

**Alternate Proposal for Tract 15b (5602 Clay Avenue)**

Base Zoning is CS-MU-CO-NP

The following conditions apply:

1. All commercial uses not allowed in GR base zoning are prohibited except for the uses listed below:

- Art and Craft Studio (General)
- Building Maintenance Services
- Business Support Services
- Limited Warehousing and Distribution
- Electronic Prototype Assembly

2. The combined gross floor area of all commercial uses not allowed in GR base zoning is limited to a total of 5,000 square feet.

3. All uses in the Conditional Overlay "C" are prohibited

4. The following additional uses are prohibited:

- Funeral Services
- Hotel-Motel
- Indoor Entertainment
- Indoor Sports and Recreation
- Restaurant
- Theater

5. Rollback Provision:

Upon improving, enlarging, or structurally altering a structure at a cost exceeding 20% of the value of the structure before improvements the owner will not object to the City initiating a rezoning request for the property to a GR zoning district with a Conditional Overlay prohibiting all of the uses included in Conditional Overlay "C". Improvements required by law to meet minimum health and safety requirements are permitted and do not trigger the initiation of a rezoning application for a rollback to GR nor shall they be included in determining the 20% valuation described previously.