

## ATTACHMENT B

All provisions of the City of Creve Coeur, MO City Code shall apply to this Planned Mixed-Use Development (PMD) District except as specifically modified herein.

### I SPECIFIC CRITERIA

#### A. PERMITTED USES

Permitted Uses within the PMD shall be as shown on Table A at the end of this Attachment B. The permitted uses are further broken down by the following sub-district categories which have been identified on the approved Site Concept Plan and further defined below in this Attachment B.

1. Sub-District Category A – Main Street Development
2. Sub-District Category B – Mixed-Used Development
3. Sub-District Category C – General Office Development
4. Sub-District Category D – Residential Development

#### B. SUB-DISTRICT CATEGORY STANDARDS

Within the PMD, four (4) sub-districts categories have been identified to provide varying levels of regulations. The location of each sub-district shall be as shown on the approved Site Concept Plan and have each been further defined below.

1. CATEGORY A – “Main Street” Development Pattern Building placement:
  - Building volume: Buildings may be constructed not to exceed (8) stories or (100) feet measured from the primary sidewalk entrance level. Additional lower levels accessed from the side or rear are permitted.
  - Building floor heights: Sidewalk commercial level shall be 12-30 feet, upper-level office or residential shall be 9-30 feet.
  - Projecting façade elements: Awnings, canopies, balconies, colonnades are permitted.
  - Bay windows permitted on upper stories.
  - Parking: Shall not be permitted as a primary use. Structured, public surface, or on-street parking permitted. Private off-street surface parking prohibited.
2. CATEGORY B – Mixed Use Development Pattern Building placement:
  - Building volume: Buildings may be constructed not to exceed (5) stories or (60) feet measured from the primary sidewalk entrance level. Additional lower levels accessed from the side or rear are permitted.
  - Building floor heights: First floor level shall be 12-30 feet; upper levels shall be 9-30 feet.
  - Projecting façade elements: Awnings, canopies, balconies, colonnades, porte-cocheres are permitted.
  - Bay windows permitted on upper stories.
  - Parking: Structured, public surface, on street parking, private off-street parking permitted.

3. CATEGORY C – General Office Development Pattern Building Placement:
  - Building Volume: Buildings may be constructed not to exceed (4) stories or (70) feet measured from the primary building entrance. Additional lower levels accessed from the side or rear are permitted.
  - Building Floor Heights: All floor levels shall be 12-30 feet.
  - Projecting Façade Elements: Awnings, canopies, balconies, colonnades, porte-cocheres are permitted.
  - Outdoor Space: Outdoor amenity space such as patios or plazas serving building occupants are permitted.
  - Parking: Structured, public surface, on street parking, private off-street parking permitted.
4. CATEGORY D – Residential Development Pattern Building placement:
  - None

### C. DIMENSIONAL REGULATIONS

1. Maximum Site Coverage.
  - a. Maximum site coverage shall be determined globally for the entire PMD District and shall not be calculated on an individual site/lot or sub-district basis. The total acreage used to define this calculation shall be the total PMD area less any land that has been dedicated for use as public ROW.
  - b. The amount of gross site area covered by buildings and structures, surface parking, pavement for automobile circulation or permitted exterior business services, storage, merchandise display, repair or processing shall not exceed 70% of the site.
2. Maximum Floor Area Ratio (FAR).
  - a. Floor Area Ratio shall be defined as the gross leasable floor area of all commercial buildings and all multifamily dwellings, and the dwelling unit floor area of all other residential buildings on any lot divided by the land area of such lots. Parking garages shall not be included in the Floor Area Ratio calculation.
  - b. Maximum floor area ratio shall be determined globally for the entire PMD District and shall not be calculated on an individual site/lot or sub-district basis. The total acreage used to define this calculation shall be the total PMD area less any land that has been dedicated for use as public ROW.
    - i. The Maximum Floor Area Ration for the entire PMD District shall not exceed 0.70.
3. Lot Size Requirements:
  - a. Minimum Lot Area. The permitted use of any given site or lot shall be determined by the size of the site or lot under single ownership or other common legal control as prescribed in Section 405.370(B).

- b. CATEGORY A – “Main Street” Sub-district:
  - 1. Minimum Lot Area. One-half (1/2) acre.
  - 2. Minimum Lot Width. One Hundred (100) feet.
  - 3. Minimum Lot Depth. One Hundred (100) feet.
- c. CATEGORY B – Mixed Use Sub-district:
  - 1. Minimum Lot Area. One-half (1/2) acre.
  - 2. Minimum Lot Width. Seventy-Five (75) feet.
  - 3. Minimum Lot Depth. One Hundred Fifty (150) feet.
- d. CATEGORY C – General Office Sub-district:
  - 1. Minimum Lot Size. One-half (1/2) acre.
  - 2. Minimum Lot Width. Seventy-Five (75) feet.
  - 3. Minimum Lot Depth. One Hundred Fifty (150) feet.
- e. CATEGORY D – Residential Sub-district:
  - 1. Minimum Lot Size. Eight hundred (800) square feet per unit.
  - 2. Minimum Lot Width. Fifteen (15) feet.
  - 3. Minimum Lot Depth. Forty (40) feet.

**D. BULK REGULATIONS**

- 1. Setback and Building Line Requirements within the Development (Internal):
  - a. CATEGORY A – “Main Street” Sub-district:
    - 1. Minimum Front Yard. Zero (0) feet.
    - 2. Minimum Side Yard. Zero (0) feet.
    - 3. Minimum Rear Yard. Zero (0) feet.
    - 4. Buffer Yard. Not applicable internally.
  - b. CATEGORY B – Mixed Use Sub-district:
    - 1. Minimum Front Yard. Zero (0) feet.
    - 2. Minimum Side Yard. Zero (0) feet.
    - 3. Minimum Rear Yard. Zero (0) feet.
    - 4. Buffer Yard. Not applicable internally.
  - c. CATEGORY C – General Office Sub-district:
    - 1. Minimum Front Yard. Zero (0) feet.
    - 2. Minimum Side Yard. Zero (0) feet.
    - 3. Minimum Rear Yard. Zero (0) feet.
    - 4. Minimum Distance Between Buildings or Unit Clusters. Zero (0) feet.
    - 5. Buffer Yard. Not applicable internally.
  - d. CATEGORY D – Residential Sub-district:
    - 1. Minimum Front Yard. Five (5) feet.
    - 2. Minimum Side Yard. None or seven and a Half (7.5) feet.
    - 3. Minimum Rear Yard. Five (5) feet.
    - 4. Minimum Distance Between Buildings or Unit Clusters. Fifteen (15) feet.

