

			<b>SECTION 721</b>	
			<b>UPPER MARKET NCD</b>	
<b>No.</b>	<b>Zoning Control Category</b>	<b>§ References</b>	<b>Controls</b>	
<b>BUILDING STANDARDS</b>				
.10	Height and Bulk Limit	§§102.12, 105, 106, 250-252, 260, 270, 271	40-X, 50-X, 65-B, 80-B See Zoning Map	
.11	Lot Size (Per Development)	§§790.56, 121.1	P < 9999 sf; C 10000 sf + \$121.1	
.12	Rear Yard	§§130, 134, 136	Required at residential levels only §134(a) (e)	
.13	Street Frontage		Required §145.1	
.14	Awning	§790.20	P §136.1(a)	
.15	Canopy	§790.26	P §136.1(b)	
.16	Marquee	§790.58	P §136.1(c)	
.17	Street Trees		Required §143	
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>				
.20	Floor Area Ratio	§§102.9, 102.11, 123	3.0 to 1 §124(a) (b)	
.21	Use Size (Non-Residential)	§790.130	P < 2999 sf; C 3000 sf + \$121.2	
.22	Off-Street Parking, Commercial / Institutional	§§150, 153-157, 159-160, 204.5	None if occ. floor area < 5000 sf §§151, 161(g)	
.23	Off-Street Freight Loading	§§150, 153-155, 204.5	None if occ. floor area < 10000 sf §§152, 161(b)	
.24	Outdoor Activity Area	§790.70	P if in front; C elsewhere §145.2(a)	
.25	Drive-Up Facility	§790.30		
.26	Walk-Up Facility	§790.140	P if recessed 3 ft.; C if not §145.2(b)	
.27	Hours of Operation	§790.48	P 6 a.m. - 2 a.m. C 2 a.m. - 6 a.m.	
.30	General Advertising Sign	§§262, 602-604, 608, 609		
.31	Business Sign	§§262, 602-604, 608, 609	P §607.1(f)2	
.32	Other Signs	§§262, 602-604, 608, 609	P §607.1(c) (d) (g)	

			<b>§ References</b>		<b>Controls by Story</b>		
<b>No.</b>	<b>Zoning Control Category</b>	<b>§790.118</b>	<b>1st</b>	<b>2nd</b>	<b>3rd+</b>		
.38	Residential Conversion	§790.84	P	C			
.39	Residential Demolition	§790.86	P	C	C		
<b>Retail Sales and Services</b>							
.40	Other Retail Sales and Services (Not Listed Below)	§790.102	P	P			
.41	Bar	§790.22	C				
.42	Full-Service Restaurant	§790.92	C				
.43	Large Fast Food Restaurant	§790.90					
.44	Small Self-Service Restaurant	§790.91	C				
.45	Liquor Store	§790.55	C				
.46	Movie Theater	§790.64	P				
.47	Adult Entertainment	§790.36					
.48	Other Entertainment	§790.38	C #				

		<b>§ References</b>		<b>Controls by Story</b>			
<b>No.</b>	<b>Zoning Control Category</b>	<b>§790.118</b>	<b>1st</b>	<b>2nd</b>	<b>3rd+</b>		
.49	Financial Service	§790.110	C	C			
.50	Limited Financial Service	§790.112	P				
.51	Medical Service	§790.114	P	P	C		
.52	Personal Service	§790.116	P	P	C		
.53	Business or Professional Service	§790.108	P	P	C		
.54	Massage Establishment	§790.60, §1900 Health Code	C	C			
.55	Tourist Hotel	§790.46	C	C	C		
.56	Automobile Parking	§§790.8, 156, 160	C	C	C		
.57	Automotive Gas Station	§790.14					
.58	Automotive Service Station	§790.17					
.59	Automotive Repair	§790.15	C				
.60	Automotive Wash	§790.18					
.61	Automobile Sale or Rental	§790.12					
.62	Animal Hospital	§790.6	C				
.63	Ambulance Service	§790.2					
.64	Mortuary	§790.62					
.65	Trade Shop	§790.124	P	C			
.66	Storage	§790.117					
.67	Video Store	§790.135	C	C			
<b>Institutions and Non-Retail Sales and Services</b>							
.70	Administrative Service	§790.106					
.80	Hospital or Medical Center	§790.44					
.81	Other Institutions, Large	§790.50	P	C	C		
.82	Other Institutions, Small	§790.51	P	P	P		
.83	Public Use	§790.80	C	C	C		
.84	Medical Cannabis Dispensary	§790.141	P				
<b>RESIDENTIAL STANDARDS &amp; USES</b>							
.90	Residential Use	§790.88	P	P	P		
.91	Residential Density, Dwelling Units	§§207, 207.1, 790.88(a)	1 unit / 400 sf lot area §207.4				
.92	Residential Density, Group Housing	§§207.1, 790.88(b)	1 bdrm / 140 sf lot area §208				
.93	Usable Open Space (Per Residential Unit)	§§135, 136	60 sf private or 80 sf common §135(d)				
.94	Off-Street Parking, Residential	§§150, 153-157, 159-160, 204.5	1 space per dwelling unit §§151, 161(a) (j)				
.95	Community Residential Parking	§790.10	C	C	C		

<b>Code Section</b>	<b>Relevant Zoning Controls</b>
§§721.31-.32	UPPER MARKET SPECIAL SIGN DISTRICT, mapped on Map SS02 – Special sign restrictions §608.10
§721.48	Existing bar allowed to receive a place of entertainment permit without CU if they have been acting as a place of entertainment prior to January 1, 2004