

REDEVELOPMENT AUTHORITY OF THE CITY OF RACINE

RACINE, WISCONSIN

REDEVELOPMENT PLAN

RACINE STEEL CASTINGS INDUSTRIAL AREA

This is to certify that the attached Redevelopment Plan is a true and correct copy of the Racine Steel Castings Industrial Area Redevelopment Plan adopted by the Redevelopment Authority of the City of Racine and the Common Council of the City of Racine.

Brian F. O'Connell
Executive Director
Redevelopment Authority
City of Racine

APPROVALS:

Redevelopment AuthorityNovember 9, 2006

Common Council, City of Racine

Certified by Redevelopment Authority

**RACINE STEEL CASTINGS INDUSTRIAL AREA
REDEVELOPMENT PLAN
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SECTION A: INTRODUCTION

On May 29, 2003, the Redevelopment Authority of the City of Racine, pursuant to Section 66.1333, Wisconsin Statutes, adopted Resolution 03-2, which designated the Racine Steel Castings Industrial Area as a redevelopment area and directed that a redevelopment plan for the property be prepared. At its meeting on June 3, 2003, by Resolution No. 5329-A, the Racine Common Council affirmed the action of the Authority. This redevelopment plan is prepared in response to those actions and in compliance with the requirements of 66.1333, Wisconsin Statutes.

1. Boundary Description

The description of Racine Steel Castings Industrial Area is as follows:

“Begin at the intersection of the South line of High Street and the East line of N. Memorial Drive being the point of beginning of this description; travel thence South along the East line of N. Memorial Drive to a point 472.6 feet South of the South line of High Street; thence travel Westerly along a line parallel to the North line of St. Patrick Street vacated 520 feet; thence travel Southerly 127.4 feet along a line parallel to the East line of Blake Avenue to the North line of St. Patrick Street; thence travel Easterly along said line to the East line of Blake Avenue; thence travel Southerly along said line to the North line of an alley 125 feet North of and parallel to the North line of Albert Street; thence travel Easterly along said line to the East line of N. Memorial Drive; thence travel Southerly along said line to the North line of Albert Street; thence travel Easterly along said line to the West line of the former Chicago & Northwestern Railway right-of-way; thence travel Northerly along said line to the South line of High Street; thence travel Westerly along said line to the point of beginning of this description. Said parcel of land being part of both the Southeast one-quarter section of Section 5 Township 3 North, Range 23 East and the Northeast one-quarter section of Section 8 Township 3 North, Range 23 East, in the City of Racine, Wisconsin.”

2. Boundary Map

The boundaries of the Racine Steel Castings Industrial Area are shown on Map 1, Boundary Map.

SECTION B: PLAN OBJECTIVES

The objectives of the Redevelopment Plan for Racine Steel Castings Industrial Area are:

- To eliminate blighted property that substantially impairs the sound growth of the city by the presence of substandard and obsolete industrial buildings; faulty lot layout in relation to the size, adequacy, accessibility, and usefulness of the site; and environmental conditions that may endanger public health, and to eliminate its blighting influence on other property;
- To maintain in the City of Racine an inventory of sites for industrial development by assembling and dividing land into parcels that are well suited to contemporary industrial development needs and standards;
- To make physical improvements that will be sufficient in scope and character to bring about a distinct and visible renewal of the area;

- To provide sites for family-supporting industrial jobs that are close to the city's concentration of low and moderate income households and unemployed workers (Census Tracts 1 – 5);
- To encourage coordinated development of land and buildings to achieve efficient building design, shipping and receiving, off-street parking, and internal pedestrian and vehicle circulation;
- To provide site access that does not conflict with pedestrian and vehicular traffic on adjacent streets;
- To achieve architectural, site planning, and landscape design of the highest standards;
- To establish a pattern of mutually supporting land use activities which foster efficiency of operation and beneficial economic relationships; and
- To encourage reinvestment by the businesses that are adjacent to the redevelopment area by inspiring confidence in the future of the larger industrial area.

SECTION C: EXISTING CONDITIONS

1. GENERAL LAND USES

The Racine Steel Castings Industrial Area is part of a larger industrial area on the north side of Racine. It is surrounded by industrial property although residential areas border it to the east and the west. The land use pattern was established in the late nineteenth - early twentieth centuries as manufacturers located along the freight rail lines in the area. The entire area within the plan, until recent years, was solely owned by Belle City Malleable (later renamed Racine Steel Castings) and Standard Foundries. Residential and commercial growth followed in the neighborhoods bordering these two manufacturers as they prospered and opportunities for employment increased. With the demise of these two foundries portions of the properties have been sold for other uses.

Map 2 shows existing land use in and surrounding the redevelopment area. The map also illustrates the unusually large size, 10.7 acres, of the principal Racine Steel Castings parcel. Modern industrial sites are much less extensive (4 – 5 acres per site) because of the greater efficiency in the distribution and supply system and innovations such as "just in time" delivery.

The area has the full range of municipal and public services including sanitary and storm sewer, water, natural gas, electricity, and telephone.

2. BUILDING CONDITIONS OF IMPROVED PARCELS

With the exception of recently constructed homes on Blake Avenue, all of the buildings within the plan area were once the facilities of either Racine Steel Castings or Standard Foundry. The age and condition of each of the buildings vary. While the properties at 1535 High Street and 1442 N. Memorial have been recently renovated and the building at 1425 N. Memorial is currently under renovation, other buildings within the redevelopment area show signs of deferred maintenance. Map 3 shows the existing condition of buildings in the redevelopment area.

3. ENVIRONMENTAL CONDITIONS

As previously stated, the entire area within the plan area were once owned by Belle City Malleable Iron or Standard Foundry. Belle City Malleable, the parent company of Racine Steel Castings, in 1900 was the seventh largest employer in Racine, growing to fourth largest in 1950 with a total of 1,550 employees. Between 1950 and 1960 a decline in demand for foundry products impacted both companies. A decrease in the reliance on rail also made for greater competition elsewhere. In addition, domestic foundries found it difficult to compete with foreign producers and obtain capital investment to modernize production. Standard Foundry closed in 1970 and Racine Steel Castings' production and employment was greatly reduced until it final closed in 2002 and the property was sold. That new owner subdivided the site and sold off three of the four parcels individually. The remaining 10.7 acre parcel was once again sold in 2004 to the current owner E.G. Development, LLC. That site has been cleared with the exception of one building.

