

Montava – Review Types compared with current Land Use Code

Transect District T2 Rural/Farm

There is one (1) Land Use Code zone district (I) underlying Transect District T2. The Applicant proposes the following uses and types of review for Transect District T2, which uses and types of review shall be in lieu of and supersede the types of review and uses permitted in the underlying zone district.

| Transect District T2 Rural / Farm | | |
|--|----------------------------------|---------------------------|
| Uses | Type of Review (Proposed) | Ex. LUC Review (I) |
| Single-family Detached | Type II | Prohibited |
| Accessory Dwelling Unit (ADU) | Type I | |
| Food membership distribution site | BDR | |
| Food catering or small food product preparation | Type I | Type I |
| Neighborhood Support/rec facilities (general assembly) | Type I | Prohibited |
| Bed and breakfast up to 6 rooms | Type II | Prohibited |
| Lodging establishment (Inn up to 12 rooms) | Type II | Prohibited |
| Solar Energy Systems, small and medium | Type I | BDR |
| Public Use | BDR | Varies |
| Minor Public Facilities | Type I | Type I |
| Places of Worship or assembly | Type II | Type I |
| Community Facilities | Type I | Type I |
| Parks and Recreation | Type I | Type I |
| Open Lands | BDR | Type I |
| Plant Nurseries and Greenhouses | Type I | Type I |
| Composting Facilities | Type I | Type I |
| Farm Animals | Type I | Prohibited |
| Agricultural Activities | Type I | |
| Value Added Agriculture | Type I | |
| Animal Boarding | Type I | Type II |
| Open-air farmers market | BDR | Prohibited |
| Veterinary facilities, hospital | Type I | Varies |
| Urban Agriculture | BDR | BDR |
| Off-site construction staging | BDR | BDR |
| Outdoor Vendor | BDR | BDR |

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|---------------------|-----|-----|
| Accessory uses | BDR | BDR |
| Accessory buildings | BDR | BDR |

Transect District T3.1 Rural Neighborhood

There are two (2) Land Use Code zone districts (E and I) underlying Transect District T3.1. The Applicant proposes the following uses and types of review for Transect District T3.1, which uses and types of review shall be in lieu of and supersede the types of review and uses in the underlying zone districts.

| Transect District T3.1 Rural Neighborhood | | | |
|--|---------------------------|--------------------|--------------------|
| Uses | Type of Review (Proposed) | Ex. LUC Review (E) | Ex. LUC Review (I) |
| Single-family detached | Type I | Type II | Prohibited |
| Accessory Dwelling Units | Type I | | |
| Short Term Primary Rentals | BDR | BDR | BDR |
| Short Term Non-Primary Rentals | BDR | BDR | |
| Public and private schools-all levels | Type II | Varies | Varies |
| Public Use | BDR | Varies | Varies |
| Minor Public Facilities | Type I | Type I | Type I |
| Neighborhood Support / Recreation Facilities | Type I | Type II | Type I |
| Places of worship or assembly (religious assembly) | Type I | Type II | Type I |
| Community Facilities | Type I | Type I | Type I |
| Parks and Recreation | Type I | Type I | Type I |
| Open-air farmers market | BDR | Prohibited | Prohibited |
| Urban Agriculture | BDR | BDR | BDR |
| Off-site construction staging | BDR | BDR | BDR |
| Accessory uses | BDR | BDR | BDR |
| Accessory buildings | BDR | BDR | BDR |

Transect District T3.2 Sub-Urban Neighborhood

There are three (3) Land Use Code zone districts (LMN, E and I) underlying Transect District T3.2. The Applicant proposes the following uses and types of review for Transect District T3.2, which uses and types of review shall be in lieu of and supersede the types of review and uses in the underlying zone districts.

| Transect District T3.2 Sub-Urban Neighborhood | | | | |
|---|---------------------------|----------------------|--------------------|--------------------|
| Uses | Type of Review (Proposed) | Ex. LUC Review (LMN) | Ex. LUC Review (E) | Ex. LUC Review (I) |
| Single-family detached | BDR | Type I | Type II | Prohibited |

