

Table 66.921. Ford District Uses

Use	F1	F2	F3	F4	F5	F6	Definition (d) Standards (s)
Residential Uses							
<i>Dwellings</i>							
Multiple-family dwelling	P	P	P	P	P		(d)
Carriage house dwelling	P	P					(d)
<i>Mixed Commercial-Residential Uses</i>							
Home occupation	P	P	P	P	P	P	(d), (s)
Live-work unit	P	P	P	P	P	P	(d), (s)
Mixed residential and commercial use		P	P	P	P	P	
<i>Congregate Living</i>							
Adult care home		P	P	P	P	P	(d)
Community residential facility, licensed correctional		C	C	C			(d), (s)
Dormitory				P	P		(d), (s)
Emergency housing facility		C	C	C			(d), (s)
Foster home	P	P	P	P			(d)
Shareable housing		P	P	P	P		(d)
Shelter for battered persons	P/C	P/C	P/C	P/C	P/C		(d), (s)
Sober house	P/C	P/C	P/C	P/C	P/C		(d), (s)
Supportive housing facility	P/C	P	P	P	P		(d), (s)
Civic and Institutional Uses							
Club, fraternal organization, lodge hall		P	P	P	P		(d)
College, university, specialty school		P	P	P	P	P	(d), (s)
Day care, primary and secondary school		P	P	P	P	P	(d), (s)
Public library, museum	P	P	P	P	P	P	
Public and private park, playground	P	P	P	P	P	P	
Recreation, noncommercial		P	P	P	P	P	(d)
Religious institution, place of worship		P	P	P	P	P	(d)
Public Services and Utilities							
Antenna, cellular telephone	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Electric transformer or gas regulator substation			P	P	P	P	(s)
Municipal building or use		P	P	P	P	P	(s)
Public utility heating or cooling plant		P	P	P	P	P	
Utility or public service building	P	P	P	P	P	P	(d), (s)
Commercial Uses							
<i>Office, Retail and Service Uses</i>							
General office, studio		P	P	P	P	P	(d)
General retail		P	P	P	P	P	(d)
Service business, general		P	P	P	P	P	(d)
Service business with showroom or workshop		P	P	P	P	P	(d)
Animal day care					P	P	(d), (s)
Business sales and services					P	P	(d)
Dry cleaning, commercial laundry			P	P	P		
Farmers market		P/C	P/C	P/C	P/C	P/C	(d), (s)
Garden center, outdoor			P	P	P	P	(d)
Greenhouse				P	P	P	(d), (s)
Hospital				P	P	P	(d)
Mortuary, funeral home				P	P	P	
Outdoor commercial use			P/C	P/C	P/C	P/C	(d), (s)
Package delivery service					P	P	(d)
Small engine repair, automotive bench work					P	P	
Veterinary clinic		P	P	P	P	P	(d), (s)
<i>Food and Beverages</i>							
Bar				P/C	P/C	P/C	(d), (s)
Brew on premises store			P	P	P	P	(d), (s)

Use	F1	F2	F3	F4	F5	F6	Definition (d) Standards (s)
Coffee shop, tea house		P	P	P	P	P	(d)
Restaurant		P	P	P	P	P	(d), (s)
Restaurant, fast-food					P/C	P/C	(d), (s)
<i>Commercial Recreation, Entertainment and Lodging</i>							
Bed and breakfast residence	P						(d), (s)
Health/sports club			P	P	P	P	(d)
Hotel, inn			P	P	P	P	
Indoor recreation			C	C	C	C	(d), (s)
Reception hall/rental hall			C	C	P	P	
Short-term rental dwelling unit	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Theater, assembly hall, concert hall			C	C	C	C	
<i>Automobile Services</i>							
Auto convenience market					C		(d), (s)
Auto service station, auto specialty store					C		(d), (s)
Auto repair station					C		(d), (s)
Auto sales, indoor					C		
Car wash, detailing					C		(s)
<i>Parking Facilities</i>							
Parking facility, commercial		C	C	C	C	C	(d)
<i>Transportation</i>							
Bus or rail passenger station				C	C	C	
Railroad right-of-way	C	C	C	C	P	P	(s)
<i>Limited Production, Processing and Storage</i>							
Agriculture	P	P	P	P	P	P	(d), (s)
Brewery, craft		P	P	P	P	P	(d)
Distillery, craft			P	P	P	P	(d)
Finishing shop					P	P	(d), (s)
Limited production and processing			P	P	P	P	(d), (s)
Mail order house			P	P	P	P	
Printing and publishing			P	P	P	P	
Recycling drop-off station					C	C	(d), (s)
Research, development and testing laboratory					P	P	
Wholesale establishment					P		(d)
Winery, craft		P	P	P	P	P	(d)
<i>Accessory Uses</i>							
Accessory use	P	P	P	P	P	P	(d), (s)

