

2701 4th St. NW

ALBUQUERQUE, NM



OFFERING MEMORANDUM

KW COMMERCIAL

6240 Riverside Plaza Lane NW, Suite 100
Albuquerque, NM 87120

PRESENTED BY:

NICHOLAS GIBSON

Director
O: 505.297.5164
nick@kwcnm.com

Confidentiality & Disclaimer

ALBUQUERQUE, NM

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Albuquerque, NM in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL

6240 Riverside Plaza Lane NW, Suite 100

Albuquerque, NM 87120

PRESENTED BY:

NICHOLAS GIBSON

Director
O: 505.297.5164
nick@kwcnm.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



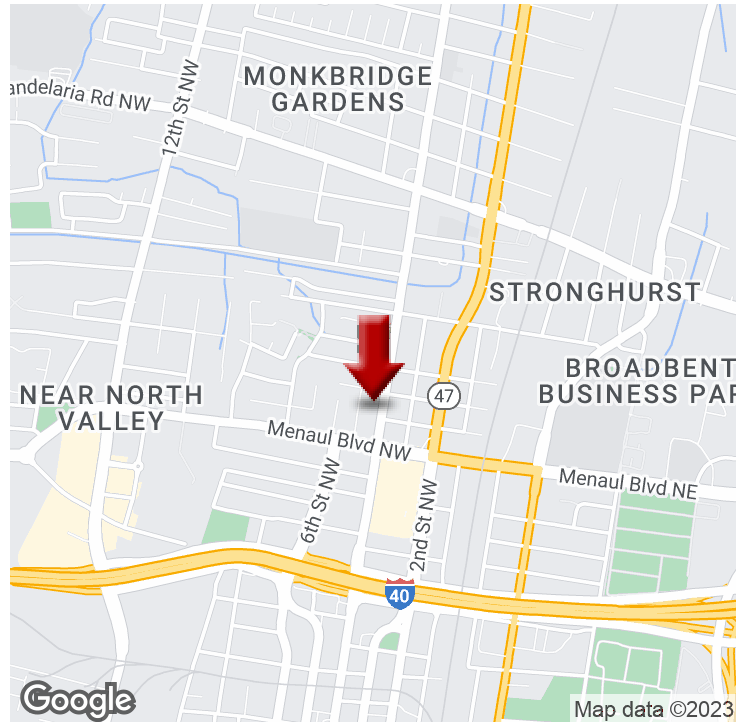
2701 4TH ST. NW

PROPERTY INFORMATION

1

- EXECUTIVE SUMMARY
- PROPERTY DETAILS
- ADDITIONAL PHOTOS
- ADDITIONAL PHOTOS
- ADDITIONAL PHOTOS
- ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$380,000
AVAILABLE SF:	
LOT SIZE:	0.257 Acres
YEAR BUILT:	1970
BUILDING SIZE:	3,925 SF
ZONING:	MX-M
TRAFFIC COUNT:	13,000
PRICE / SF:	\$96.82

PROPERTY OVERVIEW

Great Opportunity to Own a Mixed-Use Modern Intensity Zone District. Property is located on 4th Street just north of Menaul with large post sign for business name facing north and south on 4th St for maximum exposure. Total Square Footage: ±3,925 sq. ft.: Front retail/showroom area is 1,853 sq. ft.; back warehouse/workshop area is 1,578 sq. ft.; Additional garage/workshop area of 494 sq. ft. with 2 garage bay doors for easy access to workshop area. Additional office area of 343 sq. ft. on second floor not included in square footage.

Owners built a porch and patio and black metal gate electric security fence surrounding property. The property has off-street parking for 14+ vehicles the metal security gate surrounding lot. There is a 3-phase electrical on property, but current owners have not used it.

The property is perfect for a single owner/user or split use with divided front retail and back warehouse. Current owner operates a motorcycle retail and repair shop and is currently built out to suit dual purpose businesses.

Owner will consider seller's financing: 20% down payment, 25 year amortization period at 8% interest, loan term 5 years.

PROPERTY HIGHLIGHTS

Property Details

SALE PRICE

\$380,000

LOCATION INFORMATION

Building Name	2701 4th St. NW
Street Address	2701 4th St. NW
City, State, Zip	Albuquerque, NM 87107
County/Township	Bernalillo

BUILDING INFORMATION

Building Size	3,925 SF
Price / SF	\$96.82
Year Built	1970
Number Of Floors	2
Load Factor	Yes
Condition	Good
Free Standing	Yes
Number Of Buildings	1
Exterior Walls	Stucco finish
Foundation	Concrete masonry block

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Flex Space
Zoning	MX-M
Lot Size	0.257 Acres
APN#	101405930936310705
Corner Property	Yes
Traffic Count	13,000
Traffic Count Street	4th Street
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Ratio	4.0
Number Of Spaces	14

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Restrooms	2
Power	Yes

Additional Photos



Additional Photos



Additional Photos



Additional Photos



2701 4TH ST. NW

LOCATION INFORMATION

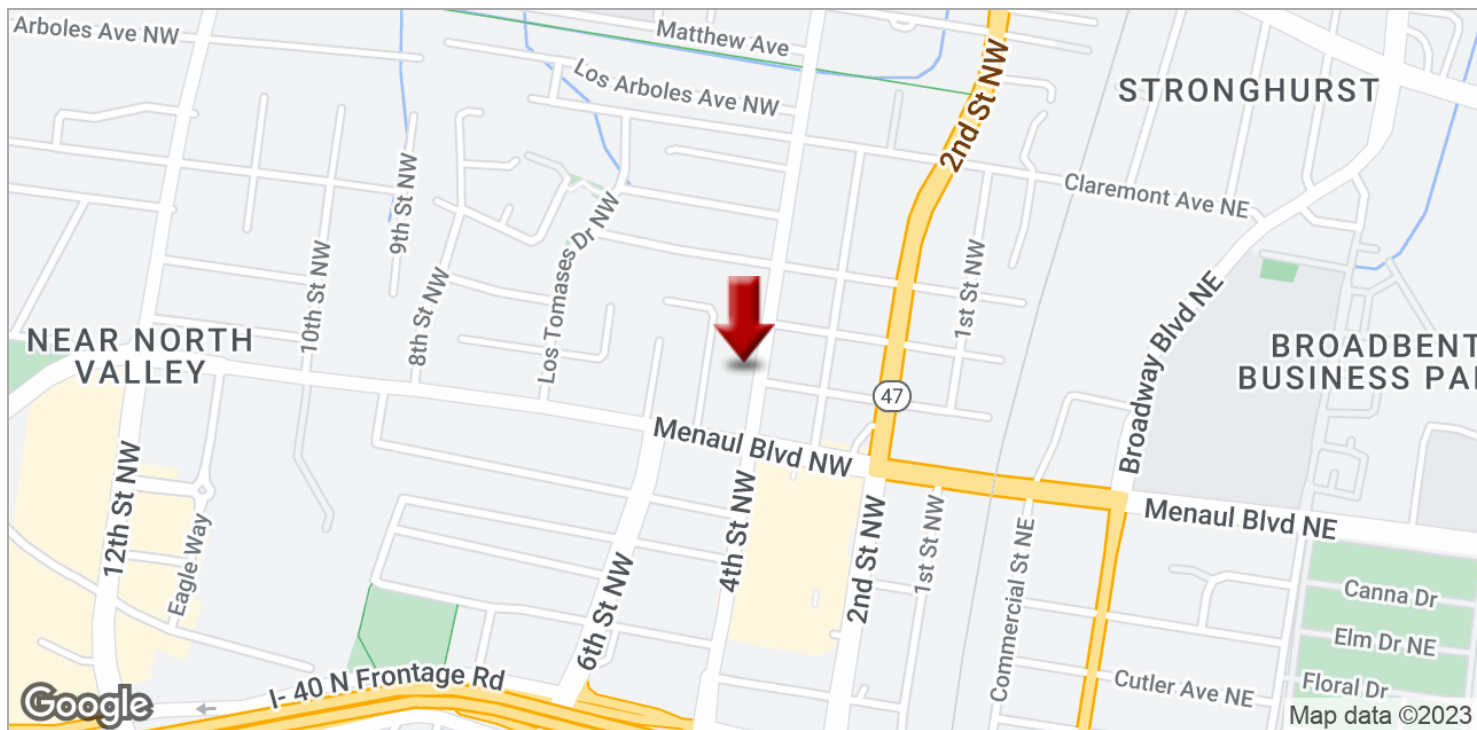
2

LOCATION MAPS

PARCEL AERIAL

RETAILER MAP

Location Maps



2701 4th St NW



Keller Williams Realty - Riverside 6240 Riverside Plaza Lane NW, Suite 100, Albuquerque, NM, 87120 | 505-297-5164



