

**DRAFT
PROPOSED COMMERCIAL/CORRIDOR ZONING FRAMEWORK**

Note that the proposed zones do not describe heights, floor area ratios or densities, because these will be regulated by a height and intensity map that is independent of the zones.

	ZONE	PURPOSE	EXAMPLE LOCATIONS ¹	GROUND FLOOR		UPPER FLOORS
				ACTIVITIES	NEW CONSTRUCTION	ACTIVITIES
URBAN RESIDENTIAL ²	RU-4	Enhance multi-unit residential development with mostly residential ground floors.	MacArthur Blvd. in Elmhurst (near 83 rd Ave)	Residential and limited amount of small-scale, neighborhood-serving commercial	Storefront commercial allowed only at street corners	Primarily residential
	RU-5	Enhance multi-unit residential development with mostly commercial ground floors.	Intl. Blvd in Elmhurst (near 65 th Ave.)	Residential and small-scale, neighborhood-serving commercial	Storefront commercial allowed	
NEIGHBORHOOD CENTER MIXED USE	CN-1	Enhance established commercial districts with a selective range of pedestrian-oriented retail; similar to current C-31/C-27 zoning districts.	Dimond / Rockridge / Montclair / Lakeshore	Small-scale, pedestrian-oriented commercial; restaurants/banks/real estate offices would require a CUP ³	Storefront commercial required	Wide range of commercial/residential
	CN-2	Enhance commercial districts with pedestrian-oriented retail and mixed-use developments.	Laurel / Fruitvale / Portion of Grand	Small-scale, pedestrian-oriented commercial	Storefront commercial required	
	CN-3	Enhance emerging commercial districts by providing the most opportunities for revitalization through commercial and mixed use developments.	Portions of Foothill, Grand and International	Small-scale, wide range of commercial (office, retail, banks, restaurants, etc.)	Storefront commercial required at street corners or defined retail nodes.	
	CN-4	Enhance areas of small-scale retail, serving frequently recurring needs in convenient locations; located within low-density residential communities.	Leimert / Joaquin Miller / Woodminster commercial areas	Small-scale, wide range of commercial (office, retail, banks, restaurants, etc.), Auto service allowed in limited locations. Residential with CUP ³	Storefront commercial encouraged	
COMMUNITY COMMERCIAL	CC-1	Enhance shopping centers devoted primarily to local-serving retail; may also include some residential uses.	Eastmont Mall / Foothill Square	Retail-oriented commercial activities (office, retail, restaurant, etc); auto repair with a CUP ³	Commercial required. Residential allowed as secondary use.	Wide range of commercial/residential
	CC-2	Enhance areas dedicated to local-serving, commercial uses on the corridors; may also include some residential uses.	International at 29th Street	Wide range of commercial activities (office, retail, restaurant, etc); auto repair with a CUP ³	Commercial required. Residential allowed as secondary use.	
	CC-3	Enhance areas containing local-serving commercial and light manufacturing uses with limited external impacts; locate in areas not adjacent to residential communities.	Area btwn Broadway +Telegraph Ave, just north of 23rd Street.	Residential only allowed in existing structures, wide range of commercial activities, including auto repair / light industrial	Commercial required	
REG. COMM.	CR-1	Enhance integrated centers devoted primarily to regional retail, hotels and other regional-serving activities; similar to current C-36 zoning district.	Hegenberger Road, Coliseum area	Retail-oriented commercial activities	Commercial required	Wide range of commercial

¹ These example locations are meant to be illustrative and are not a comprehensive list of all the locations where the zoning district is proposed to be mapped.

² RU-1, RU-2, RU-3 are not shown, because they more residentially-oriented zoning districts.

³ CUP – Conditional Use Permit is a discretionary permit.