P – Permitted use

C – Conditional use requiring a conditional use permit

Table 66.931. Ford District Dimensional Standards

Building Type by Zoning District (a)	Floor Area Ratio Min. - Max	Lot Width Min. (feet)	Building Width Max. (feet)	Building Height (feet)		Max. Lot Coverage by Buildings	Building Setbacks (feet) (b)	
				Min.	Max.		ROW (c) Min.-Max.	Interior Min.
F1 river residential								
Townhouse, rowhouse	0.25 – 1.5	30	100	30	48	40%	10 – 20 (d)	6 (e)
Multifamily low	0.25 – 1.5	80	100	30	48	40%	10 – 20 (d)	6 (e)
Carriage house	0.25 – 1.5	n/a	60	n/a	30	40%	10 – 20 (d)	6 (e)
Live/work	0.25 – 1.5	80	100	30	48	40%	5 – 20 (d)	6 (e)
F2 residential mixed low								
Townhouse, rowhouse	1.0 – 2.0	30	150	30	55	50%	10 - 20	6 (e)
Multifamily low	1.0 – 2.0	60	200	30	55	70%	10 - 20	6 (e)
Carriage house	1.0 – 2.0	n/a	60	n/a	30	per main building	10 - 20	6 (e)
Live/work	1.0 – 2.0	30	150	30	55	70%	5 - 20	6 (e)
Nonresidential or mixed	1.0 – 2.0	n/a	500	30	55	70%	5 - 15	6 (e)
F3 residential mixed mid								
Townhouse, rowhouse	2.0 – 4.0	30	150	40	75	50%	10 - 20	6 (e)
Multifamily	2.0 – 4.0	60	n/a	40	75	70%	10 - 20	6 (e)
Live/work	2.0 – 4.0	30	150	40	75	70%	5 - 20	6 (e)
Nonresidential or mixed	2.0 – 4.0	n/a	500	40	75	70%	5 - 15	6 (e)
F4 residential mixed high								
Townhouse, rowhouse	3.0 – 6.0	30	150	48	110	50%	10 - 20	6 (e)
Multifamily medium	3.0 – 6.0	n/a	n/a	48	110	70%	10 - 20	6 (e)
Live/work	3.0 – 6.0	30	150	48	110	70%	5 - 20	6 (e)
Nonresidential or mixed	3.0 – 6.0	n/a	500	48	110	70%	5 - 15	6 (e)
F5 business mixed								
Nonresidential or mixed	2.0 – 4.0	n/a	500	40	75	70%	5 - 15	6 (e)
F6 gateway								
Nonresidential or mixed	1.0 – 3.0	n/a	500	30	65	70%	5 – 15	6 (e)

Min. – Minimum

Max. – Maximum

ROW – Public Right-of-Way

n/a - not applicable

Table 66.942. Vehicle Parking Requirements by Use

<i>Land Use</i>	<i>Minimum Number of Parking Spaces</i>	<i>Maximum Number of Parking Spaces</i>
Residential, dwellings	0.75 space per dwelling unit	2 spaces per dwelling unit
Residential, congregate living	0.25 space per bedroom	1 space per bedroom
Nonresidential	1 space per 600 square feet GFA	1 space per 400 square feet GFA

GFA – Gross Floor Area

Table 66.943. Bicycle Parking Requirements by Use

<i>Land Use</i>	<i>Minimum Number of Bicycle Parking Spaces</i>
Residential, dwellings	1 space per dwelling unit
Residential, congregate living	1 space per bedroom
Education	1 space per 5 students
Recreation	1 space per 300 square feet of facility land or gross floor area
General civic and commercial	1 space per 5000 square feet gross floor area
Production and processing	1 space per 15,000 square feet gross floor area