5. Buffer Yard. Not applicable internally.

2. Buffer, Setback and Building Line Requirements to Adjacent Zoning Parcels (External to the PMD District):

a. Any tract of land site abutting or adjoining a commercial development shall not require a buffer yard. Any tract of land site abutting or adjoining a single-family residential development shall only be required to meet the following setbacks requirements below:-

ii. Provide a forty (40) foot buffer yard on all sides of the PMUD development that abut a single-family development, except if the abutting or adjoining proposed uses are residential of equal or lesser density relative to the existing residential uses then such buffer yard shall be twenty-five (25) feet. The buffer yard shall otherwise be as defined in amended Section 405.390 of the City of Creve Coeur's zoning ordinance.

iii. No new residential building may be located closer than fifteen (15) feet to any property line or any required buffer yard.

iv. No new commercial building may be located closer than forty (40) feet to any required buffer yard.

b. Setback and Building Line Requirements along Right-of-Ways:

i. In every instance, the first ten (10) feet of the front yard setback measured from the right-of-way shall be provided with and maintained with sidewalks and/or landscaping including, but not limited to, deciduous street trees at regular intervals as shown on the concept plan.

ii. No building or structure shall be closer than ten (10) feet when abutting a non-residential zoned property.

iii. No maximum building line setback shall be enforced.

c. Other CATEGORY D Regulations:

1. Maximum number of units per acre. Twenty (20).
2. Minimum dwelling unit floor area. Seven hundred fifty (750) square feet/unit.
3. Garages. No district restrictions will be required on garage facing, recessing, architectural details, or street facing frontage.

**E. PARKING AND LOADING REQUIREMENTS**

1. Parking Requirements:

a. Required parking for this entire PMD District shall be determined globally for the entire District and shall not be calculated on an individual site/lot or sub-district basis; and shall be calculated as follows:

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- i. ~~Required parking shall be calculated cumulatively per phase of development (as designated on the approved Phase Plan) based upon the sum of the square footage of individual land uses at the rate required by the City of Creve Coeur Code, less a fifteen percent (15%) reduction in the total number of spaces. Parking within the Residential Development District (CATEGORY D) shall not be provided with a fifteen percent (15%) reduction in the total number of spaces and shall adhere to the rate required by the City of Creve Coeur Code.~~ Required parking shall be calculated cumulatively based upon the sum of the square footage of individual land uses at the rate required by the City of Creve Coeur Code, less a fifteen percent (15%) reduction in the total number of parking spaces required.
- ii. Required parking ~~locations~~ shall be allowed on surface parking lots, parking garages, and on-street locations.
- iii. No off-street surface parking locations will be allowed in any buffer yard or within the 10' yard setback along Right-of-Ways. Off-street surface parking locations shall be allowed in all other yards or setbacks within the development.
- iv. Joint Parking Facilities. In the case of mixed-use buildings, the parking spaces required shall be computed separately for each use except as provided in Sections 405.800(G)(3-4) and 405.820(H)(6)(b).
- v. On-street parking shall be allowed as approved by the City's Traffic Engineer and said parking shall count towards the required PMD parking noted in (i) above.
- vi. No individual lot Site Development Plan shall be approved which will result in parking provided at less than the amount set forth in prior paragraphs.

2. Loading Requirements:

a. Purpose And Intent:

- i. It is the developers' intent to provide sufficient off-street loading areas and to ensure that such areas are located in a convenient location to the extent feasible. Loading areas shall be provided for trash collection as well as general deliveries.
- ii. The developer also acknowledges that the complexity of the proposed development will require flexibility in providing loading spaces and zones. The developer shall work with the City to find a balance of meeting the needs of the tenants and lot owners while respecting the safety and aesthetics of the traveling public. This may include actions such as restricting on-street parking during off-peak hours to allow for loading zones within on-street parking spaces to occur during early morning or late evening hours. The developer shall work with the City to provide loading spaces and zones to meet the needs of the development.

- iii. Loading areas utilized for the location of trash collection or compaction areas may coincide with the required building loading space.

b. Dimensions of Spaces:

- i. Loading spaces, where designated, shall have a minimum dimension of twelve (12) feet width by thirty-five (35) feet length with a vertical clearance of at least fourteen (14) feet as shown on the approved individual lot Site Development Plan. In addition, some uses may require loading zones of larger dimension to accommodate larger tractor-trailers. These zones shall be at least sixty (60) feet in length, as shown on the approved individual lot Site Development Plan.

c. Schedule of Off-Street Loading Spaces:

- i. Loading spaces and zones shall take a shared approach within Category A – Main Street, Category B – Mixed-Use, and Category C – General Commercial sub-districts. The required spaces and zones for each individual use will be determined based upon the sections below with the quantity to be provided for each lot based upon the minimum required for the highest individual use (not cumulative).

1. A combination of dedicated loading spaces and shared loading spaces / zones may be used by restricting on street parking during off peak hours to allow for loading spaces or zones within the on-street parking space areas to occur during early morning or late evening hours.
2. The required loading spaces shall be calculated based upon the maximum required uses as follows:

a. CATEGORIES A, B & C:

- i. Residential & Transient Residential (Hotels, etc.) Uses. Any building containing more than fifty (50) apartment dwelling / room units shall provide one (1) loading space for each two hundred (200) units or fraction thereof.
- ii. Office Uses. One (1) loading space shall be provided for each such use having greater than 6,000 square feet of gross floor space.
- iii. Non-Residential or Non-Office Uses. The required loading spaces and/or zones shall be calculated upon the following table:

| Floor Area (square foot) | Number of Spaces | Number of Zones |
|--------------------------|------------------|-----------------|
| 0 – 3,000                | 0                | 0               |
| 3,000 – 24,999           | 1                | 0               |
| 25,000 – 49,999          | 0                | 1               |
| 50,000 – 150,000         | 1                | 1               |
| Each additional 150,000  | 1 additional     | 1 additional    |

- b. CATEGORY D – Residential Sub-district: No loading spaces or zones shall be required within this sub-district.
3. The loading spaces required for Lots 8, 14 & 15 shall be shared. The existing underground tunnel network between the existing buildings to remain will provide access from each building to the existing loading docks on Lot 14. Additional loading spaces & zones may be provided to meet the requirements above on any of the 3 lots and will be shared and accessible from the existing tunnel system.
4. The loading spaces and zones shall be provided based upon the approved Site Development Plan for each individual lot.

