
MEMORANDUM

To: Zoning Committee of the Planning Commission (ZOCO) **Date:** March 10, 2023

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From: Marc McCauley, Director of the Real Estate Development Group, Arlington County Economic Development

Jill Hunger, Assistant Director, Department of Community Planning, Housing and Development

Subject: Research, Development, and Laboratory; Audio-Visual and Broadcast – Zoning Ordinance Amendment

Introduction

At their March 14, 2023, meeting, the Planning Commission's Zoning Committee (ZOCO) will review a proposed amendment to the Arlington County Zoning Ordinance (ACZO) that would add Research and Development, flex, and Audio-Visual and Broadcasting Studios to the Office Use Category in the permitted use tables. The amendment would also include the creation of definitions for Research and Development, flex, and Audio-Visual and Broadcast Studio Uses and would allow for the expansion of Research and Development, flex and Audio-Visual Broadcast Uses in a range of mixed-use, commercial, and industrial zoning districts.

This work progresses the County Manager's strategy to ensure commercial market resiliency in Arlington. The County Board approved the County Manager's request to authorize an initial advertisement (Request to Advertise (RTA)) at its November 12, 2022, meeting, with an updated RTA anticipated for approval at the March 18, 2023, meeting. Public hearings are anticipated for the May 1, 2023, Planning Commission meeting and the May 13, 2023, County Board meeting.

Staff's recommended changes to the ACZO are found in Attachment 1.

Background

The proposed research and development and audio-visual broadcast ordinance amendment is a continuation of the Commercial Market Resiliency (CMR) strategy, proposed by the County Manager and authorized by the County Board in April 2022 and reconfirmed in September 2022 and January 2023. The CMR strategy and its associated streamlined process allows the County to respond to the quickening pace of economic change and innovation, as well as shifting business practices. Key outcomes of the CMR strategy include the establishment of commercial uses that are not clearly defined in the ordinance today, the integration of modern descriptions of uses into the zoning ordinance and restructuring or minor editorial changes to the ordinance for clarity. The continued application of the quick, nimble, and nuanced CMR approaches for new, expanded, or amended uses allows Arlington to maintain its competitive edge in the region and nationally, while moving more quickly than the traditional zoning study.

Discussion

Research and Development and Flex Space as an Office Use

Key target industries in Arlington and Northern Virginia for occupancy of office space include Corporate Headquarters, Information Technology, Cyber Security, and Life Sciences. Northern Virginia is home to strong industry clusters which include government contracting, defense electronics, information technology, data centers, biotechnology, and bioinformatics. In fact, 25% of federally funded research and development centers are located in Virginia¹. In that same vein, Federal funding for research and development funding increased by 28% in FY2023, with 41% of that funding going to the Department of Defense to support the development of the nation's future military hardware and software².

¹ [Virginia Life Sciences, Virginia Economic Development Corporation.](#)

² [Federal Research and Development \(R&D\) Funding: FY2023, Congressional Research Service, 2022.](#)

Arlington County has proven itself as a leading location for tech companies to establish a presence. The County was ranked as the 3rd best tech talent market in the United States by CBRE in 2022; ranked #1 for women in tech by SmartAsset in 2022; and is a top emerging cluster for AI/ML, SaaS, cybersecurity, big data, cloud computing, and quantum computing. With all of this industry attention already focused on Arlington and Northern Virginia, it only makes sense that this will be an area for continued growth in these industry clusters. In a period of economic uncertainty, the County needs to be competitive to capture as large a market share of the business investment that is occurring in the region. Existing and perspective commercial tenants in the high-growth sectors are utilizing their spaces differently, including incorporating research and development spaces alongside traditional office uses such as workstations and conference spaces. Arlington's zoning ordinance must have the by-right flexibility to allow for these types of spaces.

While Arlington and Northern Virginia are hot spots for research and development investment, there is fierce competition for attracting these industries. Three primary life science hubs have emerged in recent years: Boston-Cambridge, the San-Francisco-Bay Area, and San Diego³. This emergence has been driven in part by a cluster of research universities and healthcare centers, which have driven demand. This growth has also been facilitated by regulatory zoning updates on the part of the municipalities. For example, Boston introduced an ordinance for their South Station Economic Development area in 1989 to "create a mixed-use district which includes office, retail, hotel, research and development, and biomedical uses, in order to foster economic growth and facilitate the expansion of those sectors in their downtown." Cambridge, an Arlington Peer City in the Resilience category⁴, has "Office and Laboratory" as a combined use category in their ordinance and allows the "technical office for research and development, laboratory & research facility" in all of their Office, Business, and Industrial districts.