| | | | | |
|--|--------|------------|------------|------------|
| Single-family attached | BDR | Type I | Type II | Varies |
| Two-family dwellings | BDR | Type I | Type II | Prohibited |
| Accessory Dwelling Units | Type I | | | |
| Multi-family up to 14 units/bldg. | Type I | | | |
| Short Term Primary Rentals | BDR | BDR | BDR | BDR |
| Short Term Non-Primary Rentals | BDR | Prohibited | BDR | Prohibited |
| Bed and breakfast up to 6 rooms | Type I | Type I | Type II | Prohibited |
| Solar Energy Systems, small and medium | Type I | Type II | BDR | BDR |
| Public and private schools-all levels | Type I | Varies | Varies | Varies |
| Public Use | BDR | Varies | Varies | Varies |
| Minor Public Facilities | Type I | Type I | Type I | Type I |
| Neighborhood Support / Recreation Facilities | Type I | Type I | Type II | Type I |
| Places of worship or assembly (religious assembly) | Type I | Type I | Type II | Type I |
| Community Facilities | Type I | Type I | Type I | Type I |
| Parks and Recreation | Type I | Type I | Type I | Type I |
| Open-air farmers market | BDR | Type I | Prohibited | Prohibited |
| Urban Agriculture | BDR | BDR | BDR | BDR |
| Off-site construction staging | BDR | BDR | BDR | BDR |
| Accessory uses | BDR | BDR | BDR | BDR |
| Accessory buildings | BDR | BDR | BDR | BDR |

Transect District T4 General Urban Neighborhood

There are three (3) Land Use Code zone districts (LMN, E and I) underlying Transect District T4. The Applicant proposes the following uses and types of review for Transect District T4, which uses and types of review shall be in lieu of and supersede the types of review and uses in the underlying zone districts.

| Transect District T4 General Urban Neighborhood | | | | |
|---|---------------------------|----------------------|--------------------|--------------------|
| Uses | Type of Review (Proposed) | Ex. LUC Review (LMN) | Ex. LUC Review (E) | Ex. LUC Review (I) |
| Single-family detached | BDR | Type I | Type II | Prohibited |
| Single-family attached | BDR | Type I | Type II | Prohibited |
| Two-family dwellings | BDR | Type I | Type II | Prohibited |
| Accessory Dwelling Unit | Type I | | | |

| | | | | |
|--|---------|------------|------------|------------|
| Mixed Use Dwellings | BDR | Type I | Type I | Type I |
| Extra occupancy rental house | BDR | Varies | Varies | Varies |
| Group Home | Type I | Varies | Type II | Prohibited |
| Multi-family up to 14 units/bldg. | BDR | Type I | Type II | Prohibited |
| Multi-family > 14 units/bldg. | BDR | Type II | Type II | Prohibited |
| Long term care facility (assisted living and independent living) | Type I | Type II | Type II | Type II |
| Commercial/Retail uses (<2,000sf) | Type I | Varies | Varies | Varies |
| Food membership distribution site | Type I | | | |
| Food catering or small food product preparation | Type I | | Type I | Type I |
| Short Term Primary Rentals | BDR | BDR | BDR | BDR |
| Short Term Non-Primary Rentals | BDR | Prohibited | BDR | Prohibited |
| Bed and breakfast up to 6 rooms | Type I | Type I | Type II | Prohibited |
| Lodging establishment (Inn up to 12 rooms) | Type I | Prohibited | Type II | Prohibited |
| Solar Energy Systems, small and medium | Type I | Type II | BDR | BDR |
| Public and private schools-all levels | Type II | Varies | Varies | Varies |
| Public Use | BDR | Varies | Varies | Varies |
| Minor Public Facilities | BDR | Type I | Type I | Type I |
| Neighborhood Support/rec facilities (general assembly) | Type I | Type I | Prohibited | Prohibited |
| Places of worship or assembly (religious assembly) | Type II | Type I | Type II | Type I |
| Community Facilities | Type I | Type I | Type I | Type I |
| Parks and Recreation | Type I | Type I | Type I | Type I |
| Open-air farmers market | BDR | Type I | Prohibited | Prohibited |
| Urban Agriculture | BDR | BDR | BDR | BDR |
| Off-site construction staging | BDR | BDR | BDR | BDR |
| Accessory uses | BDR | BDR | BDR | BDR |
| Accessory buildings | BDR | BDR | BDR | BDR |

Transect District T5 Urban Center / Mixed Use

There are three (3) Land Use Code zone districts (LMN, E and I) underlying Transect District T5. The Applicant proposes the following uses and types of review for Transect District T5, which uses and types of review shall be in lieu of and supersede the types of review and uses in the underlying zone districts.