2701 4th St NW

2701 4th St NW
Albuquerque, NM 87107

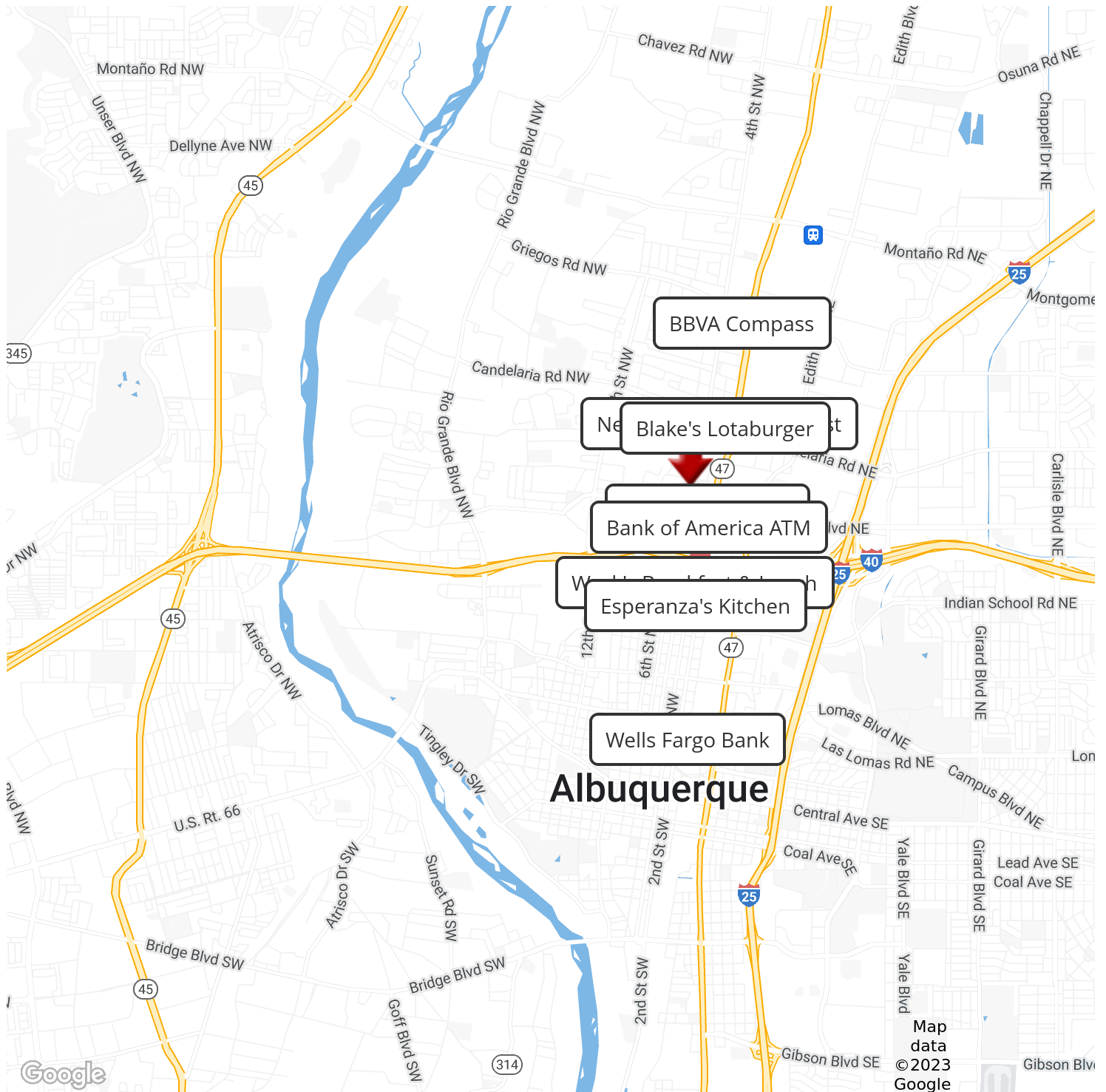


Nicholas Gibson
Nick@KWCnm.com
505-297-5164



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Retailer Map



2701 4TH ST. NW

DEMOGRAPHICS

3

TRAFFIC COUNT

KEY FACTS

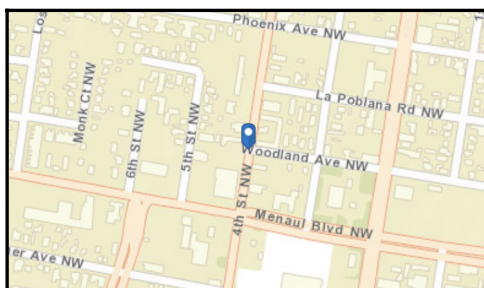
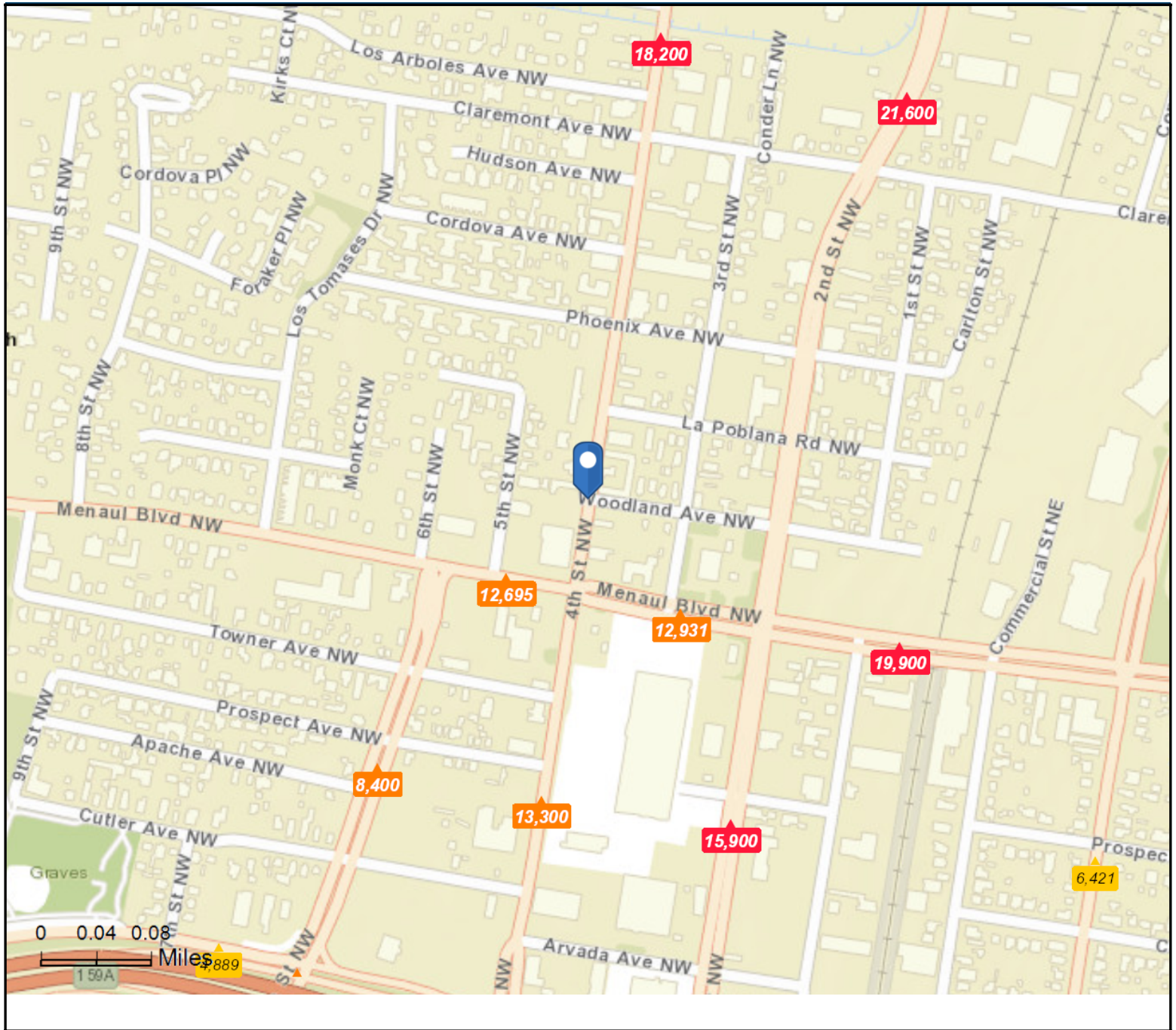
DEMOGRAPHICS MAP

TAPESTRY SEGMENTATION

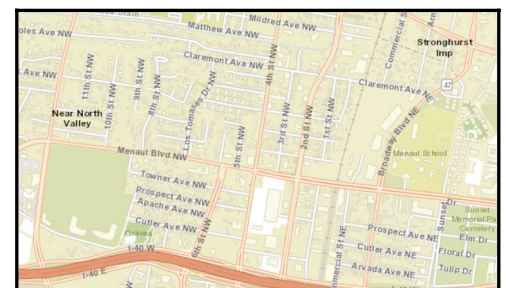
Traffic Count Map - Close Up

2701 4th St NW, Albuquerque, New Mexico, 87107
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.11186
Longitude: -106.64641



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q3 2018).

