgs
USABLE OPEN SPACE	USABLE OPEN SPACE	USABLE OPEN SPACE
none specified	0.1	0.08
PARKING AND CIRCULATION	PARKING AND CIRCULATION	PARKING AND CIRCULATION
none specified	screening, landscaping, principal and priority streets	screening, landscaping, principal and priority streets
HEIGHT	HEIGHT	HEIGHT
80 feet	none	inclined plane of 4:1
BUILDING FAÇADE FENESTRATION	BUILDING FAÇADE FENESTRATION	BUILDING FAÇADE FENESTRATION
None	same as B-4	same as new CM
SIGNAGE	SIGNAGE	SIGNAGE
Types: wall projecting suspended awning canopy freestanding	Types: wall projecting suspended awning canopy freestanding off-premises animated	Types: wall projecting suspended awning canopy free-standing
Permitted Sign Area:	Permitted Sign Area:	Permitted Sign Area:
2sq feet per linear foot of lot frontage, no greater than 300 sf for each street frontage	where more than one tenant storefront is located on a lot, the aggregate area of all signs shall not exceed 2 sq ft for each linear foot of store frontage or 200 sq ft per tenant frontage in addition, wall sign above 5 stories of up to 1 sf per one foot wall face width, or 200 sf total, or 25% extra if combined in addition, one wall sign on arena up to 500 sf in addition, one freestanding sign on arena block, up to 320 sf or 20' tall in addition, off-premises of up to 2sf per linear street frontage EXCEPT: street-oriented commercial 1 sf per foot of linear street frontage (same as UB and UB-2)	the aggregate area of all signs shall not exceed two square feet for each linear foot of lot frontage along the street nor in any case 200 square feet for each street frontage in addition, one wall sign not exceeding 300 square feet above a height of 100 feet... in addition, one freestanding sign not exceeding 50 square feet or eight feet in height along each street frontage
PARKING	PARKING	PARKING
no off-street spaces required for uses other than dwelling, hotels and motels	no off-street spaces required for uses other than dwellings and hotels	no off-street spaces required for uses other than dwellings, hotels and motels
<i>dwelling units</i> not allowed in CM district	<i>dwelling units</i> none for 1 to 16 units, one per 4 over 16 none, where such units are contained within same bldg as non-dwelling use	<i>dwelling units</i> none for 1 to 16 units, one per 4 over 16 none, where such units are contained within same bldg as non-dwelling use
<i>hotel</i> 1 per guestroom up to 100 rooms, plus 1 per every 2 guestroom over 100 rooms	<i>hotel</i> 1 per every 4 guestrooms (same as B-4, B-5 and TOD-1)	<i>hotel</i> 1 per every 4 guestrooms
<i>Required spaces located off the premises</i> N/A	<i>Required spaces located off the premises</i> 750-foot radius (same as B-4, B-5, B-7 and TOD-1)	<i>Required spaces located off the premises</i> 750-foot radius
LANDSCAPING REQUIREMENTS	LANDSCAPING REQUIREMENTS	LANDSCAPING REQUIREMENTS
N/A	F, G, H or I	F, G, or H