

**“Exhibit A”**

**3.2 Uses Permitted with Criteria**

Certain uses are permitted with criteria established in Table 3-2. These uses will only be permitted to documented adherence to the design criteria and by approval of the Director of the Department Planning and Zoning or his or her designee or designee.

<b>Table 3-1: Schedule of Uses</b>				
<b>P = Permitted    — = Not Permitted    P/C = Permitted with criteria    A = Accessory Use</b>				
<b>DJDC District</b>	<b>Core Mixed Use (COR)</b>	<b>Industrial Arts (IA)</b>	<b>Commercial Mixed Use (COM)</b>	<b>Neighborhood Transition (NBT)</b>
<i>Land Use</i>				
<b>Commercial Uses (Office, Retail, Sales and Service Uses)</b>				
Art, antique, museum, furniture or galleries (retail, repair or fabrication; excludes auto or electronics sales or service)	P	P	P	P
Auto-related sales establishments	—	—	—	—
Finance, insurance, and real estate establishments including banks, credit unions, real estate, and property management services, with no drive through facility	P	P	P	P
Financial institutions including banks and credit unions with a maximum of two drive through facilities.	P	P	P	P
Fitness, recreational sports, gym, athletic club, dance or yoga studio	P	P	P	—
Food service uses such as full-service restaurants, cafeterias, bakeries catering and snack bars with no drive through facilities. Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages.	P	P	P	P/C

Offices for business, professional, administrative, and technical services such as accountants, architects, lawyers, doctors, etc.	P	P	P	P
Pet and animal sales or service, with no outside kennels	P	P	P	—
Retail sales or service with no drive through facility	P	P	P	—
Retail sales or service with drive through facility	—	—	—	—
Theater, cinema, or music venue	P	P	P	—
<b>Educational, Public Administration, Health Care and Other Institutional Uses</b>				
Business associations and professional membership organizations	P	P	P	P
Child day care and preschools	P	P	P	P
Funeral homes	P	P	P	—
Hospitals and nursing establishments	P	P	P	—
Public administration and CWL uses (including local, state, and federal government uses, public safety, health and human services and utilities)	P	P	P	P
Schools, libraries, community/civic facilities and religious institutions	P	P	P	P
Social, fraternal and philanthropic organizations	P	P	P	—
Universities and colleges and technical, trade, and specialty schools	P	P	P	—
<b>Residential and Lodging Uses</b>				
Accessory building residential unit (garage apt.)	—	P	—	P
Bed and breakfast (10 or fewer rooms and owner managed)	P	P	P	P
Hotel	P	P	P	—

Manufactured housing	—	—	—	—
Multi-family residential ground floor *See Subsection 5.4 - Commercial Ready Standards	P*	P	P	P
Multi-family residential upper floors	P	P	P	P
Multi-unit home	P	P	P	P
Single-family residential, attached dwelling unit (townhomes)/patio home, duplex	P	P	P	P
Single-family residential, detached	—	—	—	P
<b>Manufacturing, Transportation, Communication, and Utility Uses</b>				
Auto service establishment	—	—	—	—
Brewery, distillery and winery	P/C	P/C	P/C	—
Commercial food, textile and product manufacturing	—	P	—	—
Heavy manufacturing that may produce hazardous waste	—	—	—	—
Mini-storage	—	—	—	—
Miscellaneous light manufacturing (manufacturing processes that do not create hazardous waste)	P	P	—	—
Transportation services (air, rail, road, truck and freight)	P	P	—	—
Telecommunications and broadcasting (radio, TV, cable, wireless communications, telephone, etc.)	P	P	P	—
Utilities and utility services (electric, natural gas, alternative)	P/C	P/C	P/C	P/C
Wholesale trade establishment/warehouse and storage services	A	A	—	—
<b>Other Uses</b>				

Food trucks, food truck parks (See City of Jonesboro Code of Ordinances for standards on food trucks and food truck parks)	P	P	P	—
Home occupations	A	A	A	A
Parking, structured	P	P	P	—
Temporary use, other	P/C	P/C	P/C	P/C
Temporary use, surface parking lot	P/C	P/C	P/C	—
Veterinary clinic with outdoor services	—	—	—	—

**Table 3-2: Use Criteria Table**

Use	DJDC Zone	Use Criteria
<b>Manufacturing, transportation, communication, and utility uses</b>		
Brewery, Distillery and Winery	Core Mixed Use Commercial Mixed Use Industrial Arts	All brewing, distillery or winery equipment and process shall be conducted indoors at all times.
Utilities and utility services (electric, natural gas, alternative)	All DJDC Districts	<p>i) Outdoor storage of fleet vehicles, service areas, utility boxes and equipment may be permitted located along Pedestrian Priority Streets with such screening as required by the applicable Landscaping and Screening Requirements.</p> <p>ii) All such areas along other streets shall be screened with a required street screen (at least as high as the equipment being screened) (see Subsection 8.3 for standards). Any street trees or shrubbery planted in a public right-of-way, platted easement or private easement must meet the applicable Landscaping and Screening Requirements.</p>
<b>Other Uses</b>		

<p>Temporary Use, Other</p>	<p>All DJDC Districts</p>	<p>Any temporary use shall require a time limit not to exceed two years and be approved by the Metropolitan Area Planning Commission. After the two-year time limit, the applicant may receive a renewal of the temporary use.</p>
<p>Temporary Use, Surface Parking Lot</p>	<p>Core Mixed Use Commercial Mixed Use Industrial Arts</p>	<ul style="list-style-type: none"> <li>i) New surface parking lots shall be permitted as an interim use of property if they are the primary use of property.</li> <li>ii) Applications for new surface lots shall include in-fill building concepts on the lot with a site plan that meets the build-to-zone and building frontage standards of the specific character zone.</li> <li>iii) New surface parking shall be set back a minimum of 30' from the edge of the right-of-way of Pedestrian Priority Streets.</li> <li>iv) New surface parking shall not be located at a street intersection (of any Pedestrian Priority and Pedestrian-Friendly Streets only) for minimum of 30' from the intersection along each street.</li> </ul>