

EXHIBIT A
Development Incentive Zone
Holt Plaza
Permitted and Prohibited Uses

	CS	Proposed	
Residential Uses			
Single-family Dwelling	Y	N	
Two-family Dwelling	Y	N	
Multi-family Dwelling	Y	N	
Attached Single-Family Dwelling	Y	N	
Live-work Unit	Y	N	
Mobile Home	N	N	
Watchman/Service Quarters	N	N	
Family Day Care Home	Y	N	
Group Residential			
Rooming House	S	N	
Convent, Rectory, or Monastery	Y	N	
Dormitory	S	N	
Fraternity or Sorority	S	N	
Adult Family Home	L	N	
Foster Homes			
Family Foster Home	Y	N	
Small Foster Home	L	N	
Group Home or Group Foster Home	L	N	
Shelter Care Facilities			
Family Shelter Care Facility	Y	N	
Small Group Shelter Care Facility	L	N	
Large Group Shelter Care Facility	S	N	
Community Living Arrangement	L	N	
Transitional Living Facility	S	N	
Educational Uses			
Day Care Center	L	Y*	Must meet limited use standards
School, Elementary or Secondary	S	N	
College	Y	N	
School, Specialty or Personal Instruction	Y	Y	
Community-Serving Uses			
Library	Y	N	
Cultural Institution	Y	N	
Community Center	S	N	
Religious Assembly	Y	N	
Cemetery or Other Place of Interment	N	N	
Public Safety Facility	Y	N	
Correctional Facility	N	N	
Commercial and Office Uses			
General Office	Y	Y	
Government Office	Y	Y	
Bank or Other Financial Institution	Y	Y	
Currency Exchange, Payday Loan Agency, or Title Loan Agency	S	N	
Retail Establishment, General	L	Y	
Garden Supply or Landscaping Center	Y	Y	
Home Improvement Center	Y	Y	
Secondhand Store	S	N	
Outdoor Merchandise Sales	S	Y*	associated with permanent building tenant
Artist Studio	Y	N	
Adult Retail Establishment	N	N	
Health Care and Social Assistance Uses			
Medical Office	Y	Y	
Health Clinic	S	Y	
Hospital	S	N	
Medical Research Laboratory	Y	N	

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Medical Service Facility	S	N	
Social Service Facility	S	N	
Emergency Residential Shelter	S	N	
Nursing Home	Y	N	
	CS		
General Service Uses			
Personal Service	L	Y	
Business Service	Y	Y	
Building Maintenance Service	Y	N	
Catering Service	Y	Y*	associated with permanent building tenant
Funeral Home	Y	N	
Laundromat	Y	N	
Dry Cleaning Establishment	Y	Y	
Furniture and Appliance Rental and Leasing	Y	N	
Household Maintenance and Repair Service	Y	N	
Tool/Equipment Rental Facility	Y	Y*	associated with permanent building tenant
Animal Services			
Animal Hospital/Clinic	L	Y*	must meet limited use standards
Animal Boarding Facility	L	N	
Animal Grooming or Training Facility	L	N	
	CS		
Motor Vehicle Uses			
Light Motor Vehicle			
Sales Facility	S	N	
Rental Facility	Y	N	
Repair Facility	S	N	
Body Shop	S	N	
Outdoor Storage	S	N	
Limited Wholesale Facility	Y	N	
Heavy Motor Vehicle			
Sales Facility	S	N	
Rental Facility	S	Y*	associated with permanent building tenant
Repair Facility	N	N	
Body Shop	N	N	
Outdoor Storage	N	N	
General Motor Vehicle			
Filling Station	S	N	
Car Wash	L	N	
Drive-through Facility	L	Y*	Requires public hearing and approval by CPC
Parking			
Parking Lot, Principal Use	L	N	
Parking Lot, Accessory Use	Y	Y	
Parking Structure, Principal Use	L	N	
Parking Structure, Accessory Use	Y	Y	
Heavy Motor Vehicle Parking Lot, Principal Use	S	N	
Heavy Motor Vehicle Parking Lot, Accessory Use	S	N	
Accommodation and Food Service Uses			
Bed and Breakfast	Y	N	
Hotel, Commercial	Y	Y	
Hotel, Residential	Y	N	
Tavern	Y	N	
Assembly Hall	S	N	
Restaurant, Sit-down	Y	Y	
Restaurant, Fast-food / Carry-out	L	Y*	Requires public hearing and approval by CPC
Entertainment and Recreation Uses			
Park or Playground	Y	N	
Festival Grounds	N	N	
Recreation Facility, Indoor	Y	N	

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Recreation Facility, Outdoor	S	N	
Health Club	Y	Y	
Sports Facility	S	N	
Gaming Facility	N	N	
Theater	Y	Y	
Convention and Exposition Center	S	N	
Marina	Y	N	
Outdoor Racing Facility	N	N	
Adult Entertainment Establishment	N	N	
Storage, Recycling, and Wholesale Trade Uses			
Recycling Collection Facility	S	N	
Mixed-waste Processing Facility	N	N	
Material Reclamation Facility	N	N	
Salvage Operation, Indoor	S	N	
Salvage Operation, Outdoor	N	N	
Wholesale and Distribution Facility, Indoor	Y	N	
Wholesale and Distribution Facility, Outdoor	S	N	
Storage Facilities			
Indoor	Y	N	
Outdoor	S	N	
Hazardous Materials	N	N	
Transportation Uses			
Ambulance Service	S	N	
Ground Transportation Service	L	N	
Passenger Terminal	Y	N	
Helicopter Landing Facility	S	N	
Airport	N	N	
Ship Terminal or Docking Facility	N	N	
Truck Freight Terminal	N	N	
Railroad Switching, Classification Yard, or Freight Terminal	N	N	
Industrial Uses			
Manufacturing, Light	L	N	
Manufacturing, Heavy	N	N	
Manufacturing, Intense	N	N	
Research and Development	S	N	
Processing or Recycling of Mined Materials	N	N	
Contractor's Shop	L	N	
Contractor's Yard	S	N	
Agricultural Uses			
Plant Nursery or Greenhouse	N	N	
Raising of Crops or Livestock	N	N	
Utility and Public Service Uses			
Broadcasting or Recording Studio	Y	Y	
Transmission Tower	L	Y*	Must meet limited use standards
Water Treatment Plant	Y	N	
Sewage Treatment Plant	N	N	
Power Generation Plant	N	N	
Substation/Distribution Equipment, Indoor	S	Y	
Substation/Distribution Equipment, Outdoor	L	Y*	Must meet screening standards
Temporary Uses			
Seasonal Market	L	Y*	associated with permanent building tenant
Temporary Real Estate Sales Office	L	N	

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Concrete Batch Plant, Temporary	L	N	
Live Entertainment Special Event	L	Y*	associated with permanent building tenant