As early as 1999, Racine Steel Castings had been identified as a site with above and below ground contamination due to its long history of operation as a foundry. Reports have documented the presence of waste foundry sand, slag/scrap material, marked and unmarked drums of petroleum products and solvents, potential asbestos containing materials, documented spills, electrical equipment containing dielectric fluid (PCBs), and leaking underground storage tanks (LUSTs)¹. In March 2004, the current owner began demolition and environmental remediation. However, as of October 2006, the site remains on the Wisconsin Department of Natural Resources' inventory of contaminated sites².

The property at 1500 North Memorial Drive, the former Standard Foundry, has similar environmental issues³. In March 2006, pursuant to Wisconsin Statutes sec. 75.105, the current owner, Racine County, and the Wisconsin Department of Natural Resources entered into agreements cancelling the delinquent real estate taxes on the property in consideration of the current owners commitment to remediate the property⁴. As of October 2006, remediation has not been completed.

4. ASSESSED VALUES

The total 2006 assessed value of the parcels in the redevelopment area is \$1,583,100. In December 2004, Racine Steel Castings sold its property to another party, E.G. Development, LLC for \$100,000, which is approximately 20.8% of its \$480,000 assessed value for that year. The difference shows the depressed value of the property in the condition it was in.

¹ Environmental Site Assessment, Racine Steel Castings, 1442 North Memorial Drive, Racine, Wisconsin; April 1, 1999; prepared by McLaren/Hart Environmental Engineering Corporation. Preliminary Phase II Environmental Site Assessment, Former Racine Steel Castings Facility, 1442 N. Memorial Drive, Racine, Wisconsin; August 5, 2003; prepared by Environmental Audits, Inc. Environmental Inventory – Racine Steel Castings Property; April 6, 2004; prepared by Kapur & Associates, Inc.

² Wisconsin Department of Natural Resources, Bureau of Remediation and Redevelopment Tracking System (BRRTS), October 2006.

³ Memorandum, Francesca Bumpurs, Racine County Economic Development Corporation, to Douglas Stancil, Racine County Finance Director, regarding Cancellation of Delinquent Real Property Taxes, 1500 N. Memorial Drive, Racine, March 9, 2006.

⁴ Racine County Board Resolution No. 2005-216, adopted March 14, 2006.

5. FINDINGS

The conditions described in C.1 through C.4 support the determination that the redevelopment area is blighted because of the age and obsolescence of buildings, existence of environmental contamination and hazardous materials, defective and inadequate street layout, faulty lot layout, and conditions that substantially impair the sound growth of the city.

SECTION D: GENERAL LAND USE PLAN

1. PROPOSED LAND USES:

This plan calls for the redevelopment of the Racine Steel Castings Industrial Area as a modern, in-city, industrial park offering well-designed, environmentally clean sites with full municipal services for manufacturers that will provide employment at family-supporting wages. The City of Racine is fully developed and has no undeveloped sites large enough for modern industry within its borders. In fact, at present, the city has only 5 acres of "greenfield" industrial sites. Manufacturers seeking new sites in the Racine area are known to have bypassed the city because of the lack of suitable sites. Racine's only option for attracting new industry is to "recycle" existing industrial lands for new users. Because of its size, the property is expected to yield as many as four industrial sites.

Map 4, Proposed Land Uses, shows the land use plan for the redevelopment area.

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

A. Uses Permitted

Preferred uses: The preferred use for the property in the redevelopment area is manufacturing. This includes assembly of products from constituent parts not produced on-site as well as the fabrication of products from raw materials. Manufacturers with operations that emit noise, odor, vibration, or dust beyond their property, or use materials potentially hazardous to nearby residents are prohibited.

Permitted uses: The Authority may permit uses that are consistent with the objectives of this plan and are similar to, compatible with, and supporting of the preferred uses. For example, uses such as research and development laboratories, repair of business equipment, and specialty packaging facilities may be permitted on a case by case basis.

Prohibited uses: The Authority shall not permit uses that are inconsistent with the objectives of this plan even though the use may be allowed by the Zoning Code of the City of Racine. Examples of such uses include uses that require large quantities of land relative to the number of workers employed by the business, such as warehousing and storage facilities, cartage and express facilities, and sale and storage of building materials. A more detailed list of uses is provided on the Zoning Matrix, Exhibit 2.

B. Regulations and Controls

The Authority will achieve the objectives of this plan by the use of several regulatory tools individually and in combination. The Authority may seek rezoning of the parcels in the area from the existing I-2 General Industrial District to more restrictive zoning districts, such as I-1, Restricted Industrial District; I-P, Industrial Park Overlay District; or

Industrial Planned Development District. The Authority may use the authority provided sec. 66.1333 (6) (e), Wisconsin Statutes, to review all development proposals in the area. As part of acquisition and sale of property or the provision of financial assistance to a redeveloper, the Authority may establish use and development standards and design review procedures by deed restriction and protective covenants. Through its actions, the Authority shall seek to establish in the area the regulations typically found in a modern industrial park and similar to the regulations in place in other industrial parks operated by the City of Racine, such as the Stephen F. Olsen Industrial Park.

Development in the area shall, at a minimum, be consistent with the following guidelines.

1. General Design Guidelines
 - Landscaping should create a more humane environment, screen unsightly views, enhance air quality, moderate ground temperature, and accentuate building features.
 - Signage of all types, public and private, should be orderly and compatible, attractive and in character with the Redevelopment Area.
 - Pedestrian safety and convenience should be a primary consideration of design.
 - Curb cuts should be minimized and located a reasonable distance from intersections to reduce traffic congestion and hazards.
2. Building Heights and Massing.

Building heights and massing in the Redevelopment Area shall conform to the requirements of the City of Racine Zoning Ordinance.
3. Building Coverage and Setback.