#### F. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Resource Protection Standards (Article V) of the City of Creve Coeur Code with the following exceptions:
  - a. Landscaping along Main Street within the City of St. Louis water main easement shall require City of St. Louis Water Department Approval.
  - b. All parking and/or loading spaces adjoining interior public right-of-way shall not be required to be screened.
  - c. In addition to any landscaped front, back or side yard areas required by this or any other Section of the City of Creve Coeur code, a minimum of ten (10) square feet of interior landscaped area shall be provided within the parking lot for each five hundred (500) square feet of paved area within any surface parking lot including parking spaces and driving aisles. The landscaping shall be in one (1) or more areas so as to minimize and reduce the apparent size of parking areas. On-street parking provided within the development shall be exempt from this requirement. Existing surface parking lots to be repurposed as part of this development shall also be exempt from this requirement, even if maintenance is to be considered for said existing lots to remain.
  - ~~d. The Tree Conservation ordinance (Section 410.320) shall not apply to this development. The developer shall work with the City to find a balance between minimizing mass tree removal and incorporating new trees into the development.~~
  - e-d. Landscape plans for each parcel shall be coordinated and consistent with a Landscape Concept Plan for the applicable Category of this ordinance. These plans should enhance the pedestrian experience, complement architectural features, provide shade, and screen utility areas.
  - f.e. All medians greater than 4' in width (3' of plant-able space) within the development are required to be landscaped and will be maintained by the developer.

~~g.f.~~ All existing surface parking lots to remain on Lots 8, 9, 12, 14 & 15 shall not be required to meet Article V of the City of Creve Coeur Code.

~~h.g.~~ In order to present a healthy, neat and orderly appearance, all landscaped areas within the Main Street sub-district category, as well as Lots 1 -3 of the Mixed-Use sub-district category and the "Park" as identified on the Site Concept Plan (with the exception of back of house and service areas) shall be provided with an installed, operated and maintained underground irrigation system. All other landscaped areas outside of these areas shall be landscaped with plant materials adapted to the region and not requiring irrigation to thrive unless proposed plant selections deem irrigation necessary.

~~h.h.~~ All landscaped areas in parking areas or adjacent to parking areas or loading areas, or that can be encroached upon by a motor vehicle, shall be provided with adequate, vehicular deterrent (such as curb, bollard, wheel stop, or other design alternative to be approved by the Director of Public Works) to restrict the destruction of the landscape areas by vehicles.

#### **G. SIGN REQUIREMENTS**

1. Individual sign packages shall meet City of Creve Coeur signage ordinances regarding size and location. Style of signage is specifically governed by this performance standard and shall be submitted to the City of Creve Coeur as a sign package, and shall be:
  - ~~Internally illuminated signs prohibited.~~
  - ~~Logos and lettering shall be on stand offs in a black, white or dark bronze finish.~~
  - ~~Signage color shall contrast to the surface behind.~~
  - ~~Lighting shall be back lit LED with Warm white (4000K color temperature).~~
- ~~2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Creve Coeur for sight distance considerations prior to installation or construction.~~

#### **H. LIGHT REQUIREMENTS**

1. Provide a lighting plan in accordance with the City of Creve Coeur Code.
2. Individual Lighting Plans, including fixture types, shall be consistent with a Lighting Fixture Plan for the applicable category in this ordinance. The proposed Lighting Fixture Plan must provide for consistent and complementary fixture designs and styles throughout the PMD District.

#### **I. ARCHITECTURAL REQUIREMENTS**

1. For individual lot developments only, the developer shall submit a design package including, but not limited to, architectural elevations, colored renderings and building materials. The proposed package shall give consideration to creating a visually appealing development pattern consistent with the intent and purpose of this PMD District. Architectural information is to be reviewed and approved by the Planning Commission.



2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Building finish material types shall not be limited in Olia Village but shall be generally specified as any combination of white, off-white, light grey, wood grain, or light beige. Accents are acceptable as dark grey, black, or dark bronze. Red, orange, or yellow brick or other bold color finish materials are prohibited. Masonry and glass are preferred. Metal, cementitious siding, and EFIS should not be used as the primary material on the building.
4. Trash enclosures: The location, material, and elevation of any trash enclosure will be as approved on the Site Development Plan. Trash receptacles shall be located indoors or be enclosed with an eight (8) foot high sight-proof enclosure with materials that match the adjacent structures and complemented by adequate landscaping as approved on the individual lot-specific landscape plans.
5. Mechanical equipment shall be adequately screened with six (6) foot high sight proof enclosures or to a height equal to the height of the equipment (whichever is greater).
6. Rooftop mechanical equipment shall be screened on roofs with architecturally designed, fully enclosed screening materials that complement the building design at a height equal to or greater than the height of the equipment.
7. Flat roof surfaces below 5 stories shall incorporate ballast, green roof, artificial turf, or medium tone colored membrane to reduce daytime glare for upper-level tenants in adjacent buildings.

#### **J. ACCESS/ACCESS MANAGEMENT**

1. Street and drives related to this development shall be designed and located as directed by the Department of Community Development.
2. The location of public streets within the PMD District shall be determined by the Site Concept Plan.
3. The location of lot access points shall be determined by individual lot-specific Site Development Plans within the PMD District.
4. Access to the development from external roadways shall be as shown on the Site Concept Plan and as directed by the City of Creve Coeur, the Missouri Department of Transportation, and St. Louis County Department of Transportation, as applicable.
5. Adequate sight distance shall be provided. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Creve Coeur and the agency in control of the right of way off which the access is proposed.

6. Driveway access to internal streets shall comply with City Code.
7. No construction-related parking shall be permitted within right-of-way or on an existing roadway. All construction related parking shall be confined to the development's boundary.
8. Any improvements within the Missouri Department of Transportation (MoDOT) right-of-way will require a permit from MoDOT. The entrance geometries and drainage design shall be in accordance with MoDOT standards.
9. Any request to install a gate in this development must be approved by the City of Creve Coeur and the agency in control of the right-of-way off of which the entrance is constructed. No gate installation will be permitted on public right-of-way.
  - a. If a gate is installed on a street in the development, the street(s) within the development or that portion of the development that is gated shall be private and remain private forever.

**K. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Obtained approvals from the City of Creve Coeur Department of Public Works and/or the Missouri Department of Transportation as applicable.
2. The National Association of City Transportation Officials (NACTO) has an Urban Street Design Guide. All intersections of Olia Village shall conform to the principles of the NACTO Urban Street Design Guide.
3. Internal streets and sidewalks shall be private unless an agreement is reached and executed between the City of Creve Coeur and Olia Village whereby the City of Creve Coeur accepts the internal streets and/or sidewalks as public. All public streets shall be designed to meet the City of Creve Coeur's Code for the Development of Streets (Section 410.240), unless otherwise described herein.
4. Provide sidewalks, conforming to Americans with Disabilities Act (ADA) standards, along all frontages of the site and along internal roadways as shown on the Site Concept Plan. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency, or on private property within a sidewalk, maintenance, and utility easement dedicated to the City Creve Coeur for public use.
5. Pedestrian crossings for Olive Boulevard shall be provided as required by MoDOT.
6. Mid-block crossings internal to the PMD District shall be provided as shown on the approved Site Concept Plan, or as otherwise approved by the City's Traffic Engineer.

