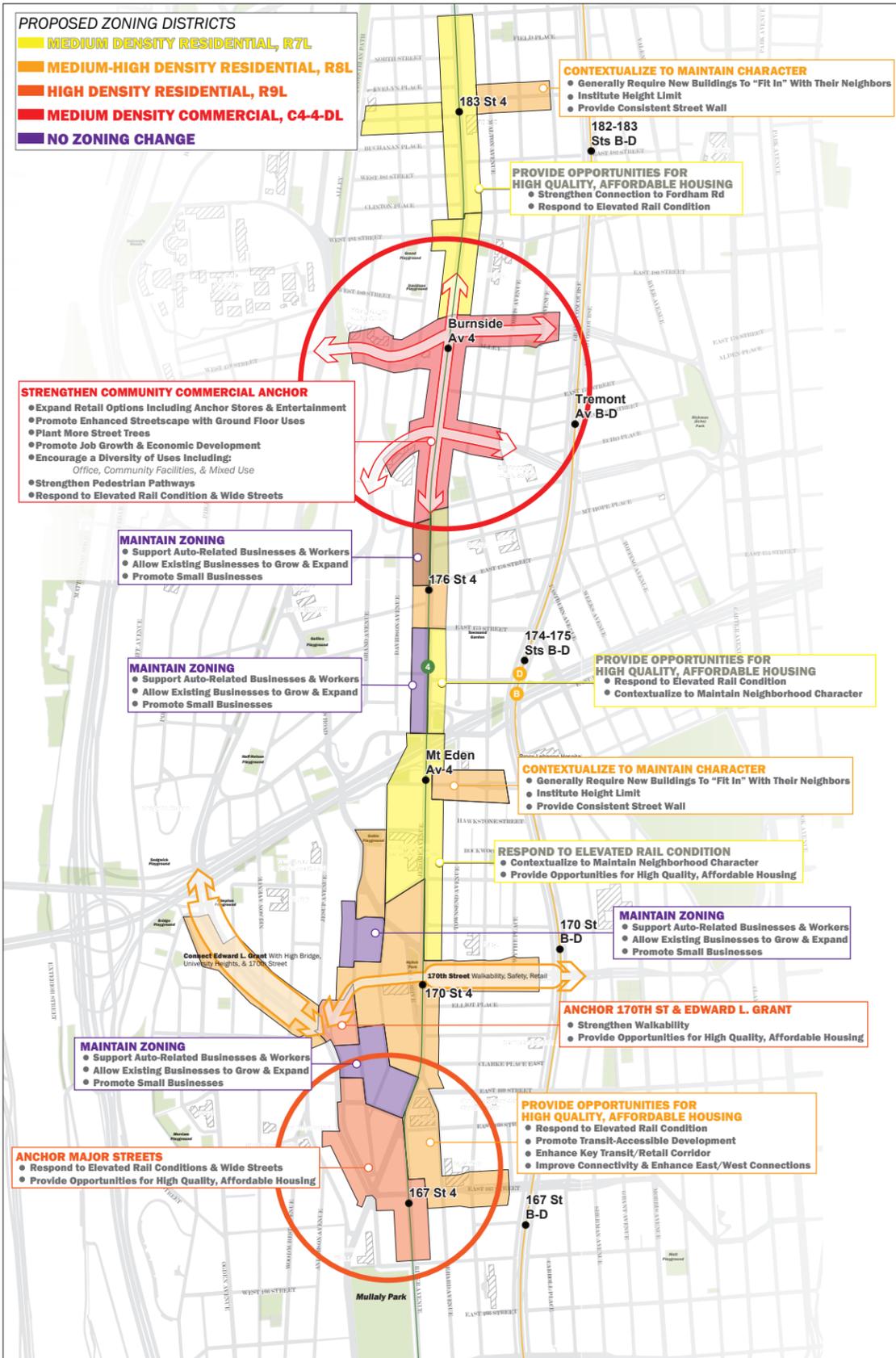