Berkeley, part of the San Francisco-Bay Cluster, worked through updating their ordinance related to research and development uses during 2022, in order to add an updated definition of research and development, naming R&D as an allowed land use in commercial districts, and updating district purpose to specifically allow

³ [Life Science Real Estate – Where Money is Moving Fast, ORG Research Team, 2021.](#)

⁴ [Peer City Identification Tool, Resilience, Federal Reserve Bank of Chicago.](#)

research and development. A major component of Berkeley's zoning update was the to allow R&D firms in office space, so that Berkeley's existing businesses could stay or expand, and new businesses could open in the city, keeping the cluster healthy. Another driver of Berkeley's ordinance update was the time-consuming city process (months or years for approvals) jeopardizing business operations due to uncertainty and short timelines for investors. San Francisco, another Peer City, defines laboratory and life science uses and allows those uses in all of the C-3 districts. San Francisco is also beginning to undertake a strategy similar to Arlington's CMR strategy, amending the ordinance to allow for the conversion of under-utilized commercial spaces into new uses, such as research and design spaces⁵. The final example from the major life sciences cluster comes from San Diego. San Diego permits research and development in many of its base commercial zones, dating as far back as 2000. In 2019, the City took this use a step further by creating Mixed-Use base zones (RMX-Residential Mixed-Use, EMX-Employment Mixed-Use), with the specific purpose of providing "housing and jobs near commercial centers and corridors to reduce dependency on the automobile, promote access to transit and multi-model transportation systems, and to provide for a walkable, pedestrian-oriented setting, including infill development," and allowing for "a "broad mix of uses, including office, research and development, industrial, and retail;" research and development is permitted across all of these recently created base zones.

Seattle (an important Peer City for obvious reasons) has clearly defined "laboratory, research and development" uses, classifies them as "Commercial Uses," and permits them in their commercial and mixed-use districts. Secondary research and development and life sciences hubs have also emerged in recent years, and those include Washington D.C.-Baltimore, Raleigh-Durham, Philadelphia, Seattle, New York City, Los Angeles, and various parts of New Jersey. Last, but certainly not least, New York City, a city similarly working to adjust to the shifting office market, has established a strategy to become a hub for future industries and innovation. Like Arlington, New York is working on zoning text amendments for "economic opportunity", focusing on eliminating red tape from the approval process and allowing for more industries that have been identified as essential to the City's future, such as life sciences, and research and development (along with maker-retail, which

⁵ [Facilitate new uses and flexibility in buildings, SF.GOV, Feb 9, 2023.](#)

Arlington has already approved as “artisan workshops”)⁶. In December 2022, New York City released the *New New York Action Plan: Making New York Work for Everyone*; this is a comprehensive plan focused on the City’s recovery from covid, including tackling office vacancy rates, and outlining how the city will grow prosperous in a more inclusive way. New York is focused on “identifying other strategies that can enable NYC to effectively commercialize research and development efforts that can solve urban challenges at scale.” One of the initiatives laid out in the *New NY Plan* is to “invest in employment hubs around transit, industry clusters, and anchor institutions.” This initiative includes the redevelopment of Governors Island, “which offers proximity by ferry from Manhattan and Brooklyn while feeling like an escape from the city.” The region offers flexibility for adaptive reuse of buildings and access to a built-in talent pipeline. The Center for Climate Solutions, part of this development, is a groundbreaking initiative designed to further New York City as a global leader in efforts to respond to the climate crisis. At full completion, the center is envisioned to create more than 7,000 jobs and may serve as a space for research and innovation, for a public living laboratory, for organizations, nonprofits, commercial innovation, and much more.⁷ Projects and investment like this will be made possible by the aforementioned text amendments initiated by Mayor Eric Adams.