7. Obtain approvals from the City of Creve Coeur and Missouri Department of Transportation, as necessary, for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
8. Additional right-of-way and road improvements shall be provided, as required by the City of Creve Coeur and/or the Missouri Department of Transportation.
9. Provide a minimum ~~68~~-foot-wide shared use path for public use which connects to the existing sidewalk in right-of-way along the south side of Olive Boulevard.
  - a. The location of the shared use path within the PMD District shall be as shown in the approved Site Concept Plan.
10. Pedestrian circulation to be as shown on the approved Site Concept Plan.

11. Public Street Design Standards:

- |  |  |
|--|--|
| a. Minimum Right-Of-Way  | 26'                                    |
| b. Maximum Grade at Centerline                                   | 10%                                    |
| c. Minimum Grade at Centerline                                   | 1.0% Asphalt / 0.5% Concrete           |
| d. Minimum Pavement Width<br>(Back-to-Back of Curb)              | 26'                                    |
| e. Minimum Site Distance at<br>Crest of Curve                    | 150'                                   |
| f. Minimum Horizontal Radius<br>of Centerline                    | 150'                                   |
| g. Minimum Horizontal Tangent<br>Distance Between Reverse Curves | None                                   |
| h. Sidewalks   | As shown on approved Site Concept Plan |
| i. Curb & Gutter   | Vertical Or Lip (Rolled)               |

12. Public Street Pavement Standards:

- a. Concrete = minimum 7 inches on 4" granular base
- b. Asphalt = minimum 9 inches on 4" granular base

13. Private Street Design Standards:

- |   |                              |
|---|------------------------------|
| a. Minimum Right-Of-Way                             | N/A                          |
| b. Maximum Grade at Centerline                      | 10%                          |
| c. Minimum Grade at Centerline                      | 1.0% Asphalt / 0.5% Concrete |
| d. Minimum Pavement Width<br>(Back-to-Back of Curb) | 24'                          |
| e. Minimum Site Distance at<br>Crest of Curve       | 150'                         |
| f. Minimum Horizontal Radius<br>of Centerline       | 150'                         |

- g. Minimum Horizontal Tangent Distance Between Reverse Curves      None
- h. Sidewalks      As shown on approved Site Concept Plan
- i. Curb & Gutter      Vertical Or Lip (Rolled)

14. Private Street Pavement Standards:

- a. Asphalt or Concrete. Pavement section to be determined based upon recommendations from Geotechnical Report prepared for this development.

**L. TRAFFIC IMPACT STUDY**

1. External Roadway Network:

- a. The developer shall provide a traffic impact study as directed by the City of Creve Coeur & the Missouri Department of Transportation for impacts to the existing adjacent public roadway network. The scope of the study shall include external circulation and may be limited to specific impacts, such as the need for additional lanes, entrance configuration, geometries, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development remains consistent with the Site Concept Plan. The proposed trip generations included as part of this study shall be used as a baseline for the overall development of the PMD District and shall not be reviewed or required to be adhered to for each individual lot development. Should the proposed trip generations for the entire PMD District increase by more than 10% from the density assumed in the traffic impact study approved by MoDOT within five (5) years of the initial approved Site Concept Plan, an updated traffic study may be required by the City of Creve Coeur.

2. Internal Roadway Network:

- a. Both the City and the developer acknowledge that this development will include a built environment that is meant to encourage pedestrian activity and improve pedestrian mobility. This approach will include intentional roadway & sidewalk design geometries to be established to promote pedestrian access over vehicular where possible, while respecting the safety of both pedestrians and vehicles as well as emergency personnel. This will include a design which considers how people interact with the space to increase access for all community members, including ADA compliancy. As such, a comprehensive traffic impact study including traffic counts, trip generations, signal warrants, accessory warrants, etc. for the internal roadway network will not be required. Approval will be required by the City's Traffic Engineer, which may include more detailed analysis of isolated locations.

**M. MISCELLANEOUS**

- 1. Kiosks are allowed in the PMD District provided they do not impede pedestrian traffic on the sidewalk and meet ADA accessibility requirements. Kiosks can be an arrangement of mobile units, fixed units, or a mixture of both joined together to form a structure not to exceed 100 sq. feet. Uses within the kiosk will be the approved uses in this Attachment A. Locations and numbers of kiosks shall be as approved on the Site Concept Plan for the PMD District.

2. Loading docks, overhead doors and service entries will be permitted only on the side or rear of a tenant space. Deliveries shall be made on the side or rear of a tenant space with the exception of designated street delivery and loading areas as approved on the Site Concept Plan.
3. Retaining walls required for the development shall not be limited in height.
4. Stream Buffer Protection Ordinance Requirements:
  - a. Stream bank shall be defined as the “ordinary high-water mark” as defined by the US Army Corps of Engineers.
  - b. Existing impervious encroachments into existing Stream Buffer Protection setbacks from any existing stream shall not be required to meet the Stream Buffer Protection Regulations in Chapter 430 of the City of Creve Coeur code regardless of whether improvements are proposed to be made to said existing impervious areas. No further impervious encroachment into existing Stream Buffer setbacks will be allowed.

#### **H. PUBLIC ART REQUIREMENTS**

An Individual public art package shall meet City of Creve Coeur ordinances. Final art selected will be specifically governed by this performance standard and shall be submitted to the City of Creve Coeur as an art package and will meet the requirements of the City’s Public Art Package.