Building coverage and setback in the Redevelopment Area shall conform to the requirements of the City of Racine Zoning Ordinance.
4. Parking.
 - a. Parking shall be provided adequate to meet the needs of any new development. The amount and location will be subject to negotiations between the developer/s and the Redevelopment Authority of the City of Racine unless otherwise specified in this section.
 - b. Off street parking shall be provided with buffering, screening, and/or planting, which shall be approved by the Redevelopment Authority.
5. Off Street Loading and Service.

Off street loading and services shall be provided in accord with the City of Racine Zoning Ordinance.
6. Signs.

No advertising signs as defined in the City of Racine Zoning Ordinance shall be permitted in the Redevelopment Area.
7. Utility Lines.

All new utility distribution lines shall be placed underground unless such placement is determined not to be feasible by the Redevelopment Authority.

3. PROPOSED REDEVELOPMENT ACTIVITIES.

A. Land Acquisition.

1. Properties to be Acquired.

Property proposed to be acquired in the Redevelopment Area is identified in Exhibit 1 and on Map 5, Land Acquisition Map. None are currently proposed to be acquired.

2. Timing of Land Acquisition

None are currently proposed to be acquired.

3. Conditions Under Which Property Not Designated for Acquisition May Be Acquired

Property not designated for acquisition may be acquired by the Redevelopment Authority of Racine if such property is not made to conform to the Redevelopment Plan, Property Rehabilitation Standards and/or Local and State Codes and Ordinances, or through amendment to this Plan as described in Section G below.

B. Relocation of Displaced Families

There are no residences proposed for acquisition within the redevelopment area and no relocation is anticipated. Should the relocation of families become necessary, relocation benefits and services will be provided as called for in Wisconsin Statutes Secs. 32.19-32.27, as amended.

C. Rehabilitation and Conservation

1. Properties identified for conservation and/or rehabilitation are designated in Exhibit 1.

2. Rehabilitation and Conservation Goals

The goal of property rehabilitation is to provide safe, sanitary, functional and attractive conditions in which to live, work, shop and transact business. Fundamental to this goal is the restoration of all existing buildings that are to remain in a safe and sound condition meeting present day standards for health, safety, and welfare, sufficient to provide reasonable protection against the development of blighting influences. The following objectives are established to fulfill the intent of this Redevelopment Plan.

Maintenance of Exterior of Premises

a. The exterior of the premises and all of the structures thereon are to be kept free of all nuisances and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises, and free of unsanitary conditions. Any of the foregoing shall be promptly removed and abated by the owner or operator.

b. Wall and Exterior Surfaces

The exterior surfaces of every structure or accessory structure (including fences, signs and storefronts) are to be maintained in good repair and all surfaces thereof shall be kept painted or protected with other approved coating or material

where necessary for the purposes of preservation and appearance. All surfaces will be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other conditions reflective of deterioration or inadequate maintenance to the end that the property, itself, may be preserved, safety and fire hazards eliminated, and adjoining properties protected from blighting influences.

c. Appearance and Aesthetic Control of Exterior of Premises

The exterior of the premises and the condition of accessory structures are to be maintained so that the appearance of the premises and all buildings is compatible with other industrial parks operated by the City of Racine, such as the Stephen F. Olsen Industrial Park.

d. Exterior Appurtenances

All exterior appurtenances or accessory structures that serve no useful purpose and those in a deteriorated condition which are not economically repairable shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, signs and sheds.

D. Rehabilitation Standards.

All non-acquired structures in the Redevelopment Area shall comply with the city's building, plumbing, electrical, and health codes, the zoning ordinance and other pertinent statutes, ordinances, and regulations relating to the use and occupancy of property and structures.

E. Public Improvements.

Public improvements identified to be undertaken in the Redevelopment Area may include, but are not limited to: the re-opening of public right-of-way; the opening of new public streets to provide access to new industrial parcels; the extension of new or renovation of existing underground utilities (storm and sanitary sewer, water) to serve new industrial parcels; planting of new street trees and understory trees in public rights-of-way; and provision of shelters at transit stops.

SECTION E: DISPOSITION OF REDEVELOPMENT AUTHORITY OWNED PROPERTY

The Redevelopment Authority upon the acquisition of real property in the project area has the power, under state law, to lease, sell, or otherwise transfer all or any part of said real property to a redevelopment company, association, corporation, or public body, or to an individual or partnership, for use in accordance with the redevelopment plan.

Before the transfer, lease or sale of any real property, owned by the Redevelopment Authority, in the Redevelopment Area occurs, a report as to the terms, conditions and other material provisions of the proposed sale, lease or other disposition of either a part or all of the land assembled will be submitted to the Common Council of the City of Racine, which shall approve such report prior to the Authority's proceeding with the disposition of real property.

SECTION F: OTHER PROVISIONS NECESSARY TO MEET STATE REQUIREMENTS

To satisfy the requirements set forth in Section 66.1333, Wisconsin Statutes, the following general statements and maps are included herein and may be changed without constituting a change in the redevelopment plan.

1. Conformance to the General Plan

The Redevelopment Plan conforms with and implements the General Plan of the City of Racine which has been adopted by the City Plan Commission and the Common Council.

2. Relationship to Local Objectives.

In January 2003, the City of Racine and the Racine County Economic Development Corporation began an initiative to bring vacant or underutilized brownfields back into productive use. This redevelopment plan is fully consistent with and implements the objectives of the city's and RCEDC's Brownfields Initiative.

3. Project Area Boundaries

The project area boundaries are described in Section A. 1 of this redevelopment plan.

4. Existing Land Use and Property Conditions

Map 2, Existing Land Use Map, and Map 3, Building Condition Map, attached hereto and incorporated as a part of this plan, show the existing land uses and existing condition of structures in the area.

5. Land Use Plan

The land uses proposed for the area are shown on Map 4, Proposed Land Use, which is made a part hereof.

6. Redevelopment Standards

The standards to be imposed on properties within the redevelopment area are stated in Sections D. 2. B and D. 3. C of this plan. On May 17, 2004, the portion of the area fronting the 1400 block of Blake Avenue was rezoned from I-2 General Industrial to R-3 Limited General Residential. Within this residential district, the "standards of population density" set forth in sec. 114-309 through sec. 14-311, City of Racine Zoning Ordinance, apply.