March 18, 2019

Key Facts

2701 4th St NW, Albuquerque, New Mexico, 87107 (1 mile)
2701 4th St NW, Albuquerque, New Mexico, 87107
Ring of 1 mile

Prepared by Nicholas Gibson
Latitude: 35.11186
Longitude: -106.64641

KEY FACTS

10,755

Population

35.6

Median Age



Average Household Size

\$33,602

Median Household Income

BUSINESS



804

Total Businesses



10,142

Total Employees

INCOME



\$33,602

Median Household Income



\$22,146

Per Capita Income



\$19,302

Median Net Worth

EDUCATION

17%

No High School Diploma



29%

High School Graduate



26%

Some College



28%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

65%



Blue Collar

18%



Services

17%



Unemployment Rate

Households By Income

The largest group: <\$15,000 (21.9%)

The smallest group: \$150,000 - \$199,999 (1.2%)

Indicator	Value	Difference	
<\$15,000	21.9%	+9.2%	
\$15,000 - \$24,999	17.9%	+6.4%	
\$25,000 - \$34,999	11.5%	+1.4%	
\$35,000 - \$49,999	12.6%	-0.8%	
\$50,000 - \$74,999	17.5%	-1.2%	
\$75,000 - \$99,999	7.4%	-5.0%	
\$100,000 - \$149,999	6.9%	-5.4%	
\$150,000 - \$199,999	1.2%	-3.3%	
\$200,000+	3.2%	-1.2%	

Bars show deviation from Bernalillo County

Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2018.

Key Facts

2701 4th St NW, Albuquerque, New Mexico, 87107 (3 miles)
2701 4th St NW, Albuquerque, New Mexico, 87107
Ring of 3 miles

Prepared by Nicholas Gibson
Latitude: 35.11186
Longitude: -106.64641

KEY FACTS

83,677

Population



Average Household Size

36.8

Median Age

\$39,700

Median Household Income

BUSINESS



6,639

Total Businesses



130,092

Total Employees

INCOME



\$39,700

Median Household Income



\$27,643

Per Capita Income



\$25,365

Median Net Worth

EDUCATION

12%

No High School Diploma



23%

High School Graduate



28%

Some College



37%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

69%



Blue Collar

14%



Services

18%

5.1%

Unemployment Rate

Households By Income

The largest group: <\$15,000 (18.6%)

The smallest group: \$150,000 - \$199,999 (3.2%)

Indicator	Value	Difference	
<\$15,000	18.6%	+5.9%	
\$15,000 - \$24,999	14.5%	+3.0%	
\$25,000 - \$34,999	11.7%	+1.6%	
\$35,000 - \$49,999	13.5%	+0.1%	
\$50,000 - \$74,999	16.8%	-1.9%	
\$75,000 - \$99,999	8.9%	-3.5%	
\$100,000 - \$149,999	8.8%	-3.5%	
\$150,000 - \$199,999	3.2%	-1.3%	
\$200,000+	4.0%	-0.4%	

Bars show deviation from Bernalillo County

Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2018.

Key Facts

2701 4th St NW, Albuquerque, New Mexico, 87107 (5 miles)
2701 4th St NW, Albuquerque, New Mexico, 87107
Ring of 5 miles

Prepared by Nicholas Gibson
Latitude: 35.11186
Longitude: -106.64641

KEY FACTS

261,492

Population



Average Household Size

36.7

Median Age

\$43,564

Median Household Income

BUSINESS



15,167

Total Businesses



235,540

Total Employees

INCOME



\$43,564

Median Household Income



\$26,731

Per Capita Income



\$38,340

Median Net Worth

EDUCATION

12%

No High School Diploma



24%

High School Graduate



31%

Some College



33%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



66%

White Collar



15%

Blue Collar



19%

Services

5.3%

Unemployment Rate

Households By Income

The largest group: \$50,000 - \$74,999 (17.8%)

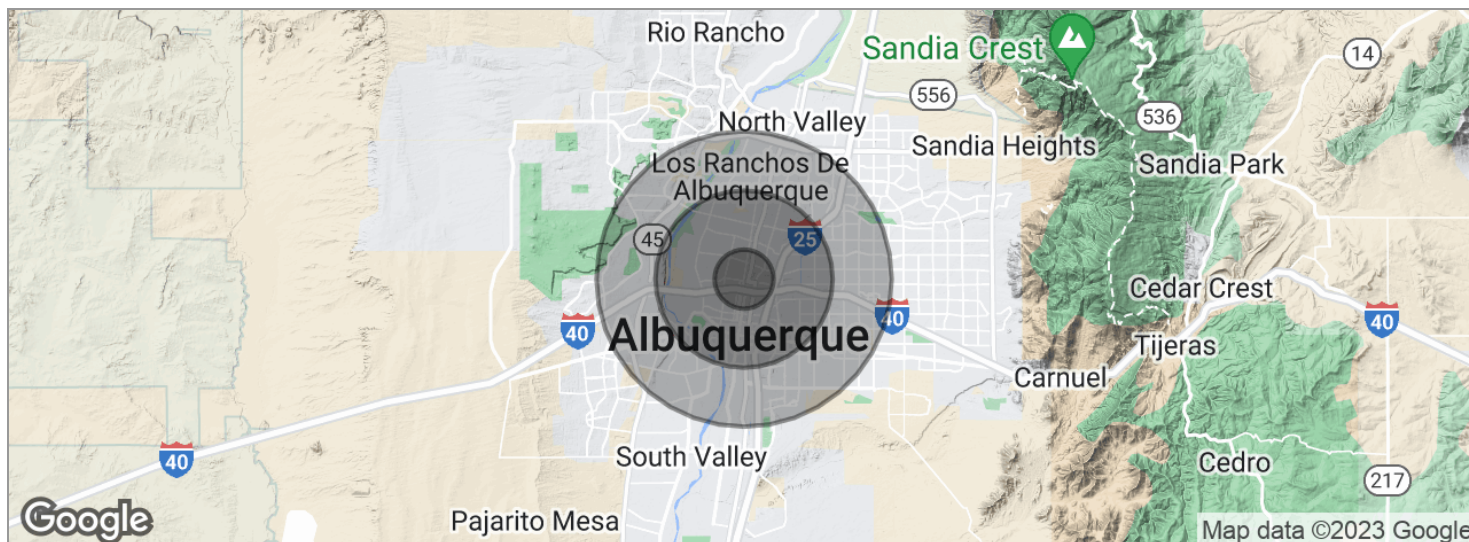
The smallest group: \$150,000 - \$199,999 (3.3%)

Indicator	Value	Difference	
<\$15,000	16.3%	+3.6%	
\$15,000 - \$24,999	13.5%	+2.0%	
\$25,000 - \$34,999	11.2%	+1.1%	
\$35,000 - \$49,999	14.0%	+0.6%	
\$50,000 - \$74,999	17.8%	-0.9%	
\$75,000 - \$99,999	10.6%	-1.8%	
\$100,000 - \$149,999	9.9%	-2.4%	
\$150,000 - \$199,999	3.3%	-1.2%	
\$200,000+	3.4%	-1.0%	

Bars show deviation from Bernalillo County

Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2018.

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,768	80,398	238,966
Median age	36.0	36.2	35.5
Median age (male)	32.4	34.9	34.1
Median age (Female)	38.1	37.2	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,885	34,199	99,962
# of persons per HH	2.5	2.4	2.4
Average HH income	\$47,242	\$55,147	\$56,622
Average house value	\$212,623	\$256,335	\$230,081

* Demographic data derived from 2020 ACS - US Census



LifeMode Group: Middle Ground

Front Porches

8E

Households: 1,960,300

Average Household Size: 2.57

Median Age: 34.9

Median Household Income: \$43,700

WHO ARE WE?