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**OLIA VILLAGE PLANNED MIXED-USE DEVELOPMENT  
TABLE A - PERMITTED USES**

| P = Permitted Use |   |                            |              |             |                  |
|-------------------|---|----------------------------|--------------|-------------|------------------|
| Use Code          | 2012 NAICS Title  | Zoning District - Olia PMD |              |             |                  |
|                   |   | A<br>Main                  | B<br>Mixed   | C<br>Office | D<br>Residential |
| CC111419          | Medical Marijuana Cultivation Facility, inside a building or greenhouse as defined under Section 405.120        |                            |              | P           |                  |
| 311351            | Chocolate and Confectionery Manufacturing from Cacao Beans  | P                          | P            |             |                  |
| <del>311352</del> | <del>Confectionery Manufacturing from Purchased Chocolate</del>   | <del>P</del>               | <del>P</del> |             |                  |
| <del>311340</del> | <del>Non-Chocolate Confectionery Manufacturing</del>  | <del>P</del>               | <del>P</del> |             |                  |
| 311811            | Retail Bakeries   | P                          | P            |             |                  |
| 311812            | Commercial Bakeries   | P                          | P            |             |                  |
| 311813            | Frozen Cakes, Pies, and Other Pastries Manufacturing  | P                          | P            |             |                  |
| <del>311821</del> | <del>Cookie and Cracker Manufacturing</del>   | <del>P</del>               | <del>P</del> |             |                  |
| <del>311920</del> | <del>Coffee and Tea Manufacturing</del>   | <del>P</del>               | <del>P</del> |             |                  |
| 312120            | Breweries   | P                          | P            |             |                  |
| 312140            | Distilleries  | P                          | P            |             |                  |
| 325220            | Artificial and Synthetic Fibers and Filaments   |                            |              | P           |                  |
| 325411            | Medicinal and Botanical Manufacturing   |                            |              | P           |                  |
| 325414            | Biological Product (except Diagnostic) Manufacturing  |                            |              | P           |                  |
| CC325415          | Medical Marijuana Manufacturing Facility, entirely within an enclosed building as defined under Section 405.120 |                            |              | P           |                  |
| 325998            | All Other Miscellaneous Chemical Product and Preparation Manufacturing  |                            |              | P           |                  |
| 339116            | Dental Laboratories   |                            |              | P           |                  |
| 441110            | New Car Dealers (No outside surface storage or display allowed)   | P                          | P            |             |                  |
| <del>441120</del> | <del>Used Car Dealers</del>   | <del>P</del>               | <del>P</del> |             |                  |
| 441228            | Motorcycle, ATV, and All Other Motor Vehicle Dealers (No outside surface storage or display allowed)            | P                          | P            |             |                  |
| <del>441310</del> | <del>Automotive Parts and Accessories Stores</del>  | <del>P</del>               | <del>P</del> |             |                  |
| CC442100          | All Drive-in and Drive Through Services (excluding Food Services)   |                            | P            |             |                  |
| 442110            | Furniture Stores  | P                          | P            |             |                  |
| 442210            | Floor Covering Stores   | P                          | P            |             |                  |
| 442291            | Window Treatment Stores   | P                          | P            |             |                  |
| 442299            | All Other Home Furnishings Stores   | P                          | P            |             |                  |
| 443141            | Household Appliance Stores  | P                          | P            |             |                  |
| 443142            | Electronics Stores  | P                          | P            |             |                  |
| 444120            | Paint and Wallpaper Stores  | P                          | P            |             |                  |
| 445110            | Supermarkets and Other Grocery (except Convenience) Stores  |                            | P            |             |                  |
| 445120            | Convenience Stores  | P                          | P            |             |                  |
| 445210            | Meat Markets  | P                          | P            |             |                  |
| 445220            | Fish and Seafood Markets  | P                          | P            |             |                  |
| 445230            | Fruit and Vegetable Markets   | P                          | P            |             |                  |
| 445291            | Baked Goods Stores  | P                          | P            |             |                  |
| 445292            | Confectionery and Nut Stores  | P                          | P            |             |                  |
| 445299            | All Other Specialty Food Stores   | P                          | P            |             |                  |
| 445310            | Beer, Wine, and Liquor Stores   | P                          | P            |             |                  |
| 446110            | Pharmacies and Drug Stores  | P                          | P            |             |                  |
| 446120            | Cosmetics, Beauty Supplies and Perfume Stores   | P                          | P            |             |                  |
| 446130            | Optical Goods Stores  | P                          | P            |             |                  |
| 446191            | Food (Health) Supplement Stores   | P                          | P            |             |                  |
| 446199            | All Other Health and Personal Care Stores   | P                          | P            |             |                  |
| 448110            | Men's Clothing Stores   | P                          | P            |             |                  |
| 448120            | Women's Clothing Stores   | P                          | P            |             |                  |
| 448130            | Children's and Infants' Clothing Stores   | P                          | P            |             |                  |
| 448140            | Family Clothing Stores  | P                          | P            |             |                  |
| 448150            | Clothing Accessories Stores   | P                          | P            |             |                  |
| 448190            | Other Clothing Stores   | P                          | P            |             |                  |
| 448210            | Shoe Stores   | P                          | P            |             |                  |
| 448310            | Jewelry Stores  | P                          | P            |             |                  |
| 448320            | Luggage and Leather Goods Stores  | P                          | P            |             |                  |
| 451110            | Sporting Goods Stores (except those exclusively engaged in the sale of firearms and ammunition)                 | P                          | P            |             |                  |
| 451120            | Hobby, Toy, and Game Stores   | P                          | P            |             |                  |
| 451130            | Sewing, Needlework, and Piece Goods Stores  | P                          | P            |             |                  |
| 451140            | Musical Instrument and Supplies Stores  | P                          | P            |             |                  |
| 451211            | Book Stores   | P                          | P            |             |                  |
| 451212            | News Dealers and Newsstands   | P                          | P            |             |                  |
| 452111            | Department Stores (except Discount Department Stores)   | P                          | P            |             |                  |
| 452112            | Discount Department Stores  | P                          | P            |             |                  |
| 452910            | Warehouse Clubs and Supercenters  | P                          | P            |             |                  |
| 452990            | All Other General Merchandise Stores  | P                          | P            |             |                  |
| 453110            | Florists  | P                          | P            |             |                  |
| 453210            | Office Supplies and Stationery Stores   | P                          | P            |             |                  |
| 453220            | Gift, Novelty, and Souvenir Stores  | P                          | P            |             |                  |
| 453310            | Used Merchandise Stores (No building materials, outside sales, exchange or drop-off of used goods)              | P                          | P            |             |                  |