7. Present and Potential Equalized Values

The present equalized tax value is described in section C. 4 of this plan. Typical taxable values of developed properties in industrial parks with designs similar to the redevelopment concept for this area are \$225,000 per acre after build-out, yielding a potential value for this area of \$4.5 million.

8. Proposed Zoning Changes

Zoning of the area will be amended to reflect its planned character as described above and shown on Map 4, Proposed Land Use.

9. Required Site Improvements and Utilities

The proposed redevelopment of the area requires the demolition of the existing structures and remediation of any environmental contamination found on the sites to a condition adequate to obtain a "closure letter" from the Wisconsin Department of Natural Resources.

Additional improvements in and adjacent to the area are described in section D. 3. E of this plan.

10. Feasible Method of Relocation

See Section D. 3.

11. Traffic and Public Transportation

Existing arterial and local streets and transit routes are shown on Map 6, Traffic and Circulation. No change to the existing access and circulation pattern is proposed as part of this plan.

SECTION G: PROCEDURES FOR AMENDING THE REDEVELOPMENT PLAN

This plan may be amended by resolution of the Redevelopment Authority at any time after it has been approved by the Redevelopment Authority and the Common Council. The Common Council must approve any plan amendment by a two-thirds vote before it can become effective. The boundaries of the Redevelopment Area may be changed only after a public hearing conducted by the Redevelopment Authority under the provisions of Sec. 66.1333(6)(d), Wisconsin Statutes.

SECTION H: TERMINATION OF PLAN

This Plan is self-renewing unless terminated by action of the Redevelopment Authority of the City of Racine or its designated successor agency.