Front Porches blends household types, with more young families with children or single households than average. This group is also more diverse than the US. More than half of householders are renters, and many of the homes are older town homes or duplexes. Friends and family are central to *Front Porches* residents and help to influence household buying decisions. Households tend to own just one vehicle but used only when needed. Income and net worth of these residents are well below the US average.

OUR NEIGHBORHOOD

- Nearly one in five homes is a duplex, triplex, or quad; half are older single-family dwellings.
- Just over half the homes are occupied by renters.
- Older, established neighborhoods; three quarters of all homes were built before 1980.
- Single-parent families or singles living alone make up almost half of the households.

SOCIOECONOMIC TRAITS

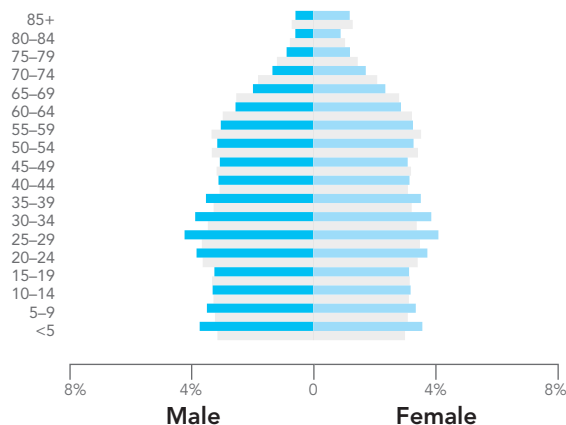
- Composed of a blue-collar work force with a strong labor force participation rate, but unemployment is slightly high at 7.1%.
- Price is more important than brand names or style to these consumers.
- With limited incomes, these are not adventurous shoppers.
- They would rather cook a meal at home than dine out.
- They seek adventure and strive to have fun.



AGE BY SEX (Esri data)

Median Age: **34.9** US: 38.2

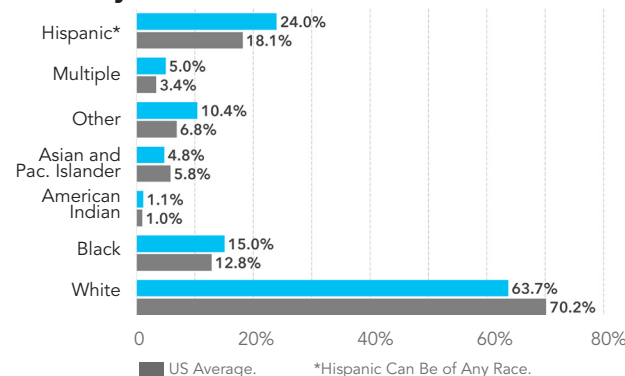
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **72.7** US: 64.0



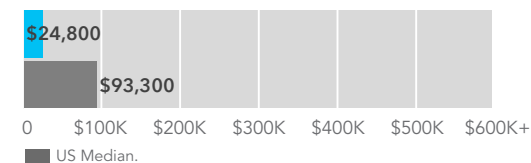
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

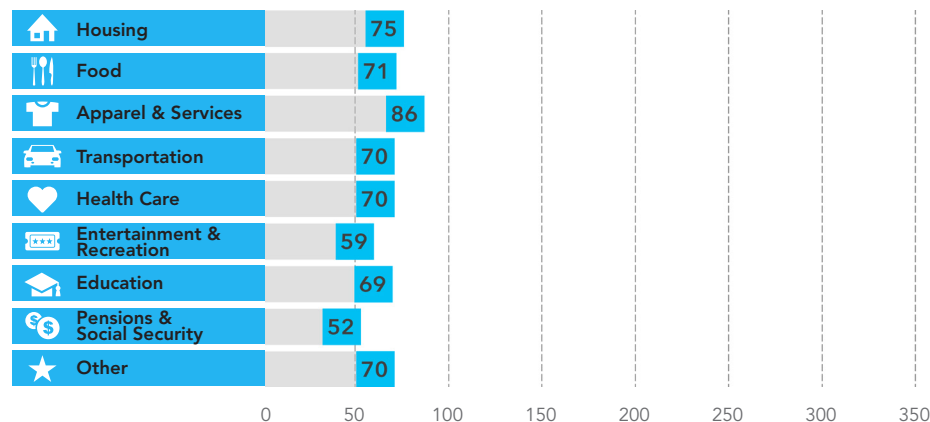


Median Net Worth



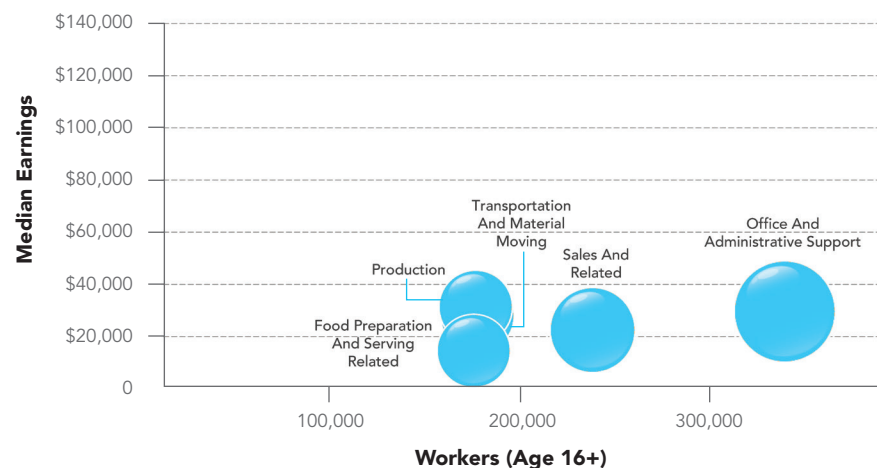
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Go online for gaming, watching movies, employment searches, and posting pics on social media.
- Prefer cellphones over landlines, and use their mobile devices for entertainment such as streaming movies and music.
- Drink energy and sports drinks.
- Participate in leisure activities including sports, playing board games and video games.
- Watch Comedy Central, Nickelodeon, and PBS Kids Sprout.

HOUSING

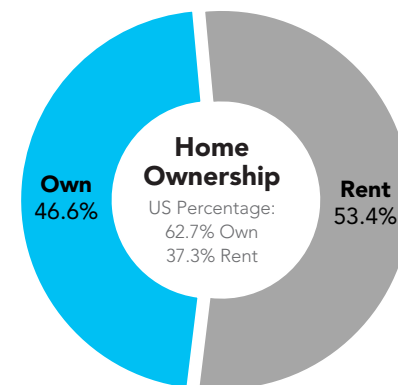
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family;
Multi-Units

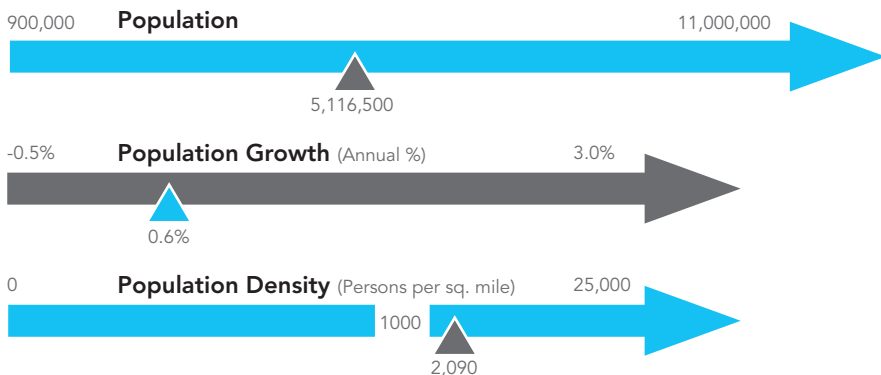
Average Rent:
\$913

US Average: \$1,038



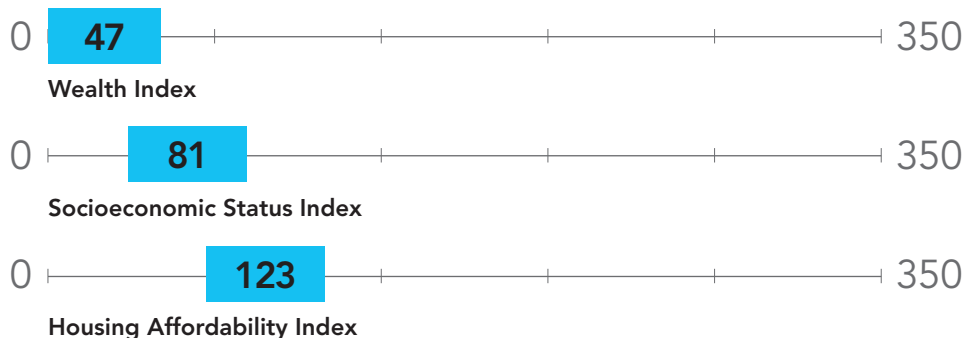
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