OLIA VILLAGE PLANNED MIXED-USE DEVELOPMENT  
TABLE A - PERMITTED USES

| P = Permitted Use |   | Zoning District - Olia PMD |              |              |             |
|-------------------|---|----------------------------|--------------|--------------|-------------|
| Use Code          | 2012 NAICS Title  | A                          | B            | C            | D           |
|                   |   | Main                       | Mixed        | Office       | Residential |
| 453910            | Pet and Pet Supplies Stores   | P                          | P            |              |             |
| 453920            | Art Dealers   | P                          | P            |              |             |
| 453991            | Tobacco Stores  | P                          | P            |              |             |
| <del>453998</del> | <del>All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)</del> | <del>P</del>               | <del>P</del> |              |             |
| 492210            | Local Messengers and Local Delivery   | P                          | P            |              |             |
| <del>493110</del> | <del>General Warehousing and Storage</del>  | <del>P</del>               | <del>P</del> |              |             |
| <del>493120</del> | <del>Refrigerated Warehousing and Storage</del>   | <del>P</del>               | <del>P</del> |              |             |
| 512240            | Sound Recording Industries  | P                          | P            | P            |             |
| 512290            | Other Sound Recording Industries  | P                          | P            | P            |             |
| 515111            | Radio Networks  | P                          | P            | P            |             |
| 518210            | Data Processing, Hosting, and Related Services  | P*                         | P            | P            |             |
| 519110            | News Syndicates   | P*                         | P            | P            |             |
| 519120            | Libraries and Archives  | P                          | P            | P            |             |
| 519130            | Internet Publishing and Broadcasting and Web Search Portals   | P*                         | P            | P            |             |
| 519190            | All Other Information Services  | P*                         | P            | P            |             |
| 521110            | Monetary Authorities-Central Bank   | P                          | P            | P            |             |
| 522110            | Commercial Banking  | P                          | P            | P            |             |
| 522120            | Savings Institutions  | P                          | P            | P            |             |
| 522130            | Credit Unions   | P                          | P            | P            |             |
| 522190            | Other Depository Credit Intermediation  | P                          | P            | P            |             |
| 522210            | Credit Card Issuing   | P                          | P            | P            |             |
| 522220            | Sales Financing   | P                          | P            | P            |             |
| 522291            | Consumer Lending  | P                          | P            | P            |             |
| 522292            | Real Estate Credit  | P                          | P            | P            |             |
| 522293            | International Trade Financing   | P                          | P            | P            |             |
| 522294            | Secondary Market Financing  | P                          | P            | P            |             |
| <del>522298</del> | <del>All Other Non-Depository Credit Intermediation (incl. Pawnshops)</del>   | <del>P</del>               | <del>P</del> | <del>P</del> |             |
| 522310            | Mortgage and Non-Mortgage Loan Brokers  | P*                         | P            | P            |             |
| 522320            | Financial Transactions Processing, Reserve and Clearinghouse Activities   | P                          | P            | P            |             |
| 523110            | Investment Banking and Securities Dealing   | P*                         | P            | P            |             |
| 523120            | Securities Brokerage  | P*                         | P            | P            |             |
| 523130            | Commodity Contracts Dealing   | P*                         | P            | P            |             |
| 523140            | Commodity Contracts Brokerage   | P*                         | P            | P            |             |
| 523210            | Securities and Commodity Exchanges  | P*                         | P            | P            |             |
| 523910            | Miscellaneous Intermediation  | P*                         | P            | P            |             |
| 523920            | Portfolio Management  | P                          | P            | P            |             |
| 523930            | Investment Advice   | P                          | P            | P            |             |
| 523991            | Trust, Fiduciary, and Custody Activities  | P                          | P            | P            |             |
| 523999            | Miscellaneous Financial Investment Activities   | P                          | P            | P            |             |
| 524113            | Direct Life Insurance Carriers  | P                          | P            | P            |             |
| 524114            | Direct Health and Medical Insurance Carriers  | P                          | P            | P            |             |
| 524126            | Direct Property and Casualty Insurance Carriers   | P                          | P            | P            |             |
| 524127            | Direct Title Insurance Carriers   | P                          | P            | P            |             |
| 524128            | Other Direct Insurance (except Life, Health, and Medical) Carriers  | P                          | P            | P            |             |
| 524130            | Reinsurance Carriers  | P*                         | P            | P            |             |
| 524210            | Insurance Agencies and Brokerages   | P                          | P            | P            |             |
| 524291            | Claims Adjusting  | P*                         | P            | P            |             |
| 524292            | Third Party Administration of Insurance and Pension Funds   | P*                         | P            | P            |             |
| 524298            | All Other Insurance Related Activities  | P                          | P            | P            |             |
| 525110            | Pension Funds   | P*                         | P            | P            |             |
| 525120            | Health and Welfare Funds  | P*                         | P            | P            |             |
| 525190            | Other Insurance Funds   | P*                         | P            | P            |             |
| 525910            | Open-End Investment Funds   | P*                         | P            | P            |             |
| 525920            | Trusts, Estates, and Agency Accounts  | P*                         | P            | P            |             |
| 525990            | Other Financial Vehicles  | P*                         | P            | P            |             |
| 531110            | Lessors of Non-Residential Buildings and Dwellings  | P                          | P            | P            |             |
| 531120            | Lessors of Non-Residential Buildings (except Miniwarehouses)  | P                          | P            | P            |             |
| 531190            | Lessors of Other Real Estate Property   | P                          | P            | P            |             |
| 531210            | Offices of Real Estate Agents and Brokers   | P                          | P            | P            |             |
| 531311            | Residential Property Managers   | P                          | P            | P            |             |
| 531312            | Non-Residential Property Managers   | P                          | P            | P            |             |
| 531320            | Offices of Real Estate Appraisers   | P                          | P            | P            |             |
| 531390            | Other Activities Related to Real Estate   | P                          | P            | P            |             |
| 531311            | Residential Property Managers   | P                          | P            | P            |             |
| 531312            | Non-Residential Property Managers   | P                          | P            | P            |             |
| 531320            | Offices of Real Estate Appraisers   | P                          | P            | P            |             |
| 531390            | Other Activities Related to Real Estate   | P                          | P            | P            |             |
| <del>532111</del> | <del>Passenger Car Rental</del>   | <del>P</del>               | <del>P</del> | <del>P</del> |             |

\* Use shall note be permitted in the street facing ground floor within Main Street District