Regionally, Washington D.C.’s zoning ordinance includes “research, or laboratory-based activities” as part of their Office Use Category. Montgomery County updated its ordinance in 2014 and defines both Life Sciences and Research and Development uses. These uses are included in the Office and Professional Use Category and allowed for by-right in a variety of the Commercial/Residential and Employment districts. Prince George’s County did a complete overhaul of their zoning ordinance, which became effective on April 1, 2022. With this zoning ordinance overhaul, Research and Development was clearly defined, and while the use is included in the Industrial Service Use Category, it is permitted in almost every single non-single-family residential and transit-oriented/activity center base zone. In this same vein, Fairfax County went through a zoning ordinance modernization process, which was completed and adopted in 2021. In their new zoning ordinance, Fairfax County

⁶ [Zoning for Economic Opportunity Aims to Remove Zoning Obstacles for Certain Types of Businesses, Center for New York City Law, 2022.](#)

⁷ [New NY Action Plan, 2022.](#)

condensed all of their offices uses down to just "Office" and redefined "Office" to be inclusive of research and development. Office is primarily a by-right permitted use in all of the Commercial and Industrial Districts. In the Commercial, Industrial, and Planned Development Districts, offices may specifically include "laboratory facilities, pilot plants, prototype production and the assembly, integration, and testing of goods and products." Fairfax County does have use standards disallowing the mass production and manufacturing of goods and allows for a higher intensity of uses to be permitted via special exception.

As discussed above, the efforts of competitive and peer locations to capture market share in high-growth tech sectors have coincided with a modernized zoning ordinance. In the past, Arlington Economic Development has had prospects come through looking for flexible research and development space to locate their semiconductor and microchip, cyber and quantum computing, as well as artificial intelligence and machine learning companies. However, the AED team was not always readily able to accommodate those prospects due zoning barriers. While Arlington's research and development niche may end up leaning more toward technological research and development businesses, the examples above demonstrate that the competition for attracting research and development investment is fierce, the market for these uses is strong, and technological advances have allowed these uses to fit seamlessly into existing business districts. Arlington's Peer Cities and municipalities across the country are undertaking similar zoning amendments which allow them to capture the available research and investment dollars. With the anticipated opening of the Virginia Tech Innovation Campus, the proximity to a multitude of universities, the County's existing innovative business clusters, paired with this research and development zoning ordinance update, Arlington County will be well positioned to tackle its office vacancy rate, while remaining a strong municipal competitor with a diverse portfolio of industries.

Since the County Board's initial authorization to advertise this zoning ordinance amendment, staff has continued to research the scale, nature and impacts of flexible research and development uses, as well as zoning best practices. The proposed zoning ordinance amendment presented in Attachment 1 includes the following changes: 1) adding the use Research and Development, Flex to the examples in the Office Use Category, 2) updating the Permitted Use Tables to allow this use as a by-right, permitted use in the Commercial, Mixed-Use, and Industrial

Districts where Office uses are already permitted, while considering the appropriateness of the use relative to each of the zoning districts under consideration, and 3) clearly defining the term Research and Development, Flex.

Audio-Visual Production and Broadcast Studios

Currently, Audio-Visual Production and Broadcast Studios (AV & Broadcast) uses are allowed only under use permit approval. As the nature and character of these types of activities change over time, it is important to provide a clearer path forward for AV & Broadcast uses to occupy vacant commercial space. As one example of expansion in AV & Broadcast, the podcast industry has taken off; changing, and growing massively since Apple released the first iPod in 2001 and the first podcast service provider came onto the scene in 2004.⁸ Podcasting is anticipated to be a three-billion-dollar industry in 2023 and is projected to grow into a four-billion-dollar-industry by 2024⁹. Recently, podcasting studios and streaming studios have been popping up in coworking spaces, office and hotel lobbies, and retail spaces around the country. Changing technology, allowing for digital radio and broadcast, has made it so something that used to require large external dishes and antennas now only requires a Wi-Fi connection. This new demand for audio-visual studio space doesn't stop at podcasting. Another emerging trend is the rise of influencer studios and spaces. Influencer studios are spaces that are built out in an aesthetic way, so that influencers and content creators can rent them out and take photos or record content. With the rise of influencing and small apartments, or the startup costs required to get a personal brand off the ground, people are turning to the market to find the look they desire for their content. Influencer spaces come in a variety of forms, from one large room with many little areas, to many different rooms that look like little sets and have very custom aesthetics.