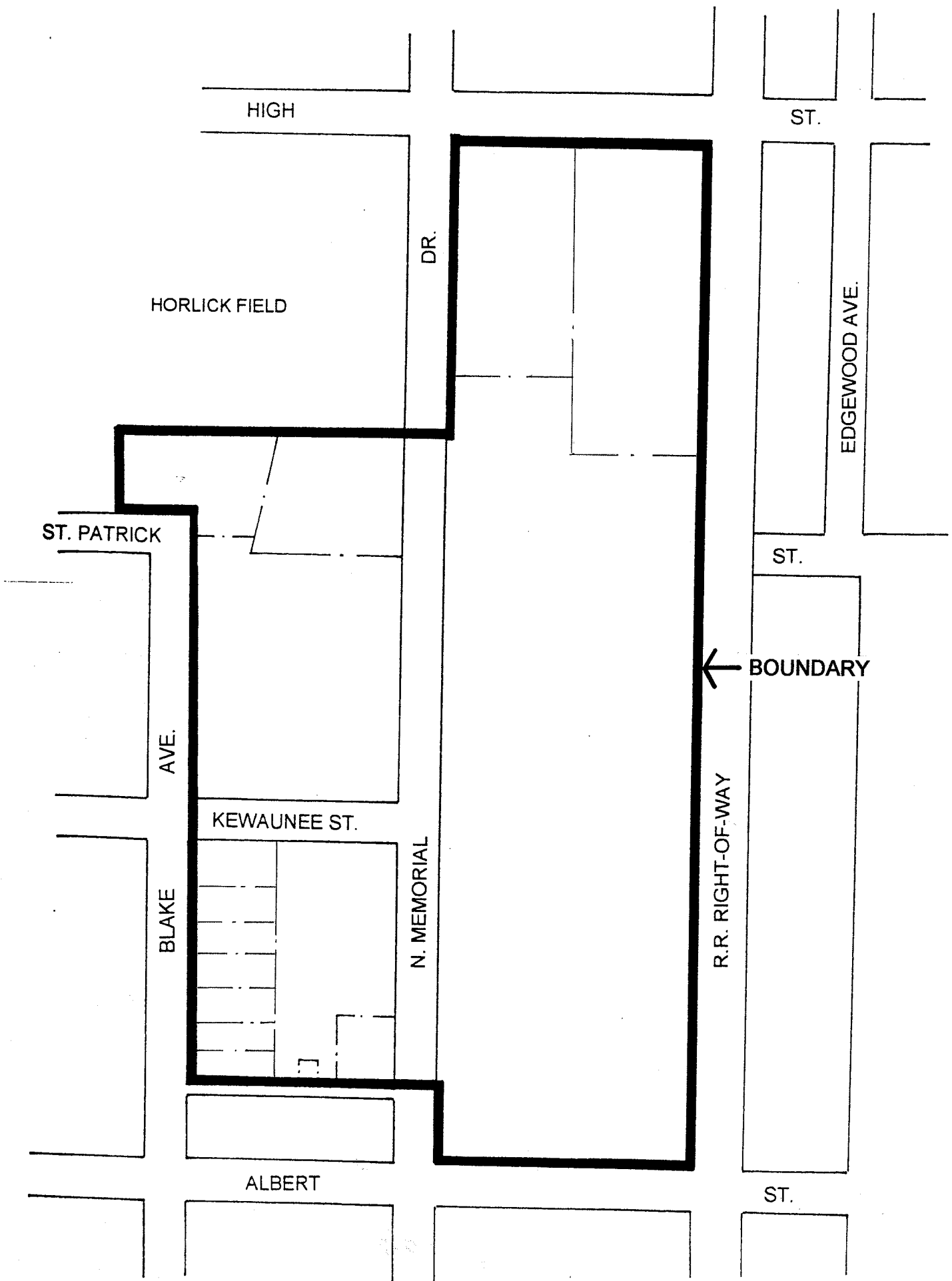
EXHIBIT 1

RACINE STEEL CASTINGS INDUSTRIAL AREA

PROPERTY ACQUISITION AND CONSERVATION

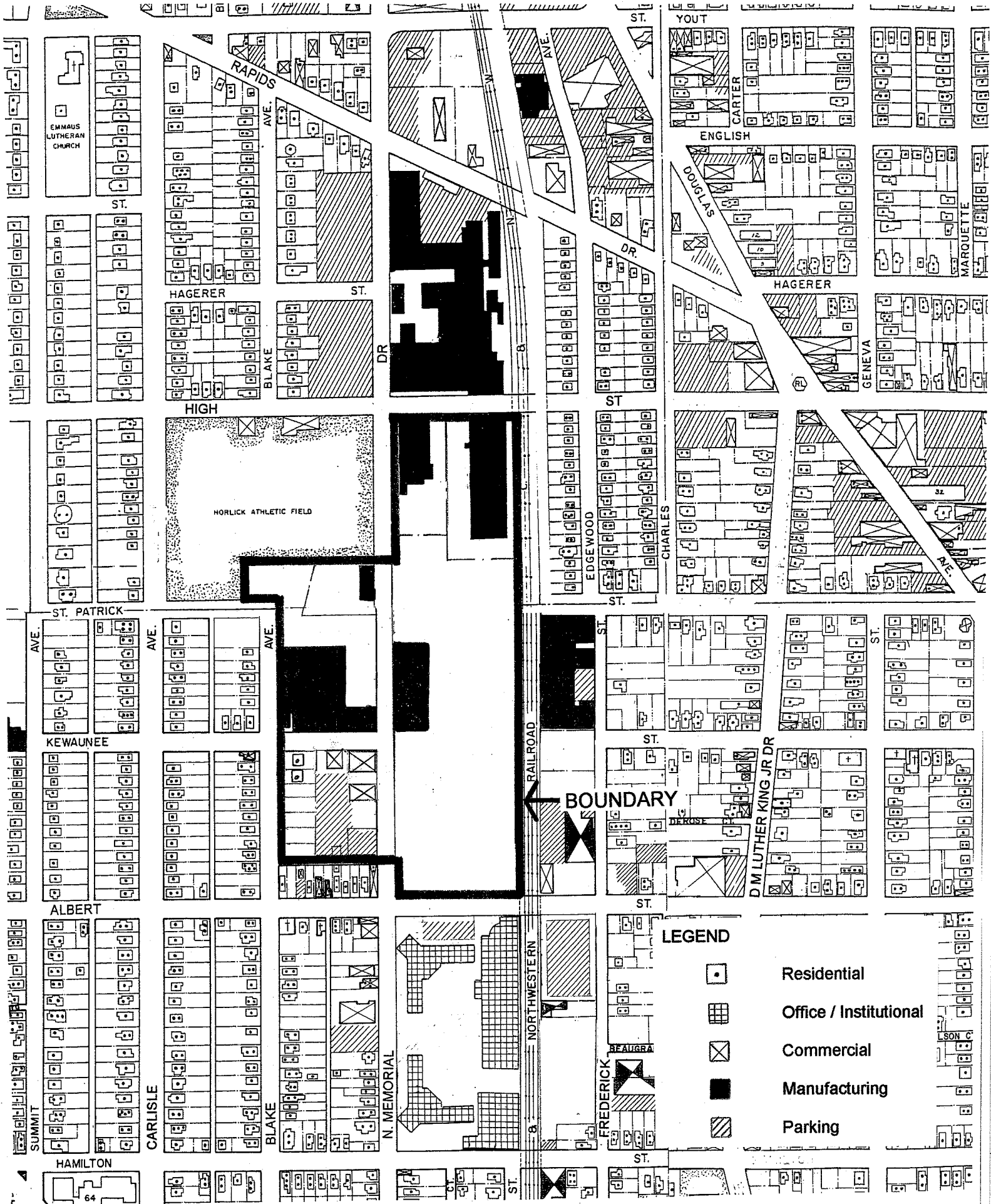
PARCEL NO.	PROPERTY ADDRESS	OWNER	TAX PARCEL NUMBER	ACQUISITION BY
1	1535 High St.	Piepmeier, Harry	08250002	Conservation
2	1505 High St.	Racine Metals, LLC	08250003	Conservation
3	1425 N. Memorial Dr.	E.G. Development, LLC	08250001	Conservation
4	1700 St. Patrick St.	Hedstrom, Robert	21135001	Conservation
5	1600 N. Memorial Dr.	Hedstrom, Robert	21118000	Conservation
6	1500 N. Memorial Dr.	T K Enterprises, LLP	21135000	Conservation
7	1442 N. Memorial Dr.	Martinez, Rubin	07394000	Conservation
8	1426 N. Memorial Dr.	Burman, Sharon	07416000	Conservation
9	1428 N. Memorial Dr.	Videkovich, Doris	07421001	Conservation
10	1445 Blake Ave.	Martinez, Rubin	07394001	Conservation
11	1439 Blake Ave.	Martinez, Rubin	07394002	Conservation
12	1433 Blake Ave.	Martinez, Rubin	07394003	Conservation
13	1429 Blake Ave.	Martinez, Rubin	07394004	Conservation
14	1423 Blake Ave.	Martinez, Rubin	07394005	Conservation
15	1419 Blake Ave.	Martinez, Rubin	07394006	Conservation
16	1413 Blake Ave.	Martinez, Rubin	07394007	Conservation

Parcel numbers are as identified on Map 6., Property Acquisition and Conservation.







MAP 1. BOUNDARY MAP

NORTH SCALE 1"= 200'