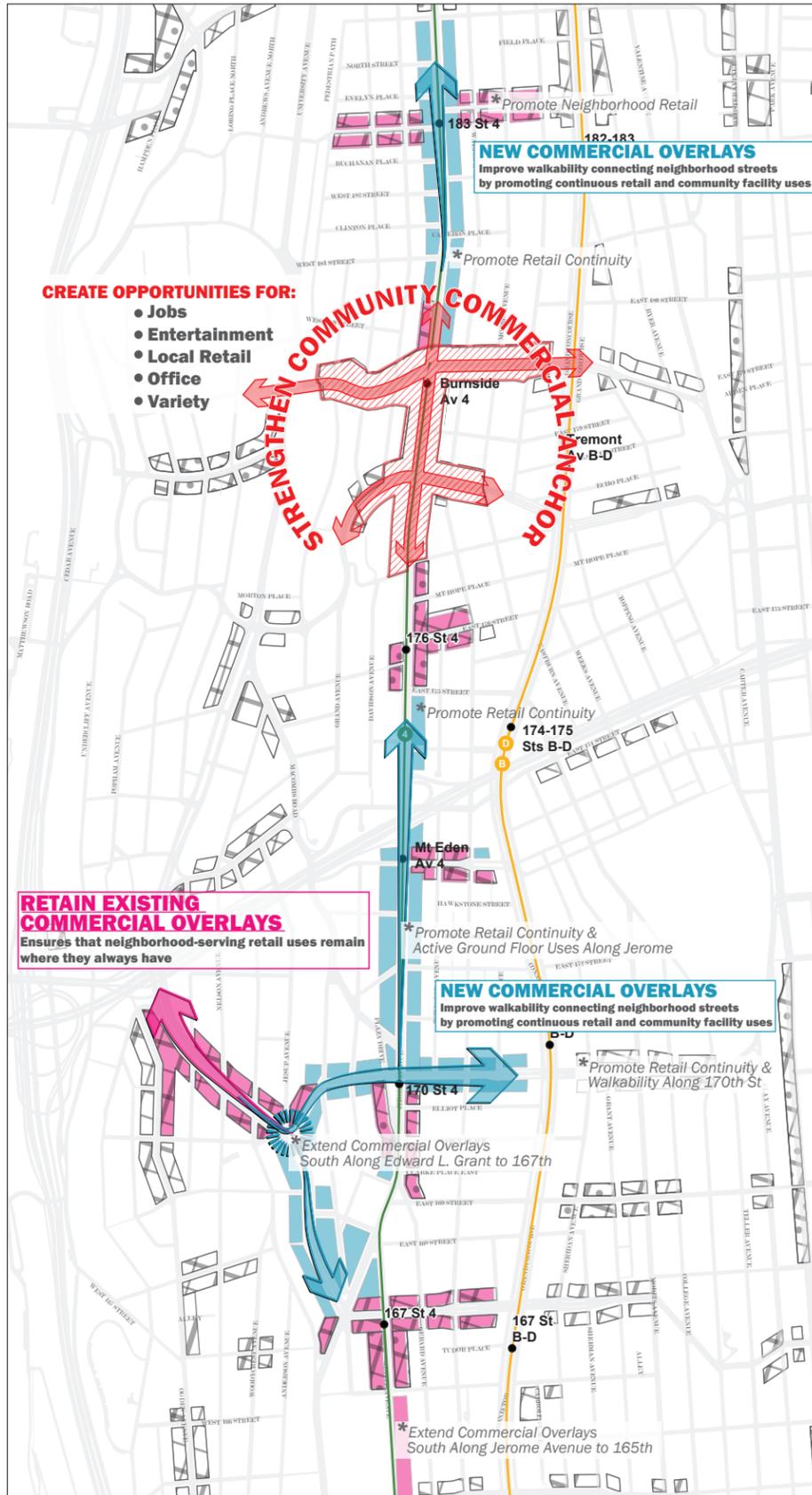