The Audio-Visual Production and Broadcast Studios use goes by many names in many different municipalities, including media studios (Washington D.C.), recording studio (Detroit), art, photography, music, dance, yoga, Pilates, or martial arts studio or school (Prince George's County), office, arts and craft galleries, and studios (Atlanta), and radio or television studio (Cambridge & San Diego). AV & Broadcast

⁸ [The Era of Audio: The rise of podcasts, diggit magazine, 2021.](#)

⁹ [23 Podcast Statistics You Should Know in 2023, Influencer Marketing Hub, 2022.](#)

uses may also be located in a variety of different use categories, depending on the municipality. For example, Detroit includes recording studios in their office category; Prince George's County includes theirs in the Arts and Artisanal Products use category; Cambridge classifies radio and television studios as Transportation, Communications & Utility uses, while San Diego lists them under Commercial Services. No matter the category, AV & Broadcast uses are generally permitted by right in most of the aforementioned municipalities' commercial and mixed-use districts. No matter what they are called or how they are classified, audio-visual production and broadcast studios can be an excellent placemaking use, adding visual interest to a ground floor. On a larger scale, AV & Broadcast uses may be able to take up a portion of a floor in an office building. Arlington has only received a few applications for this use in recent years, but the increased flexibility offered by the proposed ordinance amendment would help streamline the approval process for future applicants, making Arlington an attractive space for audio-visual production and broadcast businesses, both small and large, to locate.

Since the County Board's initial authorization to advertise this zoning ordinance amendment, staff has continued to research the scale, nature and impacts of Audio-Visual Production and Broadcast Studio uses, as well as zoning best practices. The proposed zoning ordinance amendment presented in Attachment 1 includes the following changes: 1) updating the examples in the Office Use Category to include the Audio-Visual Production and Broadcast Studio use, 2) updating the Permitted Use Tables to allow this use as a by-right, permitted use in the Commercial, Mixed-Use, and Industrial Districts where Office uses are already permitted, while considering the appropriateness of the use relative to each of the zoning districts under consideration, and 3) clearly defining the term Audio-Visual Production and Broadcast Studios.

Public Engagement

Given the limited impact of this proposed use, and the location of these uses in commercial, mixed-use, and industrial districts, staff is using tools primarily from the Communicate levels of engagement.

Level of Engagement: **Communicate**

Staff believes this level of engagement is appropriate due to the anticipated low impact nature of allowing the proposed uses in commercial mixed-use districts.

Outreach Methods:

Public notice will be given in accordance with the Code of Virginia §15.2-2204. Notices of the Planning Commission and County Board public hearings for this zoning ordinance amendment will be placed in the April 18, 2023, and the April 25, 2023, issues of the Washington Times for the May 1, 2023, Planning Commission, and May 13, 2023, County Board meetings. In addition to the above legal requirements:

- Upon County Board approval of the Request To Advertise, staff would publish additional information about this study on the [Commercial Market Resiliency Initiative](#) web page. Staff contact information would be available on the website, along with a comment feedback form for submitting comments directly to staff.
- Based on further staff analysis and any additional input received, staff will include a descriptive summary of the proposed action in a legally required advertisement prior to the public hearings by the Planning Commission and County Board. This descriptive summary would detail the proposed zoning ordinance amendments.

Proposed Schedule

- March 14, 2023: Zoning Ordinance Committee Meeting (ZOCO)
- March 18, 2023: County Board resolution for Request to Advertise (RTA)
- May 1, 2023: Planning Commission public hearing and recommendation
- May 13, 2023: County Board public hearing and action

ATTACHMENT 1

In the proposed amendment:

- Text proposed to be added is shown with underline and text proposed to be deleted is shown with ~~strikethrough~~.
- Where paragraphs have been inserted or deleted, all subsequent paragraphs would be renumbered accordingly, and all references throughout the ACZO and Appendices A and B (FBC and N-FBC) would be updated accordingly.