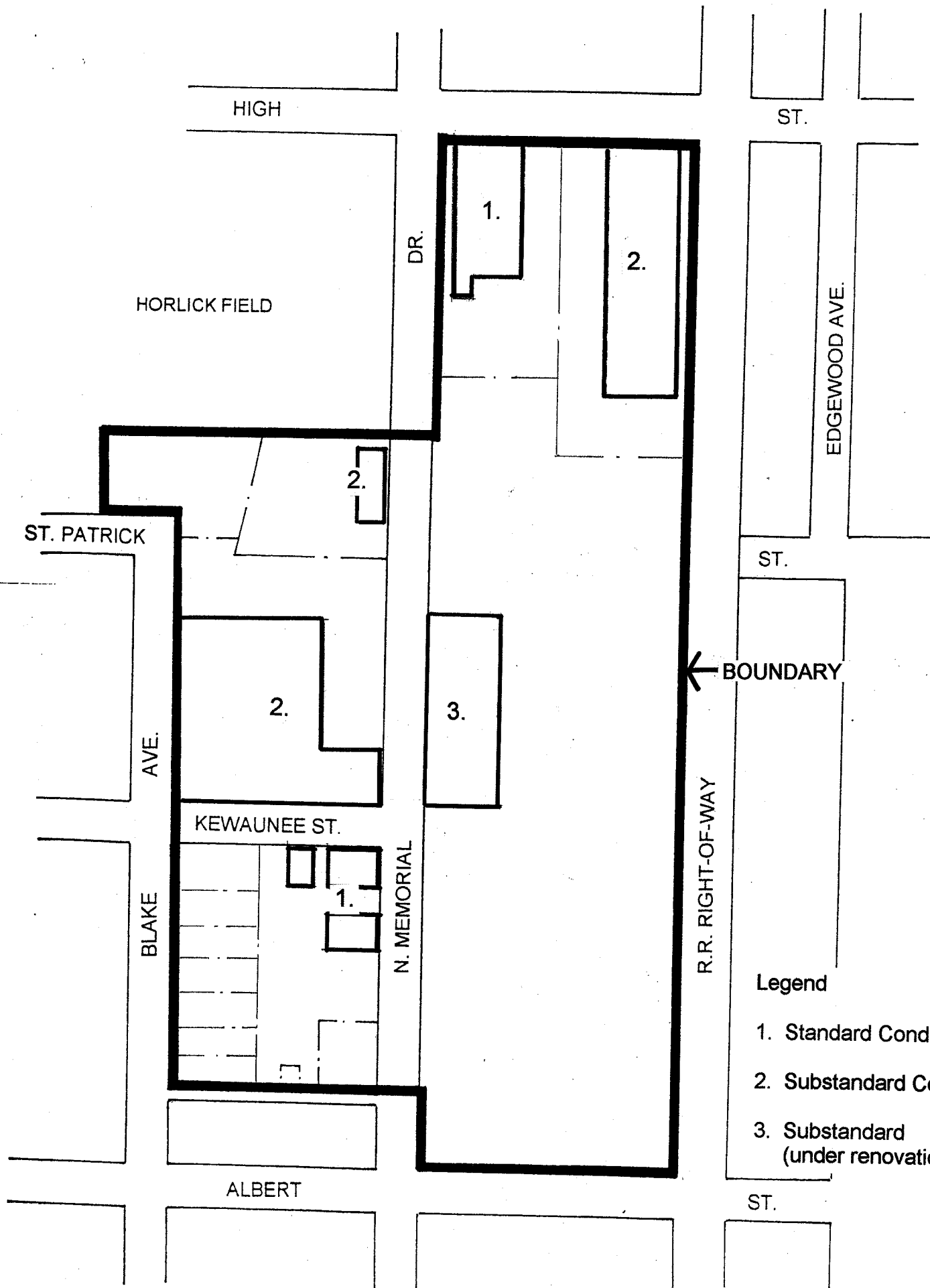


LEGEND

-  Residential
-  Office / Institutional
-  Commercial
-  Manufacturing
-  Parking