OLIA VILLAGE PLANNED MIXED-USE DEVELOPMENT  
TABLE A - PERMITTED USES

| P = Permitted Use |   | Zoning District - Olia PMD |              |              |                  |
|-------------------|---|----------------------------|--------------|--------------|------------------|
| Use Code          | 2012 NAICS Title  |                            |              |              |                  |
|                   |   | A<br>Main                  | B<br>Mixed   | C<br>Office  | D<br>Residential |
| <del>522112</del> | <del>Passenger Car Leasing</del>  | <del>P</del>               | <del>P</del> | <del>P</del> |                  |
| <del>522120</del> | <del>Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing</del>             | <del>P</del>               | <del>P</del> | <del>P</del> |                  |
| 532210            | Consumer Electronics and Appliances Rental  | P                          | P            | P            |                  |
| 532220            | Formal Wear and Costume Rental  | P                          | P            | P            |                  |
| 532230            | Video Tape and Disc Rental  | P                          | P            | P            |                  |
| 532291            | Home Health Equipment Rental  | P                          | P            | P            |                  |
| 541110            | Offices of Lawyers  | P                          | P            | P            |                  |
| 541120            | Office of Notaries  | P                          | P            | P            |                  |
| 541191            | Title Abstract and Settlement Offices   | P                          | P            | P            |                  |
| 541199            | All Other Legal Services  | P                          | P            | P            |                  |
| 541211            | Offices of Certified Public Accountants   | P                          | P            | P            |                  |
| 541213            | Tax Preparation Services  | P                          | P            | P            |                  |
| 541214            | Payroll Services  | P*                         | P            | P            |                  |
| 541219            | Other Accounting Services   | P*                         | P            | P            |                  |
| 541310            | Architectural Services  | P                          | P            | P            |                  |
| 541320            | Landscape Architectural Services  | P                          | P            | P            |                  |
| 541330            | Engineering Services  | P                          | P            | P            |                  |
| 541340            | Drafting Services   | P                          | P            | P            |                  |
| 541350            | Building Inspection Services  | P                          | P            | P            |                  |
| 541360            | Geophysical Surveying and Mapping Services  | P                          | P            | P            |                  |
| 541370            | Surveying and Mapping (except Geophysical) Services   | P                          | P            | P            |                  |
| 541380            | Testing Laboratories  | P*                         | P            | P            |                  |
| CC541381          | Medical Marijuana Testing Facility, as defined under Section 405.120                            | P*                         | P            | P            |                  |
| 541410            | Interior Design Services  | P                          | P            | P            |                  |
| 541420            | Industrial Design Services  | P                          | P            | P            |                  |
| 541430            | Graphic Design Services   | P                          | P            | P            |                  |
| 541490            | Other Specialized Design Services   | P                          | P            | P            |                  |
| 541511            | Custom Computer Programming Services  | P                          | P            | P            |                  |
| 541512            | Computer Systems Design Services  | P                          | P            | P            |                  |
| 541513            | Computer Facilities Management Services   | P                          | P            | P            |                  |
| 541519            | Other Computer Related Services   | P                          | P            | P            |                  |
| 541611            | Administrative Management and General Management Consulting Services                            | P                          | P            | P            |                  |
| 541612            | Human Resources Consulting Services   | P                          | P            | P            |                  |
| 541613            | Marketing Consulting Services   | P                          | P            | P            |                  |
| 541614            | Process, Physical Distribution, and Logistics Consulting Services                               | P                          | P            | P            |                  |
| 541618            | Other Management Consulting Services  | P                          | P            | P            |                  |
| 541620            | Environmental Consulting Services   | P                          | P            | P            |                  |
| 541690            | Other Scientific and Technical Consulting Services  | P                          | P            | P            |                  |
| 541711            | Research and Development in Biotechnology   | P*                         | P            | P            |                  |
| 541712            | Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology) | P*                         | P            | P            |                  |
| 541720            | Research and Development in the Social Sciences and Humanities                                  | P*                         | P            | P            |                  |
| 541810            | Advertising Agencies  | P                          | P            | P            |                  |
| 541820            | Public Relations Agencies   | P                          | P            | P            |                  |
| 541830            | Media Buying Agencies   | P                          | P            | P            |                  |
| 541840            | Media Representatives   | P                          | P            | P            |                  |
| 541850            | Outdoor Advertising   | P                          | P            | P            |                  |
| 541860            | Direct Mail Advertising   | P                          | P            | P            |                  |
| 541870            | Advertising Material Distribution Services  | P                          | P            | P            |                  |
| 541890            | Other Services Related to Advertising   | P                          | P            | P            |                  |
| 541910            | Marketing Research and Public Opinion Polling   | P                          | P            | P            |                  |
| 541921            | Photography Studios, Portrait   | P                          | P            | P            |                  |
| 541922            | Commercial Photography  | P                          | P            | P            |                  |
| 541930            | Translation and Interpretation Services   | P                          | P            | P            |                  |
| 541940            | Veterinary Services   | P                          | P            | P            |                  |
| 541990            | All Other Professional, Scientific, and Technical Services                                      | P                          | P            | P            |                  |
| 551111            | Offices of Bank Holding Companies   | P*                         | P            | P            |                  |
| 551112            | Offices of Other Holding Companies  | P*                         | P            | P            |                  |
| 551114            | Corporate, Subsidiary, and Regional Managing Offices  | P*                         | P            | P            |                  |
| CC561100          | Business Enterprise Center (as defined in Chapter 405.120, Definition of Terms)                 | P                          | P            | P            |                  |
| 561110            | Office Administrative Services  | P                          | P            | P            |                  |
| 561210            | Facilities Support Services   | P                          | P            | P            |                  |
| 561311            | Employment Placement Agencies   | P                          | P            | P            |                  |
| 561312            | Executive Search Services   | P                          | P            | P            |                  |
| 561320            | Temporary Help Services   | P                          | P            | P            |                  |
| 561330            | Professional Employer Organizations   | P                          | P            | P            |                  |
| 561410            | Document Preparation Services   | P*                         | P            | P            |                  |
| 561421            | Telephone Answering Service   | P*                         | P            | P            |                  |
| 561422            | Telemarketing Bureaus and Other Contact Centers   | P*                         | P            | P            |                  |

\* Use shall note be permitted in the street facing ground floor within Main Street District