Article 7. Commercial/Mixed Use (C) Districts

§7.1. Commercial/Mixed Use (C) District Use Tables

§7.1.2. Commercial/mixed use (C) districts principal use table

COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE																						
	Specific Use Types	RA4.8	R-C	RA-H	RA-H-3.2	C-1-R	C-1	MU-VS	C-1-O	C-O-1.0	C-O-1.5	C-O-2.5	C-O	C-O-A	C-O ROSSLYN	C-O CRYSTAL CITY	C-2	C-TH	C-3	C-R	Use Standards	
KEY: C = requires use permit and site plan approval; P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted																						
Retail, Service and Commercial Use Categories (See §12.2.5)																						
Office (See §12.2.5.C)	Audio-visual production <u>and broadcast</u> studio	C	P	P	C		P	U	P	C	C	C	C	U	C	C	U	C	U	C		
	Financial services	S			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Offices, federal, state and local	U	S	U	U	U	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Offices or clinics, medical or dental	U S	U	U S	U	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.5.16
	Offices, business and professional		S				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	<u>Research and development, flex</u>		P		U		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Urban agriculture	U	S	U	S	U	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.5.33
Urban colleges and universities	S	S	U	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Industrial Use Categories (See §12.2.6)																						
Light Industrial Service (See §12.2.6.A)	Building, heating, plumbing or electrical contractors																				P	
	Carpet and rug cleaning													U			U	U	U			§12.6.2
	Medical or dental laboratories							P		S	S	S	S	P	S	S	P	P	P	P		
	Printing, publishing and lithographing, small scale													P			P	P	P			
Sign making														P			P	P	P		§12.6.9	

Article 8. Industrial (M) Districts

§8.1. Industrial (M) District Use Tables

§8.1.2. Industrial (M) districts principal use table

INDUSTRIAL (M) DISTRICTS PRINCIPAL USE TABLE					
Use Category	Specific Use Types	CM	M-1	M-2	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted					
Retail, Service and Commercial Use Categories (See §12.2.5)					
Office (See §12.2.5.C)	Audio-visual production and broadcast studio	U	U	U	
	Financial services	P	P	P	
	Office, business or professional	P	P	P	
	Offices or clinics, medical or dental	P	P	P	
	Offices, federal, state and local	P	P	P	
	Research and development, flex	P	P	P	
	Urban agriculture	P	P	P	§12.5.33
	Urban colleges and universities	P	P	P	
Industrial Use Categories (See §12.2.6)					
Light Industrial Service (See §12.2.6.A)	Contractors and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site	P	P	P	
	Carpet and rug cleaning and dyeing works	P	P	P	§12.6.2 §12.6.4
	Feed and fuel yard	P	P	P	§12.6.5
	Manufacture or assembly of consumer equipment, instruments (including musical instruments), appliances, precision items and other electrical items	P	P	P	§12.6.4
	Medical or dental laboratories	P	P	P	
	Printing, publishing and lithography, small scale	P	P	P	
	Research, testing and development laboratories	P	P	P	§12.6.4
	Sign making	P	P	P	§12.6.9
	Vehicle storage lots and towing services	P	P	P	§12.6.11
	Welding, machine and tool repair shops	P	P	P	§12.6.4
	Woodworking, including cabinet makers and furniture manufacturing	P	P	P	§12.6.5
	All other light industrial service	P	P	P	§12.6.4

Article 11. Overlay and Form Based Code Districts

§11.1 CP-FBC, Columbia Pike Form Based Code District

§11.1.5 Columbia Pike Form Based Code district principal use table

The following use table summarizes the principal use regulations of the CP-FBC district.

COLUMBIA PIKE FORM BASED CODE DISTRICT PRINCIPAL USE			
Use Category	Specific Use Types	CP-FBC	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; Blank cell = not permitted			
Retail, Service and Commercial Use Categories (See §12.2.5)			
Office (See §12.2.5.C)	Audio-visual production and broadcast studio	P	
	Financial services	P	
	Offices, business and professional	P	
	Office, federal, state and local.	P	
	Offices or clinics, medical or dental	P	§12.5.16
	Research and development, flex	P	
	Urban agriculture	P	§12.5.33
	Urban colleges and universities	P	
Industrial Use Categories (See §12.2.6)			
Light Industrial Service (See §12.2.6.A)	Carpet cleaning plants	U	
	Medical or dental laboratories	P	
	Printing, lithographing or publishing	P	
	Sign making shops	P	§12.6.9
	Recycling centers	U	
	Repair shop (small appliance, television, radio)	P	

Article 12. Use Standards

§12.2. Use Categories

§12.2.5. Retail, service and commercial use categories

C. Office

1. Characteristics

Activities conducted in an office setting and generally focusing on business, government, professional, medical, **research, development, laboratory**, or financial services.