| Transect District T5 Urban Center / Mixed Use | | | | |
|--|---------------------------|----------------------|--------------------|--------------------|
| Uses | Type of Review (Proposed) | Ex. LUC Review (LMN) | Ex. LUC Review (E) | Ex. LUC Review (I) |
| Single-family detached | BDR | Type I | Type II | Prohibited |
| Single-family attached | BDR | Type I | Type II | Prohibited |
| Two-family dwellings | BDR | Type I | Type II | Prohibited |
| Accessory Dwelling Units | Type I | | | |
| Mixed Use Dwellings | BDR | Type I | Type I | Type I |
| Extra occupancy rental house | BDR | Varies | Varies | Varies |
| Group Home | Type I | Varies | Type II | Prohibited |
| Multi-family up to 14 units/bldg. | BDR | Type I | Type II | Prohibited |
| Multi-family > 14 units/bldg. | BDR | Type II | Type II | Prohibited |
| Long term care facility (assisted living and independent living) | Type I | Type II | Type II | Type II |
| Commercial/Retail uses (<2,000sf) | Type I | Varies | Varies | Varies |
| Food membership distribution site | Type I | | | |
| Food catering or small food product preparation | Type I | | Type I | Type I |
| Short Term Primary Rentals | BDR | BDR | BDR | BDR |
| Short Term Non-Primary Rentals | BDR | Prohibited | BDR | Prohibited |
| Bed and breakfast up to 6 rooms | Type I | Type I | Type II | Prohibited |
| Lodging establishment (Inn up to 12 rooms, over 12 rooms, and hotel) | Type II | Prohibited | Type II | Prohibited |
| Workshop and custom small industry | Type I | Type II | Type I | Type I |
| Light Industrial | Type II | Varies | Type I | Type I |
| Solar Energy Systems, small and medium | Type I | Type II | BDR | BDR |
| Public and private schools-all levels | Type II | Varies | Varies | Varies |
| Public Use | BDR | Varies | Varies | Varies |
| Minor Public Facilities | BDR | Type I | Type I | Type I |
| Major Public Facilities | Type I | | | Type I |
| Neighborhood Support/rec facilities (general assembly) | Type I | Type I | Prohibited | Prohibited |

| | | | | |
|--|---------|------------|------------|------------|
| Places of worship or assembly (religious assembly) | Type II | Type I | Type II | Type I |
| Community Facilities | Type I | Type I | Type I | Type I |
| Parks and Recreation | Type I | Type I | Type I | Type I |
| Plant Nurseries and Greenhouses | Type II | Prohibited | Type I | Type I |
| Open-air farmers market | BDR | Type I | Prohibited | Prohibited |
| Urban Agriculture | BDR | BDR | BDR | BDR |
| Off-site construction staging | BDR | BDR | BDR | BDR |
| Parking garages, lots and structures | BDR | | Type I | Type I |
| Outdoor vendor | BDR | | BDR | BDR |
| Accessory buildings | BDR | BDR | BDR | BDR |
| Accessory uses | BDR | BDR | BDR | BDR |

(S) - Natural Areas and Stormwater Special District

There are two (2) Land Use Code zone districts (E and I) underlying the (S) - Natural Areas and Stormwater Special District. The Applicant proposes the following uses and types of review for (S) , which uses and types of review shall be in lieu of and supersede the types of review and uses in the underlying zone districts.

| (S) - Natural Areas and Stormwater Special District | | | |
|--|----------------------------------|---------------------------|---------------------------|
| Uses | Type of Review (Proposed) | Ex. LUC Review (E) | Ex. LUC Review (I) |
| Public Use | BDR | Varies | Varies |
| Minor Public Facilities | Type I | Type I | Type I |
| Parks and Recreation | Type I | Type I | Type I |
| Open Lands | BDR | Type I | Type I |
| Urban Agriculture | Type I | BDR | BDR |
| Off-site construction staging | BDR | BDR | BDR |
| Accessory buildings | BDR | BDR | BDR |
| Accessory uses | BDR | BDR | BDR |

(I) - Industrial and Employment Special District

There is one (1) Land Use Code zone district (I) underlying the (I) - Industrial and Employment Special District. Developer proposes the following uses and types of review for the (I) - Industrial and Employment Special District, which uses and types of review shall be in lieu of and supersede the types of review and uses in the underlying zone district including the provisions of LUC Sec. 4.27(D)(2) which categorizes uses as primary or secondary and limits the area of secondary uses.

| (I) - Industrial and Employment Special District | | |
|---|----------------------------------|---------------------------|
| Uses | Type of Review (Proposed) | Ex. LUC Review (I) |
| All uses in the I zone district | Per LUC | |
| All uses in the E zone district | Per LUC | |
| Public Use | Per LUC | Varies |
| Accessory buildings | Per LUC | BDR |
| Accessory uses | Per LUC | BDR |

(P) - Community Park Special District

There are two (2) Land Use Code zone districts (LMN and E) underlying the (P) - Community Park Special District. The Applicant proposes the following uses and types of review for the (P) - Community Park Special District, which uses and types of review shall be in lieu of and supersede the types of review and uses in the underlying zone districts.

| (P) - Community Park Special District | | | |
|--|-----------------------|-----------------------------|---------------------------|
| Uses | Type of Review | Ex. LUC Review (LMN) | Ex. LUC Review (E) |
| Neighborhood Parks | Per LUC | BDR | BDR |
| Public Use | Per LUC | Varies | Varies |
| Accessory buildings | Per LUC | BDR | BDR |
| Accessory uses | Per LUC | BDR | BDR |