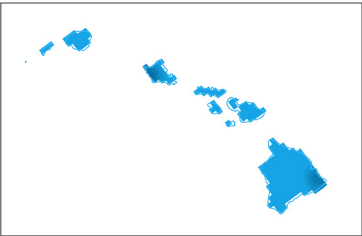
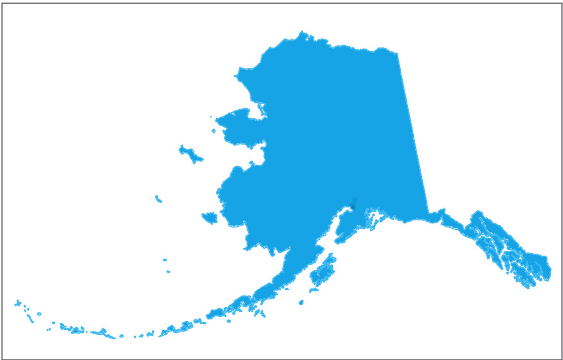
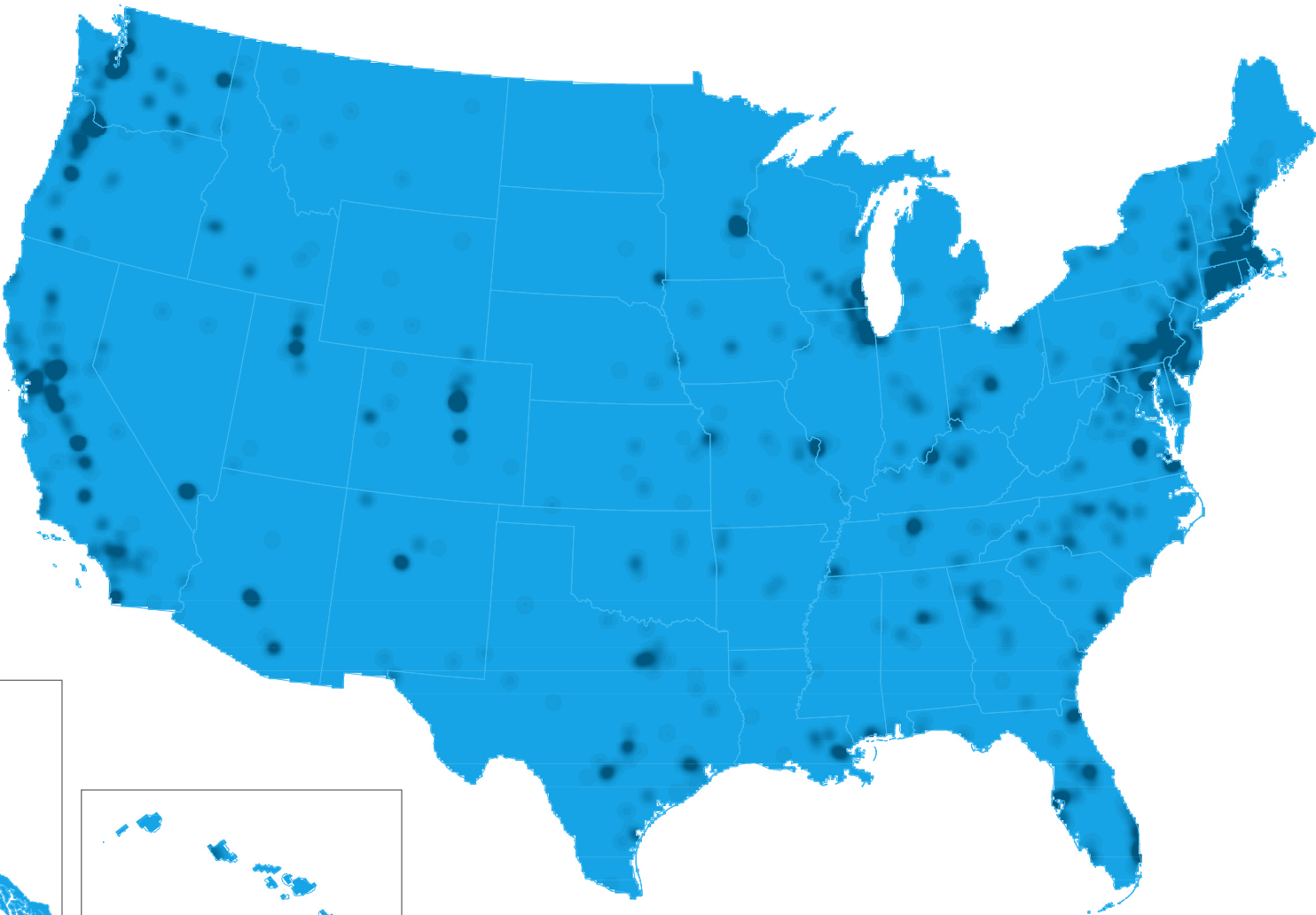
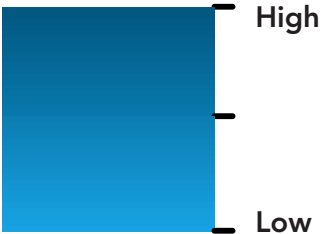
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY

This map illustrates the density and distribution of the *Front Porches* Tapestry Segment by households.