DRAFT ZONING FRAMEWORK

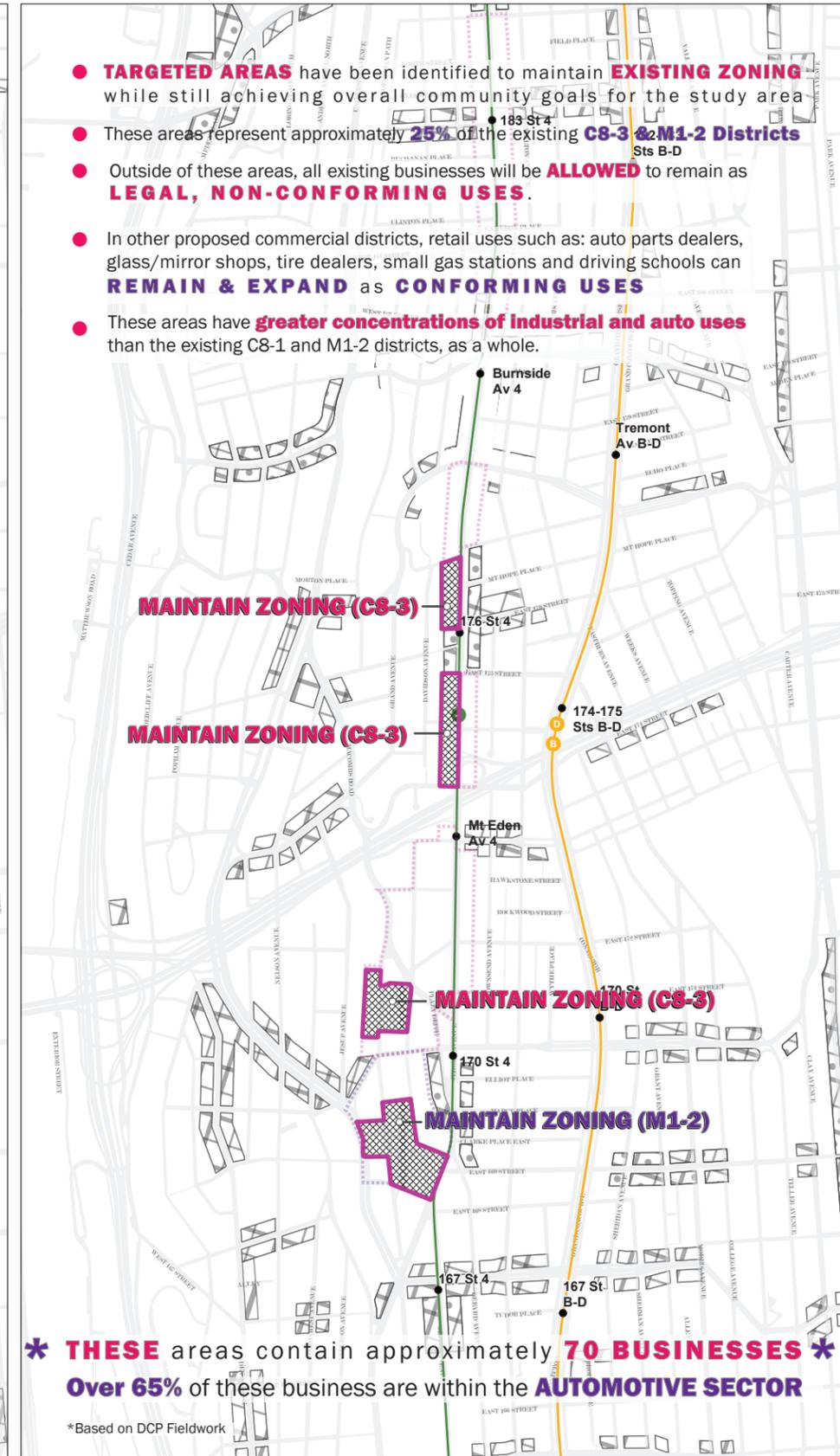
JEROME AVENUE NEIGHBORHOOD STUDY



DRAFT ZONING PROPOSAL



COMMERCIAL & ECONOMIC DEVELOPMENT



MAINTAIN EXISTING ZONING

- **TARGETED AREAS** have been identified to maintain **EXISTING ZONING** while still achieving overall community goals for the study area
- These areas represent approximately **25%** of the existing **C8-3 & M1-2 Districts**
- Outside of these areas, all existing businesses will be **ALLOWED** to remain as **LEGAL, NON-CONFORMING USES**.
- In other proposed commercial districts, retail uses such as: auto parts dealers, glass/mirror shops, tire dealers, small gas stations and driving schools can **REMAIN & EXPAND** as **CONFORMING USES**
- These areas have **greater concentrations of Industrial and auto uses** than the existing C8-1 and M1-2 districts, as a whole.