**OLIA VILLAGE PLANNED MIXED-USE DEVELOPMENT  
TABLE A - PERMITTED USES**

| P = Permitted Use |  |                            |            |             |                  |
|-------------------|--|----------------------------|------------|-------------|------------------|
| Use Code          | 2012 NAICS Title   | Zoning District - Olia PMD |            |             |                  |
|                   |  | A<br>Main                  | B<br>Mixed | C<br>Office | D<br>Residential |
| 561431            | Private Mail Centers   | P                          | P          | P           |                  |
| 561439            | Other Business Service Centers (including Copy Shops)  | P                          | P          | P           |                  |
| 561440            | Collection Agencies  | P*                         | P          | P           |                  |
| 561450            | Credit Bureaus   | P*                         | P          | P           |                  |
| 561491            | Repossession Services  | P*                         | P          | P           |                  |
| 561492            | Court Reporting and Stenotype Services   | P*                         | P          | P           |                  |
| 561499            | All Other Business Support Services  | P                          | P          | P           |                  |
| 561510            | Travel Agencies  | P                          | P          | P           |                  |
| 561520            | Tour Operators   | P                          | P          | P           |                  |
| 561591            | Convention and Visitors Bureaus  | P                          | P          | P           |                  |
| 561599            | All Other Travel Arrangement and Reservation Services  | P                          | P          | P           |                  |
| 621111            | Offices of Physicians (except Mental Health Specialists)   | P                          | P          | P           |                  |
| 621112            | Offices of Physicians, Mental Health Specialists   | P                          | P          | P           |                  |
| 621210            | Offices of Dentists  | P                          | P          | P           |                  |
| 621310            | Offices of Chiropractors   | P                          | P          | P           |                  |
| 621320            | Offices of Optometrists  | P                          | P          | P           |                  |
| 621330            | Offices of Mental Health Practitioners (except Physicians)   | P                          | P          | P           |                  |
| 621340            | Offices of Physical, Occupational and Speech Therapists, and Audiologists  | P                          | P          | P           |                  |
| 621391            | Office of Podiatrists  | P                          | P          | P           |                  |
| 621399            | Offices of All Other Miscellaneous Health Practitioners  | P                          | P          | P           |                  |
| 621410            | Family Planning Centers  |                            |            | P           |                  |
| 621420            | Outpatient Mental Health and Substance Abuse Centers   |                            |            | P           |                  |
| 621491            | HMO Medical Centers  |                            |            | P           |                  |
| 621492            | Kidney Dialysis Centers  |                            |            | P           |                  |
| 621493            | Freestanding Ambulatory Surgical and Emergency Centers   |                            |            | P           |                  |
| 621498            | All Other Outpatient Care Centers  |                            |            | P           |                  |
| 621511            | Medical Laboratories   |                            |            | P           |                  |
| 621512            | Diagnostic Imaging Centers   |                            |            | P           |                  |
| 621610            | Home Health Care Services  |                            |            | P           |                  |
| <del>713910</del> | <del>Golf Course and Country Clubs</del>   |                            | P          | P           |                  |
| 713940            | Fitness and Recreational Sports Centers  | P                          | P          | P           |                  |
| 713950            | Bowling Centers  | P                          | P          | P           |                  |
| 713990            | All Other Amusement and Recreation Industries (except gun and shooting clubs)  | P                          | P          | P           |                  |
| 721110            | Hotels (except Casino Hotels) and Motels   | P                          | P          | P           |                  |
| 722410            | Drinking Places (Alcoholic Beverages)  | P                          | P          | P           |                  |
| 722511            | Full-Service Restaurants   | P                          | P          | P           |                  |
| 722513            | Limited-Service Restaurants  | P                          | P          | P           |                  |
| 722514            | Cafeterias, Grill Buffets, and Buffets   | P                          | P          | P           |                  |
| 722515            | Snack and Non-Alcoholic Beverage Bars  | P                          | P          | P           |                  |
| <del>811111</del> | <del>General Automotive Repair</del>   | P                          | P          | P           |                  |
| <del>811112</del> | <del>Automotive Exhaust System Repair</del>  | P                          | P          | P           |                  |
| <del>811113</del> | <del>Automotive Transmission Repair</del>  | P                          | P          | P           |                  |
| <del>811118</del> | <del>Other Automotive Mechanical and Electrical Repair and Maintenance</del>   | P                          | P          | P           |                  |
| <del>811121</del> | <del>Automotive Body, Paint, and Interior Repair and Maintenance</del>   | P                          | P          | P           |                  |
| <del>811122</del> | <del>Automotive Glass Replacement Shops</del>  | P                          | P          | P           |                  |
| <del>811191</del> | <del>Automotive Oil Change and Lubrication Shops</del>   | P                          | P          | P           |                  |
| 811430            | Footwear and Leather Goods Repair  | P                          | P          |             |                  |
| 811490            | Other Personal and Household Goods Repair and Maintenance  | P                          | P          |             |                  |
| 812111            | Barber Shops   | P                          | P          |             |                  |
| 812112            | Beauty Salons  | P                          | P          |             |                  |
| 812113            | Nail Salons  | P                          | P          |             |                  |
| 812191            | Diet and Weight Reducing Centers   | P                          | P          |             |                  |
| 812199            | Other Personal Care Services (except escort services, massage parlors, steam baths, tattoo parlors, permanent makeup salons and Turkish baths) | P                          | P          |             |                  |
| 812922            | One-Hour Photofinishing  | P                          | P          |             |                  |
| 813930            | Labor Unions and Similar Labor Organizations   | P                          | P          | P           |                  |
| 813940            | Political Organizations  | P                          | P          | P           |                  |
| 813990            | Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)  | P                          | P          | P           |                  |
| 814110            | Private Households, Single-Family Residential  |                            |            |             | P                |
| CC814111          | Attached Single-Family Residential (townhouses or duplexes)  |                            |            |             | P                |
| CC814120          | Low-Density Multifamily Residential (up to 6 single family units per acre)   |                            |            |             | P                |
| CC814130          | Medium-Density Multifamily Residential (up to 20 single family units per acre)   |                            |            |             | P                |
| 812930            | Parking Lots and Garages   | P                          | P          | P           |                  |
| 813319            | Other Social Advocacy Organizations  | P                          | P          | P           |                  |
| 813410            | Civic and Social Organizations   | P                          | P          | P           |                  |
| 813910            | Business Associations  | P                          | P          | P           |                  |
| 813920            | Professional Organizations   | P                          | P          | P           |                  |

\* Use shall note be permitted in the street facing ground floor within Main Street District

**OLIA VILLAGE PLANNED MIXED-USE DEVELOPMENT  
TABLE A - PERMITTED USES**

| P = Permitted Use |  |                            |            |             |                  |
|-------------------|--|----------------------------|------------|-------------|------------------|
| Use Code          | 2012 NAICS Title   | Zoning District - Olia PMD |            |             |                  |
|                   |  | A<br>Main                  | B<br>Mixed | C<br>Office | D<br>Residential |
| CC814140          | High-Density Multifamily Residential (more than 20 single family units per acre) | P                          | P          |             |                  |
| 921110            | Executive Offices  | P                          | P          | P           |                  |
| 921120            | Legislative Bodies   | P                          | P          | P           |                  |
| 921130            | Public Finance Activities  | P                          | P          | P           |                  |
| 921140            | Executive and Legislative Offices, Combined                                      | P                          | P          | P           |                  |
| 921190            | Other General Government Support   | P                          | P          | P           |                  |
| 922110            | Courts   | P                          | P          | P           |                  |
| 922120            | Police Protection  | P                          | P          | P           |                  |
| 922130            | Legal Counsel and Prosecution  | P                          | P          | P           |                  |
| 922160            | Fire Protection  | P                          | P          | P           |                  |
| 922190            | Other Justice, Public Order, and Safety Activities                               | P                          | P          | P           |                  |
| 923110            | Administration of Education Programs   | P                          | P          | P           |                  |