2701 4TH ST. NW

ADDITIONAL INFORMATION

4

PLAT SURVEY

ZONE MAP

MX-M ZONING INFO

Albuquerque, Bernalillo County, New Mexico
July 2006

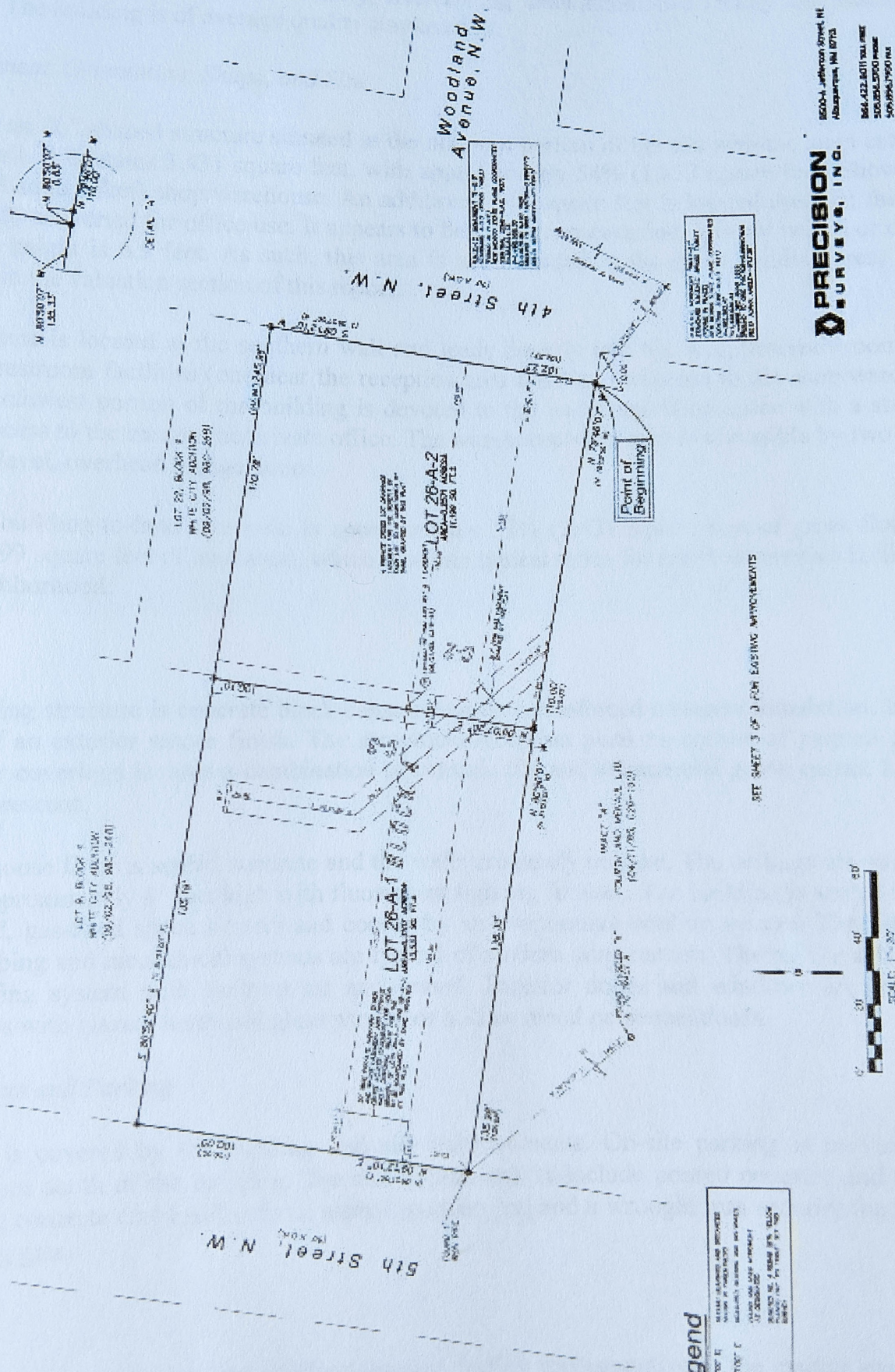
Plot of

ELSON PM, WILSON
11100 Jefferson Street, NE

THE DENTAL SPECIALTY
SCHOOL DENTIST
JANUARY 1972, 224-225

Sheet 2 of 3

PRECISION
MEASUREMENTS, INC.



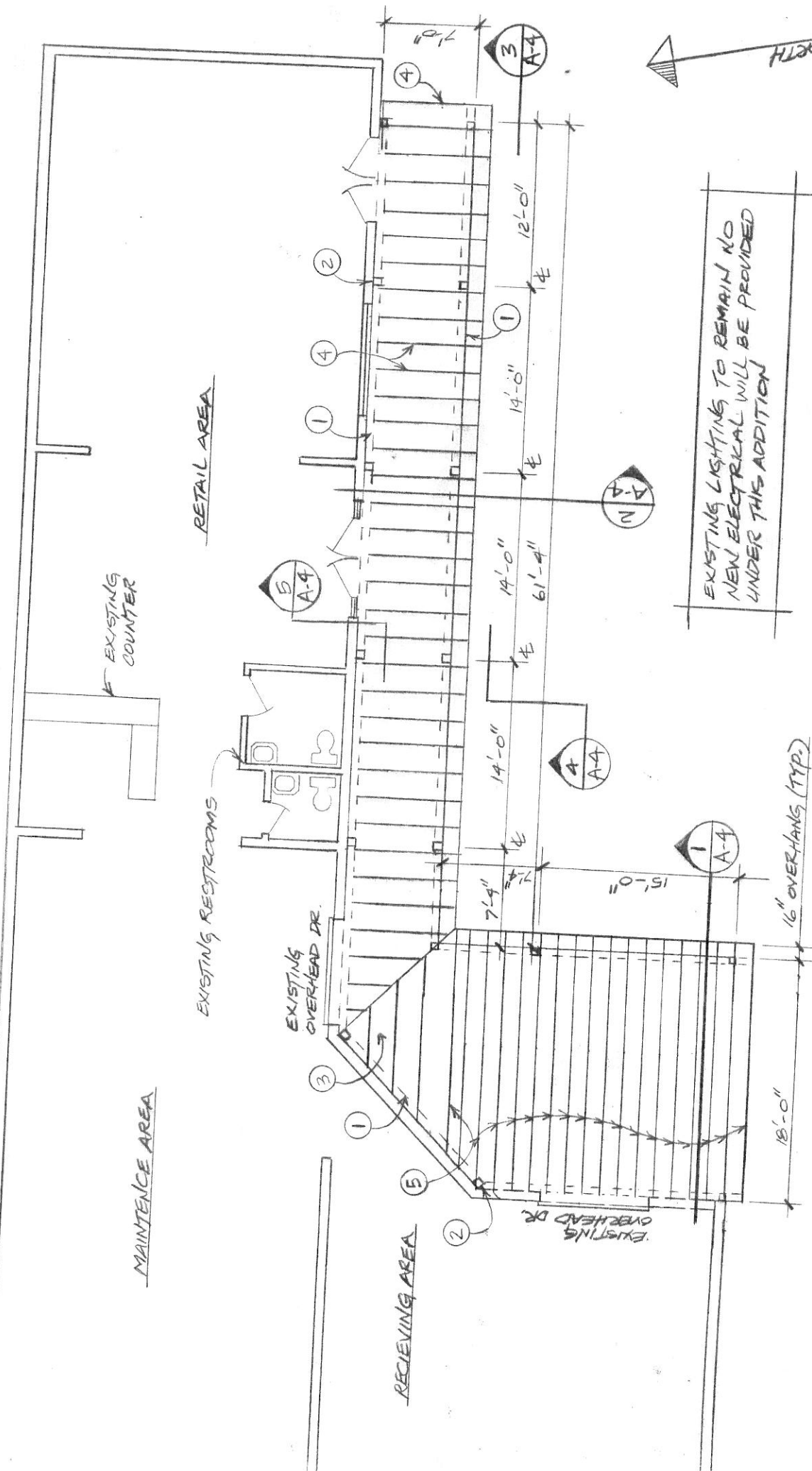
GET SUPPLY OF A FIRM LASTING IMPROVEMENTS

Legend

NAME _____
ADDRESS _____
CITY _____
STATE _____
ZIP _____
PHONE _____

- 1) UNTIL RAFTERS TO BEAM 3-3" NAILS TO END NAIL MIN. 1" NAIL RAFTERS @ TOP END RUMB CUT W/ 2-3" NAIL NAIL RAFTERS TO VALLEY RAFTERS 4-3" NAILS FACE
- 2) PRE-DRILL BEFORE NAILING LAG SCREWS TO AVOID SPLITTING WOOD, DO NOT OVER TIGHTEN
- 3) 1/2" O.S.B., ROOF DECK W/ W/UPS
- 4) 2x SOLID BLOCKING, CUT TO FIT TIGHT
- 5) SIMPSON POST BASE AS BEGGOR INSTALL PER MANUF.