2. Examples

Examples of offices include advertising offices; business management consulting; urban colleges and universities; counseling in an office setting; day labor; employment agency; financial services, such as lenders, investment or brokerage houses, collection agencies, or real estate and insurance agents; government; professional services such as lawyers, accountants, bookkeepers, engineers, data processing, or architects; medical or dental offices or clinics, including doctors, physicians, dentists, psychologists or similar practitioners of medical or healing arts for humans and licensed for such practice by the state; urban agriculture; sales office; travel agency;

~~television and radio~~ **audio-visual production and broadcast** studios; **research and development, flex;** and utility offices.

3. Accessory uses

Accessory uses include cafeterias; car-sharing; health facilities; meeting rooms; parking; on-site child care, schools or facilities where children are cared for while parents or guardians are occupied on the premises, but not on a daily basis; other amenities primarily for the use of on-site employees; small retail operations for on-site workers (with limited external signage); telecommunications facilities; and technical libraries.

4. Uses not included

Branch banks (see Retail Sales and Service, Personal-service); contractors and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site (see Light Industrial Service); mailing or stenographic services (see Light Industrial Service); mail-order houses (see Wholesale Trade); offices that are part of and located with a principal use in another category (see Accessory Uses); ~~research, testing and development laboratories (Light industrial service)~~; urgent care or emergency medical offices (see Retail Sales and Service, Personal-services Oriented).

Article 18. Definitions

§18.2. General Terms Defined

Audio-visual production and broadcast studio. A space dedicated to the recording or production of audio and/or visual media, or the broadcast of media via the radio, television, or internet; or the combination of any of the above. The audio-visual production and broadcast studio use can include editing studios and services, special effects production, and associated offices.

Research and development, flex. Administrative offices plus research facilities generally engaged in technological, electronic, biological, scientific, or engineering research, as well as related product or process design, development, prototyping, or testing. This use may include laboratory, warehousing, and small-scale production functions, and may be associated with institutional or commercial uses, but may not include industrial scale production or manufacturing.

Commercial Form Based Code (Appendix A)

Section III. The Regulating Plans

Table 3.1

FORM BASED CODE GROUND STORY USE TABLE				
Use Category	Specific Use Types	Permitted (P) or Use Permit (U)	Restricted on Principal Arterials per III.B.5.D	ACZO Use Standards
Retail, Service and Commercial Use Categories				
Office	Audio-visual production and broadcast studio	P		
	Financial Services	P		
	Office or clinic, medical or dental	P		§12.5.16.
	Office, business and professional	P		
	Research and development, flex	P		
	Urban agriculture	P		§12.5.33.
	Urban colleges and universities	P		
	All other office uses	P		
Industrial Use Categories				
Light Industrial Service	Carpet and rug cleaning (excluding dying)	U	Yes	
	Medical or dental laboratories	P U on Principal Arterials	Yes	
	Sign painting shop	P U on Principal Arterials	Yes	§12.6.9.
	Printing, lithographing, or publishing	P U on Principal Arterials	Yes	
	Upholstery shop	U	Yes	§12.6.26.
		All other light industrial uses		
Other Use Categories				
Agriculture (See §12.2.7.A)	All other agriculture uses			

Neighborhoods Form Based Code (Appendix B)

Part 9. Building Use Standards

901. Building Use Table

BUILDING USE TABLE			
Use Category	Specific Use Types	Permitted (P) or Use Permit (U)	ACZO (§) and N-FBC (Section) Use Standards
Upper Story Commerce			
Retail, Personal Service	All personal service retail uses (see UPPER STORY AND GROUND STORY COMMERCE)		§12.5.21
Light Industrial	Medical or dental laboratories	P	
Upper Story and Ground Story Commerce			
Religious Institutions		P	
Overnight Accommodations	Hotel	P	§12.5.11
	All other overnight accommodation uses		
Offices	Offices or clinics, medical or dental	P	§12.5.22
	Offices, business and professional	P	
	Offices, federal, state and local	P	
	Audio-visual production and broadcast studio	P	
	Research and development, flex	P	
	Urban agriculture	P	§12.5.33
	Urban colleges and universities	P	