

### Existing and Proposed Use Restrictions for PCD-[Bauer Farm Northwest]

<p>Existing Use restrictions established per Z-6-7-07; Ordinance 8359 as follows:</p> <ol style="list-style-type: none"><li>1. No single retail or commercial building shall be larger than 50,000 gross square feet of space.</li><li>2. The permitted list of uses be included as part of the rezoning ordinance to specifically include:<ol style="list-style-type: none"><li>a. Ground floor multiple-family residential uses;</li><li>b. Licensed Premises; and</li><li>c. Liquor, wine and beer sales for consumption off the premises.</li></ol></li><li>3. The permitted uses include uses listed on the approved Final Development Plan for Bauer Farm in the following Use Groups, except as specifically prohibited here:<ol style="list-style-type: none"><li>a. USE GROUP 4 – MULTIPLE-FAMILY RESIDENTIAL;</li><li>b. USE GROUP 7 – COMMUNITY FACILITIES – PUBLIC UTILITIES, except Halfway house or service-oriented rehabilitation center or residence; Hospital, general, not including animal; Rehabilitation center for persons with disabilities; and Sewage disposal plant, private;</li><li>c. USE GROUP 9 – PROFESSIONAL OFFICES;</li><li>d. USE GROUP 9A – LIMITED SERVICES;</li><li>e. USE GROUP 11 – INNER NEIGHBORHOOD COMMERCIAL USES;</li><li>f. USE GROUP 12 – RETAIL STORES – PERSONAL SERVICES, except Automobile service stations; Department store; Food convenience store, including gasoline sales and single bay auto wash; Furrier shop, including the storage of furs; Hat blocking and repair; Pawnshop; Reading room; Surgical and dental supply sales; Similar Uses; and Accessory Uses;</li><li>g. USE GROUP 13 – AUTOMOTIVE SERVICES; RETAIL SALES; OTHER, except Aircraft sales, rental, service; Ambulance service; Auction room auctioneer; Automobile service station; Baseball park, commercial; Boat and marine sales, rental and repair; Carnival or circus; Carting, crating, express hauling, moving and storage; Eating establishment, providing only drive up service or no seating facilities; Exterminator, pest; Food convenience store, including gasoline sales; Food locker plant, for consumer use; Funeral home, mortuary, or undertaking establishment; Garage or parking for common or public utility vehicles; Glass sales and cutting shop; Hotel; Linen supply, diaper service, uniform supply; Liquids, flammable, underground storage of; Lumber, limited sales; Media Store (Ord. 7226); Mobile homes, sales and service; Motel; Motorcycle sales, service and rental; Photostatting; Sex Shop (Ord. 7226); Sexually Oriented Media Store (Ord. 7226); Taxidermist; Telephone answering service; Theatre, drive-in; Trailer sales and rental; Transit vehicle storage and servicing; Truck rental and sales; Similar Uses; and Accessory Uses; AND</li><li>h. USE GROUP 15 – AMUSEMENT, RECREATIONAL AND CULTURAL FACILITIES, except Race Track.</li></ol></li><li>4. There will be no more than 72,000 gross square feet of retail commercial space in the PCD-2 portion of the Planned Unit Development.</li></ol>	<p>The following uses and restrictions are proposed with this change:</p> <ol style="list-style-type: none"><li>1. No single retail or commercial building shall be larger than 50,000 gross square feet of space.</li><li>2. The permitted list of uses be included as part of the rezoning ordinance to specifically include:<ol style="list-style-type: none"><li>a. <del>Ground floor multiple-family residential uses;</del></li><li>b. Licensed Premises; and</li><li>c. Liquor, wine and beer sales for consumption off the premises.</li></ol></li><li>3. The permitted uses include uses listed on the approved Final Development Plan for Bauer Farm in the following Use Groups, except as specifically prohibited here:<ol style="list-style-type: none"><li>a. <del>USE GROUP 4 – MULTIPLE-FAMILY RESIDENTIAL;</del></li><li>b. USE GROUP 7 – COMMUNITY FACILITIES – PUBLIC UTILITIES, except Halfway house or service-oriented rehabilitation center or residence; Hospital, general, not including animal; Rehabilitation center for persons with disabilities; and Sewage disposal plant, private;</li><li>c. USE GROUP 9 – PROFESSIONAL OFFICES;</li><li>d. USE GROUP 9A – LIMITED SERVICES;</li><li>e. USE GROUP 11 – INNER NEIGHBORHOOD COMMERCIAL USES;</li><li>f. 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