EXISTING BLOCK WALL W/ NO OPENINGS

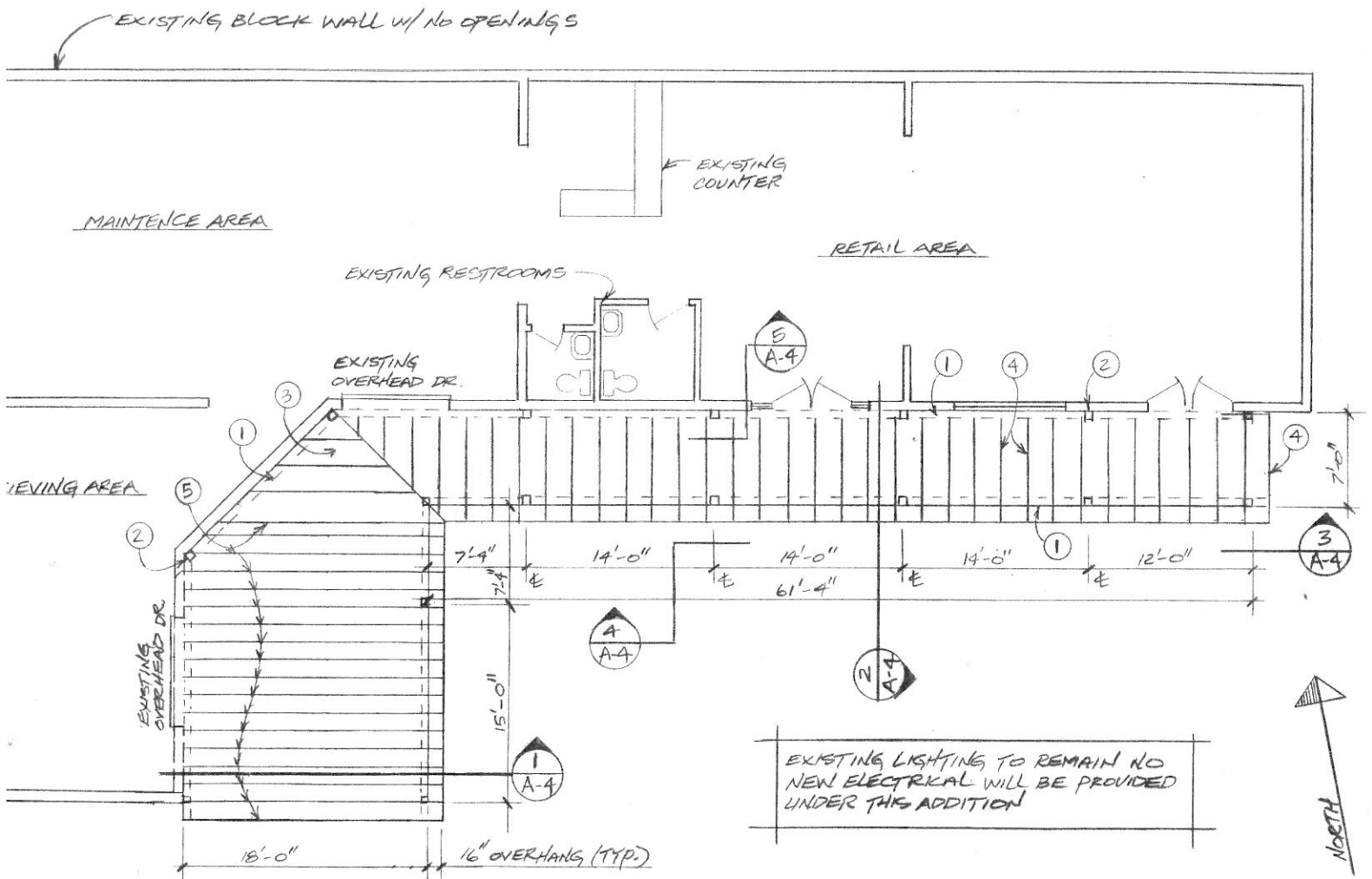


EXISTING LIGHTING TO REMAIN NO NEW ELECTRICAL WILL BE PROVIDED UNDER THIS ADDITION

FRAMING PLAN

SCALE: 1/8" = 1'-0"

- ⑫ PRE-DRILL BEFORE USING LAG SCREWS TO AVOID SPLITTING WOOD, DO NOT OVER TIGHTEN
- ⑬ 1/2" O.S.B. ROOF DECK W/CLIPS
- ⑭ 2X SOLID BLOCKING, CUT TO FIT TIGHT
- ⑮ SIMPSON POST BASE ANCHOR INSTALL PER MANUF.



FRAMING PLAN

Getting Around

Maps & Data Sources

Tasks



Tool Labels



Pan



Zoom In



Zoom Out



Initial View



Previous Extent



Next Extent



Bookmarks



Print



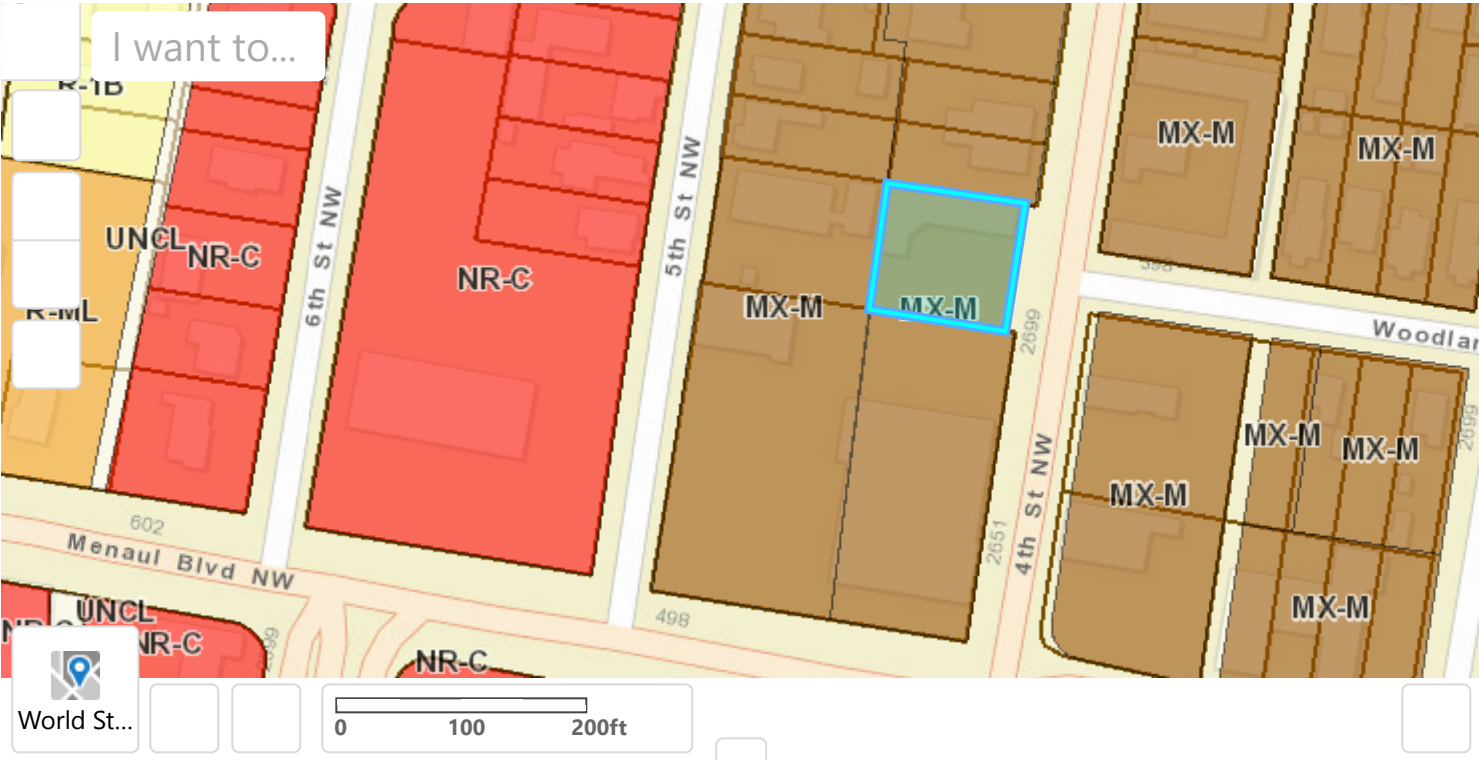
Export



Share

Navigation Tools

Print and Share



Bernalillo County Parcels

Description

Details

UPC
101405930936310705

Owner
EPIES MOTORCYCLE SERVICE LLC

Owner Address
10032 GUADALUPE TRL NW

Owner Address 2
ALBUQUERQUE NM 87107

SITUS Address
2701 4TH ST NW

SITUS Address 2
ALBUQUERQUE NM 87107

Legal Description
LT 26-A-2 BLK 4 PLAT OF LOTS 26-A-1 & 26-A-2 BLK 4 WHITECITY ADDITION CONT .2571 AC

Property Class
C

Acres
0.2571

MIXED-USE – MODERATE INTENSITY ZONE DISTRICT (MX-M)

Purpose: The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors



The following excerpt from Table 4-2-1 shows the allowable uses for the MX-M zone district only (highlighted). See the Integrated Development Ordinance (IDO) for the complete list of uses allowed in all zone districts and use definitions (Table 4-2-1 and Subsection 14-16-6-7, respectively).

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-6(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

The column on the far right (also highlighted), provides IDO section references for Use-specific Standards that may apply to a use. These Use-specific Standards may change the allowable uses depending on the context of the site or may impose requirements on the development.

If you are having trouble finding a use, contact the ABC-Z Project Team at 924-3860.