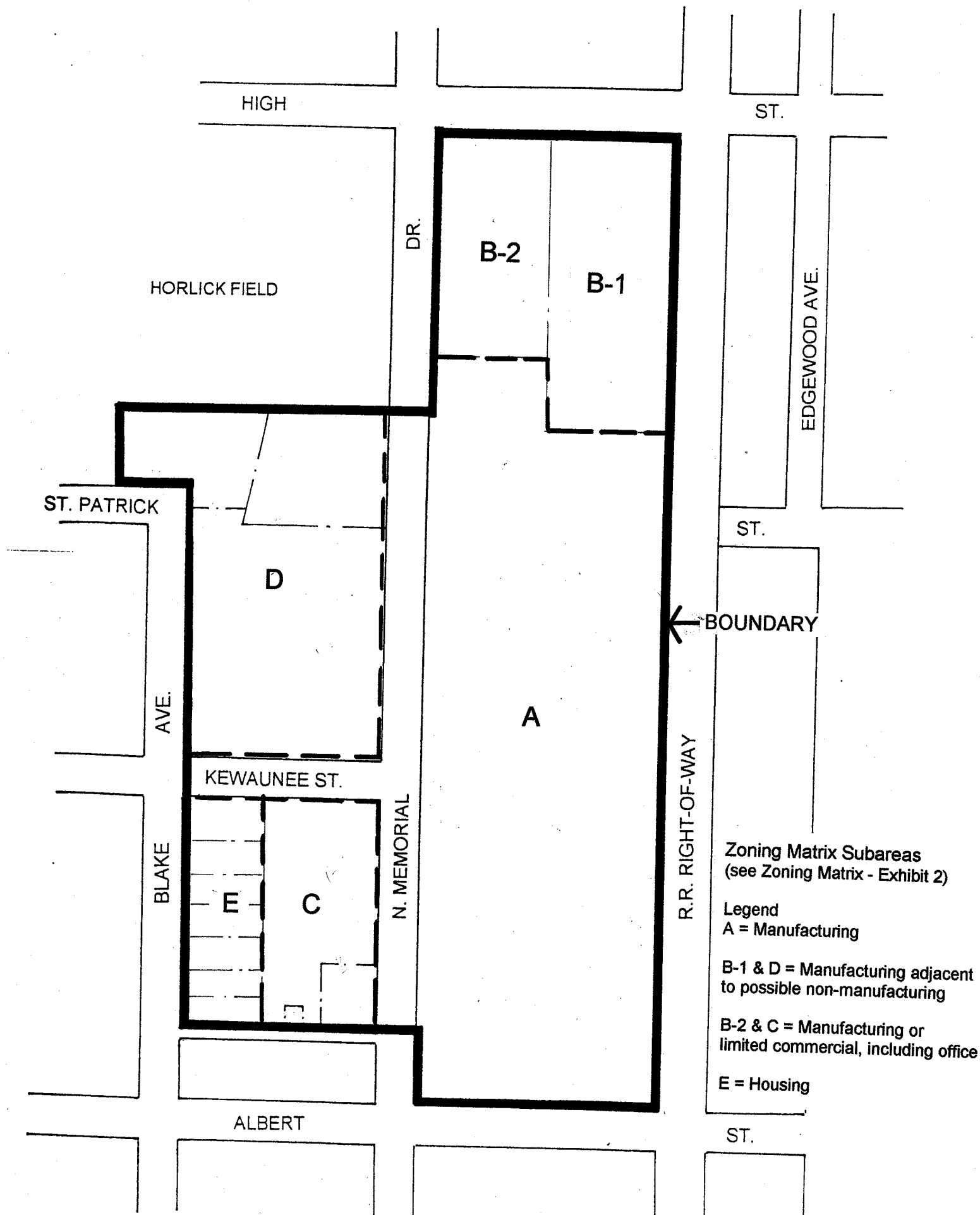
MAP 2. EXISTING LAND USE

 NORTH SCALE 1"= 400'



- Legend**
- 1. Standard Condition
 - 2. Substandard Condition
 - 3. Substandard (under renovation)

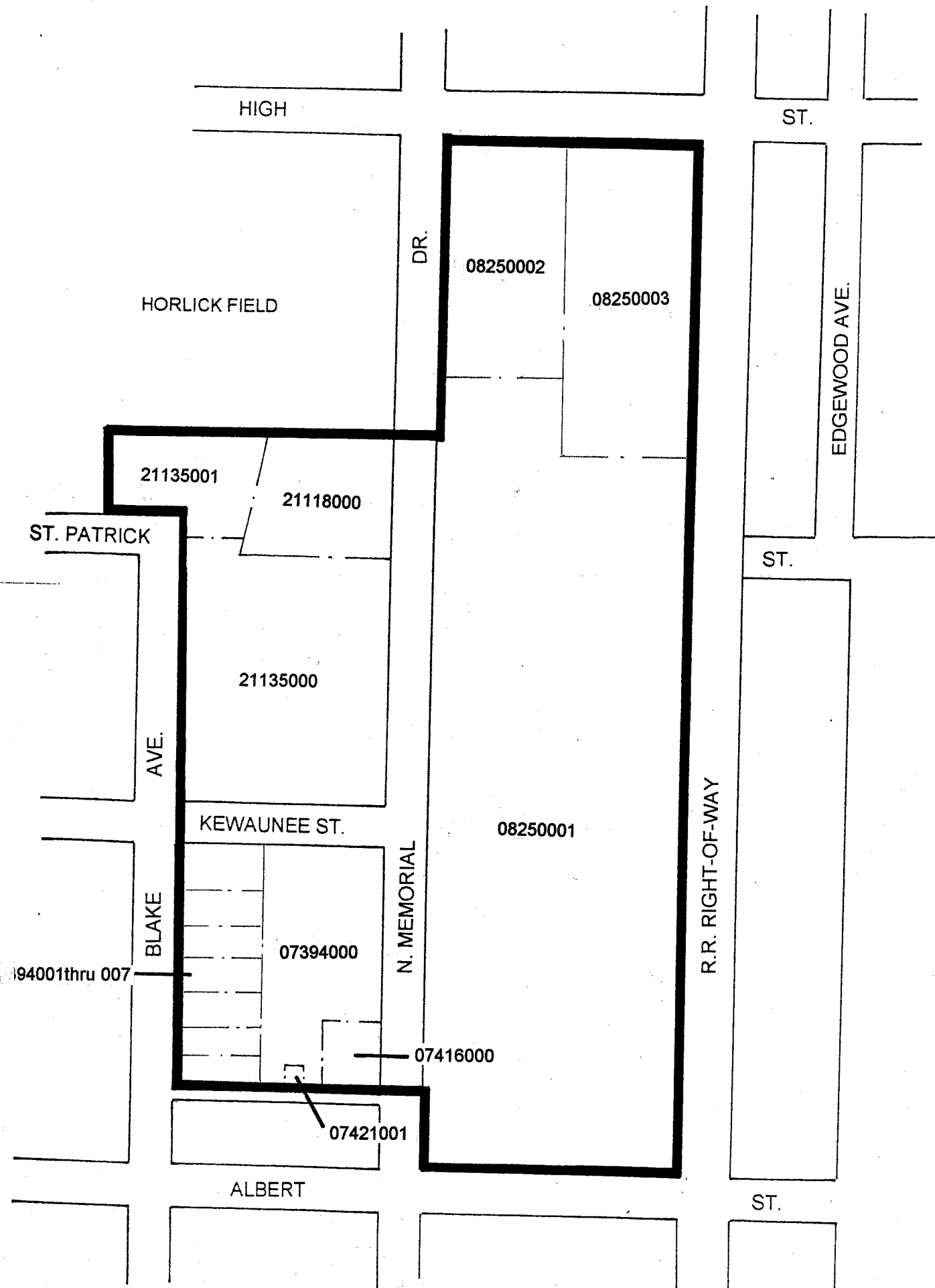
MAP 3. BUILDING CONDITION



Zoning Matrix Subareas
(see Zoning Matrix - Exhibit 2)