Notes:

1. Check the project website for links to the Integrated Development Ordinance, the Allowable Uses Table, and excerpts from the Allowable Uses Table for each zone district.
<https://abc-zone.com/faq/how-can-i-figure-out-what-uses-are-allowed-my-zone>
2. Check the IDO to see if there are any Use-specific Standards or an Airport Protection Overlay zone that may change the allowable uses on your property. (See IDO Part 4 and Section 3-3, respectively). For more information, see these FAQs:
<https://abc-zone.com/faq/what-use-specific-standard>
<https://abc-zone.com/faq/what-airport-protection-overlay-apo-zone>
3. Check the IDO to find development standards for your zone district and any context-specific standards that apply to your property. (See IDO Parts 2 and 5.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-do-i-find-out-what-development-standards-apply-my-property>
4. Check the IDO to find review and approval processes that may apply to a zone district, your project, or your property. (See IDO Part 6.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-does-ido-handle-reviewapproval-process-development-decisions>

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential										Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO					
																A	B	C			
Zone District >>																					
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																					
RESIDENTIAL USES																					
Household Living																					
Dwelling, townhouse				P	P	P	P	P	P	P								4-3(B)(5)			
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA						4-3(B)(6)			
Dwelling, multi-family					P	P	P	P	P	P								4-3(B)(7)			
Group Living																					
Assisted living facility or nursing home				C	P	P	P	P	P	P											
Community residential facility, small	P	P		P	P	P	P	P	P	P								4-3(B)(8)			
Community residential facility, medium					P	P	P	P	P	P								4-3(B)(8)			
Community residential facility, large						P	P	P	P	P								4-3(B)(8)			
Group home, small					C	P	P	P	P									4-3(B)(9)			
Group home, medium					C	C	C	P	P	P								4-3(B)(9)			
Group home, large						C			C	C								4-3(B)(9)			
Sorority or fraternity						P	C	P	P	P											
CIVIC AND INSTITUTIONAL USES																					
Adult or child day care facility			C	C	C	P	P	P	P	P	P	P	A	A							
Community center or library	C	P		P	P	P	P	P	P	P	C	C	C	C		P		C			
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV			P		C			
High school	C	C		C	C	P	P	P	P	P	P	P	C			P					
Hospital									P	P	P	P									
Museum or art gallery				CV	CV	C	P	P	P	P	P	P	P	P		P	A				
Overnight shelter										C	C	C	C	C							
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P			
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV							
Sports field							CV	C	P	P	P	P	P	C		P		C			
University or college						CV	CV	C	P	P	P	P	CV	CV							
Vocational school						CV	P	P	P	P	P	P	P	P							

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential										Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO					
																A	B	C			
Zone District >>																					
COMMERCIAL USES																					
Agriculture and Animal-related																					
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A	4-3(D)(1)		
Kennel	C							C	C		P	P	P	P					4-3(D)(4)		
Nursery	P								A		P	P	P	P		A	A				
Veterinary hospital	C						C	P	P	P	P	P	P	P					4-3(D)(5)		
Other pet services	C						C	P	P	P	P	P									
Food, Beverage, and Indoor Entertainment																					
Auditorium or theater						A	A	A	P	P	P	P	P	P					4-3(D)(7)		
Bar							C	C	P	P	P	P	P	P					4-3(D)(8)		
Catering service									P	P	P	P	P	P							
Health club or gym			A		A	A	P	P	P	P	P	P	P	A					4-3(D)(9)		
Nightclub									P	P	P	P	P						4-3(D)(8)		
Residential community amenity	P	P	P	P	P	P	P	P	P	P								C	4-3(D)(10)		
Restaurant							C	P	P	P	P	P	P	P					4-3(D)(8)		
Tap room or tasting room							C	C	P	P	P	P	P	P					4-3(D)(8)		
Other indoor entertainment							C	P	P	P	P	P	P	P		P		C	4-3(D)(11)		
Lodging																					
Hotel or motel							P	P	P	P	P	P	P	P					4-3(D)(14)		
Motor Vehicle-related																					
Car wash								P	P	P	P	P	P	P					4-3(D)(15)		
Light vehicle fueling station								C	P	P	P	P	P	P					4-3(D)(17)		
Light vehicle repair								P	P	P	P	P	P	P					4-3(D)(18)		
Light vehicle sales and rental								C	P	P	P	P	P	P					4-3(D)(19)		
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A		4-3(D)(21)		
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A				4-3(D)(21)		
Offices and Services																					
Bank							P	P	P	P	P	P	P	CV					4-3(D)(22)		
Blood services facility									C	C	C	P	P	P							
Club or event facility							C	P	P	P	P	P	P	CV		P	P	C	4-3(D)(23)		
Commercial services								P	P	P	P	P	P	P							
Medical or dental clinic							P	P	P	P	P	P	P	P					4-3(D)(25)		
Mortuary								C	P	P	P	P	C		A						
Office							P	P	P	P	P	P	P	P							

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential										Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO					
																A	B	C			
Zone District >>																					
Personal and business services, small							P	P	P	P	P	P	P	P					4-3(D)(26)		
Personal and business services, large									P	P	P	P	P	P					4-3(D)(26)		
Research or testing facility							P	P	P	P	P	P	P	P					4-3(D)(27)		
Self-storage								C	C	P	P	P	P	P			A		4-3(D)(28)		
Outdoor Recreation and Entertainment																					
Drive-in theater									C	C	C	C	C						4-3(D)(30)		
Residential community amenity	P	P	P	P	P	P	P	P	P	P								A			
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A		P		P	4-3(D)(31)		
Retail Sales																					
Bakery goods or confectionery shop							CV	P	P	P	P	P	P	P							
Building and home improvement materials store									C	C	P	P	P	C					4-3(D)(32)		
Farmers’ market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA	4-3(D)(33)		
General retail, small			A			A	A	P	P	P	P	P	P	P					4-3(D)(34)		
General retail, medium									P	P	P	C	C						4-3(D)(34)		
General retail, large									C	C	P	P							4-3(D)(34)		
Grocery store								P	P	P	P		P	P					4-3(D)(35)		
Liquor retail							C	A	P	P	P	C	C	C					4-3(D)(36)		
Pawn shop								C	P	P	P	P	P	P					4-3(D)(37)		
Transportation																					
Helipad									CA	CA	A	P	P	P	A				4-3(D)(39)		
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A			4-3(D)(40)		
Transit facility						C	C	C	P	P	P	P	P	P							
INDUSTRIAL USES																					
Manufacturing, Fabrication, and Assembly																					
Artisan manufacturing							C	P	P	P	P	P	P	P					4-3(E)(1)		
Telecommunications, Towers, and Utilities																					
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A		4-3(E)(6)		
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	4-3(E)(7)		
Utility, electric	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4-3(E)(8)		
Utility, other major	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A			

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential										Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO					
																A	B	C			
Zone District >>																					
Wind energy generation							A	A	A	A	A	A	A	C	A	A	A		4-3(E)(9)		
Wireless Telecommunications Facility																					4-3(E)(10)
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					
Co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					
Freestanding							P	P	P	P	P	P	P	P	A						
Roof-mounted			A		A	A	A	A	A	A	A	A	A	A	A						
Public utility co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					
Waste and Recycling																					
Recycling drop-off bin facility						A	A	A	A	A	P	P	P	P					4-3(E)(11)		
Wholesaling and Storage																					
Outdoor storage								CA	C	C	C	A	P	P					4-3(E)(15)		
Warehousing									C	C	P	P	P	P					4-3(E)(16)		
Wholesaling and distribution center									C	C	P	P	P	P					4-3(E)(17)		
ACCESSORY AND TEMPORARY USES																					
ACCESSORY USES																			4-3(F)(1)		
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	A	CA	CA			A		4-3(F)(2)		
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A				CA	4-3(F)(3)		
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A	A		T	T				
Drive-through or drive-up facility								CA	A	CA	A	A	A						4-3(F)(4)		
Dwelling unit, accessory		A		A	A	A	A	A	A		A	A	A	A	A		A		4-3(F)(5)		
Dwelling unit, accessory without kitchen	CA	CA		CA	A	A	A	A	A		A	A	A	A	A		A		4-3(F)(5)		
Family care facility	A	A	A	A	A	A	A	A	A	A									4-3(F)(6)		
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A				A				
Home occupation	A	A	A	A	A	A	A	A	A	A									4-3(F)(9)		
Independent living facility				A	A	A	A	A	A	A									4-3(F)(10)		
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				4-3(F)(11)		
Mobile vending cart							A	A	A	A	A	A	A	A				A	4-3(F)(12)		
Outdoor animal run	A							CA	CA		CA		A	A					4-3(F)(13)		
Outdoor dining area							CA	A	A	A	A	A	A	A	A				4-3(F)(14)		
Parking of more than 2 truck tractors and 2 semitrailers for more than 2 hours									A	A	A	A	A	A							

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential										Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO					
																A	B	C			
Zone District >>																					
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A	A			A	4-3(F)(18)		
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A	A									4-3(F)(19)		
TEMPORARY USES																					
Circus									T		T	T	T						4-3(G)(1)		
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(2)		
Dwelling unit, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(3)		
Fair, festival, or theatrical performance	T	T	T	T	T	T	T	T	T	T	T	T			T	T	T		4-3(G)(4)		
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(6)		
Open air market							T	T	T	T	T						T		4-3(G)(7)		
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T	T		T		4-3(G)(8)		
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T				4-3(G)(9)		
Seasonal outdoor sales							T	T	T	T	T	T	T	T					4-3(G)(10)		
Temporary use not listed			T			T	T	T	T	T	T	T	T	T	T		T		4-3(G)(11)		