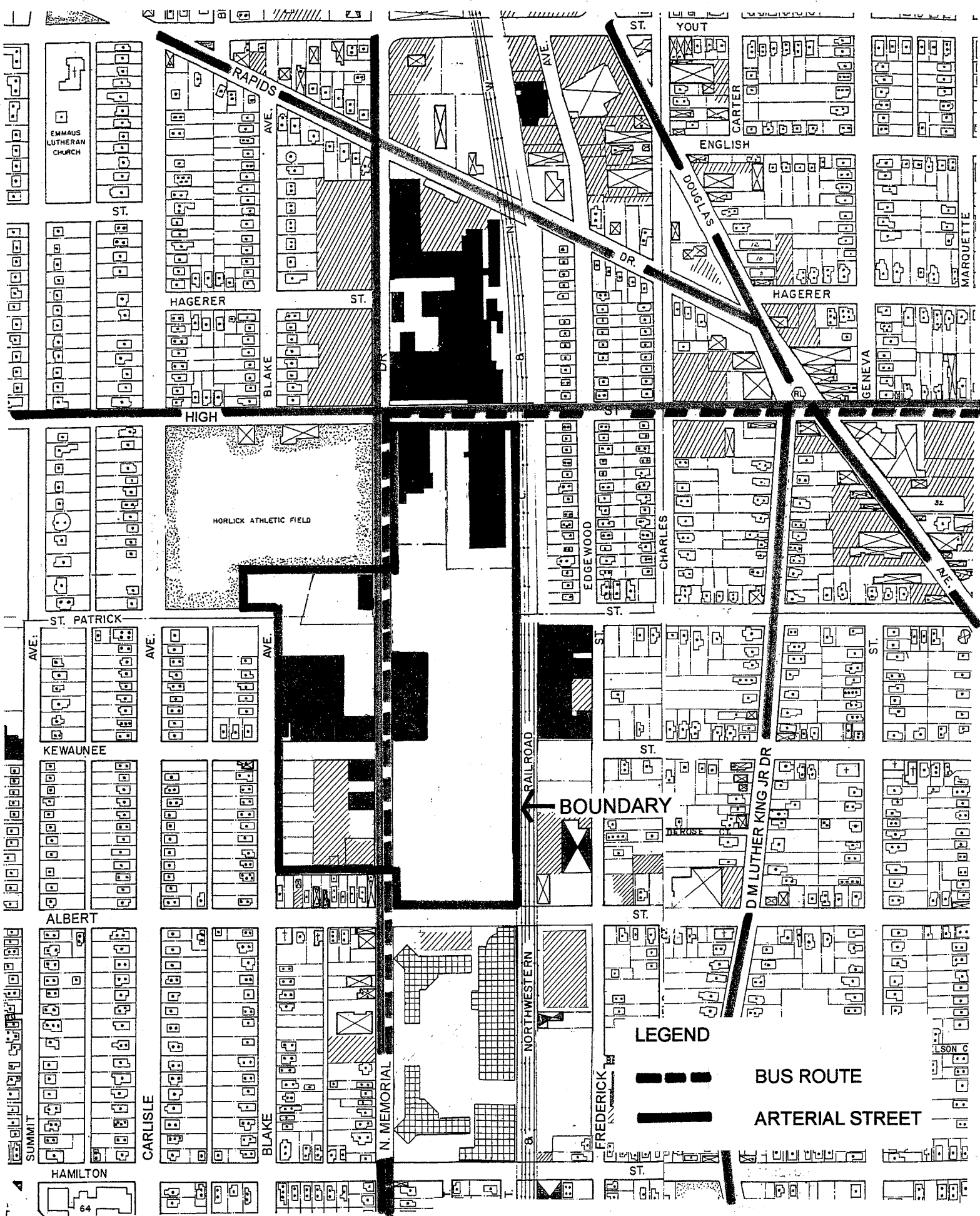
- Legend
- A = Manufacturing
 - B-1 & D = Manufacturing adjacent to possible non-manufacturing
 - B-2 & C = Manufacturing or limited commercial, including office
 - E = Housing

MAP 4. PROPOSED LAND USE



MAP 5. LAND ACQUISITION & CONSERVATION

NORTH SCALE 1"= 200'



MAP 6. TRAFFIC AND CIRCULATION

NORTH SCALE 1" = 400'

Exhibit 2: Zoning Matrix

The purpose of this exhibit is to give direction as to the types of uses that are considered to be consistent or inconsistent with the objectives of this plan.

The terms "preferred", "permitted", and "prohibited" as used in the matrix are defined in section D. 2. of the plan.

Whether a use is "preferred", "permitted", and "prohibited" varies by subarea of the redevelopment area. The subareas and their general classifications are:

A = Manufacturing

B-1 & D = Manufacturing adjacent to possible non-manufacturing

B-2 & C = Manufacturing or limited commercial, including office

E = Housing

The boundaries of the subareas are shown on Map 4, Proposed Land Use.

The Executive Director of the Authority, in consultation with the Chief Building Inspector, shall provide interpretation of the matrix in cases where a proposed use is not listed in the matrix. Interpretation shall be based on the objectives of this plan, how uses similar to the proposed use are designated in the matrix, and comparable provisions of the zoning ordinance recognizing that this plan is intended to be more restrictive than the zoning ordinance. Appeal of the interpretation of the Executive Director shall be to the Authority.

ZONING MATRIX

USE ¹	PREFERRED	PERMITTED ²	PROHIBITED
Commercial bakeries		A,B,C,D	
General manufacturing	A,B,D		
Dry cleaning plant		A,B,C,D	
Greenhouse			A,B,C,D,E
Commercial laundries		A,B,C,D	
Lithographing	A,B,D		
Mail order houses		A,B,C,D	
Printing & publishing	A,B,D		
Public utility & service			A,B,C,D,E
Warehousing, storage , & distribution			A,B,C,D,E
Freight terminals			A,B,C,D,E
Bottling company	A,B,D		
Building materials			A,B,C,D,E
Chemical processing		A,B,C,D	
Cartage & express facilities			A,B,C,D,E
Dairy products processing	A,B,D		
Food manufacture, etc.	A,B,D		
Feed & seed mill			A,B,C,D,E
Parks & playgrounds			A,B,C,D,E
Radio & TV stations & towers		A,B,C,D	
Recreation centers, meeting halls		C	A,B,D,E
Restaurants		C	A,B,D,E
Stadiums & arenas			A,B,C,D,E
Trade schools		B,C,D	
Woodworking & wood products	A,B,D		
Marinas, boat sales, etc.		B-1	A,B-2,C,D,E
Motor vehicle service			A,B,C,D,E
Community gardens			A,B,C,D,E
Concrete mixing plants			A,B,C,D,E
Gypsum manufacture			A,B,C,D,E
Recycling facilities		B-1	A,C,D,E
Dwelling units	E		A,B,C,D
Retail shops/stores		C	A,B,D,E
Taverns, liquor stores			A,B,C,D,E
Tax exempt uses			A,B,C,D,E

¹ Including typical accessory uses, such as parking.

² With Redevelopment Authority approval.