

Proposed FBC Amendments/Interpretations

Form Based Code

Neighborhoods Form Based Code

Map Amendment

Text Amendment

Topic: Zoning Ordinance Update (Final Phase)

Issue: Overview: Staff has begun work on the final phase of the Zoning Ordinance Update. The Zoning Ordinance Update began in January 2012, and has previously included the following amendments to the Zoning Ordinance:

- Revised sign regulations (adopted July 2012)
- Reformatted Zoning Ordinance (adopted May 2013)
- Codification of administrative practices (adopted June 2014)

Topics for this final phase include:

- Introduction of a use classification system
- Updates to use tables to reconcile them with the new use classification system
- Updates to use standards and development of selected new use standards
- General updates to definitions and terms

The purpose of this meeting is to provide the FBC Advisory Working Group with an overview and understanding of the purpose and implications of proposed changes being incorporated into the Zoning Ordinance (including the Form Based Code) as part of the ongoing comprehensive Zoning Ordinance Update.

Purpose: The goal for the overall zoning ordinance update is to make the Ordinance easier to use, understand and administer. The proposed amendments will update the Zoning Ordinance with a new use classification system and use standards that will be applied consistently to all uses in all zoning districts (including both Form Based Codes).

FBC References:

Form Based Code (commercial centers)

Appendix A: Columbia Pike Special Revitalization District Form Based Code

III. The Regulating Plans

B. Rules for the Regulating Plan and New Development Plans

5. RETAIL

Neighborhoods Form Based Code

Part 9. Building Use Standards

901. Building Use Table

Staff Analysis: At the June and July 2014 FBC AWG meetings, staff presented some preliminary analysis of ground floor uses. While the updates to the county-wide Zoning Ordinance, that are the topic of this memo, are related to those changes, the changes described here *do not seek to change policy or allowed uses*. These changes are part of the comprehensive updates to the Zoning Ordinance that have been underway since 2012. This final phase of the project will use consistent terminology for uses across zoning districts, including both Form Based Codes. This set of amendments is anticipated to be advertised in December 2014, with final consideration anticipated in January 2015. Following that, the subjective analysis of ground floor uses in the Form Based Code(s) is planned to continue.

What is a use classification system?

A use classification system groups land uses and activities based on similar functional or physical characteristics, including the type and amount of activity; type of customers or residents; how goods or services are sold or delivered; likely impact of the use on surrounding properties; and site conditions.

Why incorporate a use classification system into the Zoning Ordinance?

The use classification system provides a basis for assigning land uses to appropriate zoning districts by describing the characteristics of each category, identifying common accessory uses for each category, and examples of uses included and not included in each category. The use classification system will also provide the Zoning Administrator with a basis for interpretations about specific uses that are listed in the Zoning Ordinance as well as other uses that may not be listed in the Ordinance or may not have been anticipated.

How will the use classification system impact the existing use tables in the Zoning Ordinance (and Form Based Codes) and what else will change in the use tables?

The use classification system will provide an organizational structure for the use tables. Currently the uses in the use tables are listed alphabetically, and a user needs to know exactly how the County has named a specific use in order to find it in the table (e.g. health club vs. athletic club; correctional institution vs. jail). Under the new use classification system:

- Uses will be grouped under logical categories (e.g. residential; public and civic; Retail and service commercial; etc.) with specific uses listed under each category, making them easier to find;
- Duplicate uses will be consolidated under a single term (e.g. office; office development; office commercial; office buildings);
- Lists of distinct uses currently combined on one line will be divided into individual uses (e.g. fire stations, libraries and art galleries);
- Archaic uses will be eliminated (e.g. draying; tourist home);
- Uses that have use standards associated with them (e.g. open-air markets, grocery stores) will continue to have an individual row in the use table. Uses that do not have specific use standards and are not proposed to have specific use

standards (e.g. book store, stationery store, antique store, hardware store), may no longer be listed individually in the use table. They may instead, be captured by a row that allows, for example, “all other sales-oriented uses.” The use classification system will then provide further explanation about what uses are included in each sub-category.

What are use standards?

Use standards are specific provisions that are always associated with a particular use. This concept is not new to the 2013 Zoning Ordinance. The 1950 Ordinance contained a number of use standards, and at that time, such standards were sometimes repeated in each district in which the use was allowed, and at other times, were consolidated into a single place and simply referenced in each district the use appeared. The 2013 reformat consolidated all existing use standards into a single Article (12) and provided quick links within the use table for each use for which standards existed. This final phase of the update will:

- Create specific new use standards, and move use standards that still exist in the use table into Article 12 (some of which are already referenced by the CPN-FBC). New use standards will include live entertainment (consistent with Zoning Administrator written determination); accessory uses; and short term (temporary) uses;
- Consolidate use standards for similar uses into a single use and single standard. For example, there are several medical office uses, each with specific, but similar standards resulting from multiple amendments to the 1950 Ordinance over many years;
- Update existing, and add other new use standards as identified through the review.

Recommendation

1. Amend the use lists in both the commercial and neighborhoods Form Based Codes to be consistent with the updated terminology used in the rest of the Zoning Ordinance and the proposed new use classification system.
2. Update references to use standards to ensure that uses allowed in Form Based Code developments are subject to the same standards and limitations as such uses where allowed elsewhere in the County (this does not preclude having additional standards for a particular use that may apply only in Form Based Code districts).

Attachments

1. Outline of proposed use classification system
2. Draft markup of use tables in commercial nodes and neighborhood Form Based Codes, showing proposed terminology and format updates
3. Proposed use classification system from Zoning Ordinance Preliminary draft (posted separately)

FBC AWG Comments

ZOCO Comments

PC/CB Comments/Recommendation

Impact of Proposed Solution (i.e., additional height, more coverage, more gfa, less open space, better architecture, etc)

Additional clarity and consistency.

Result: Interpretation ____ FBC Amendment ____

Outline of Use Classification

1. General
 - a. Basis for use classification
 - b. Similar use interpretation
 - c. Interpretation standards
2. Residential use standards
 - a. Household living
 - b. Group living
3. Public, Civic and institutional use categories
 - a. Colleges
 - b. Community service
 - c. Day care
 - d. Government facilities
 - e. Hospitals
 - f. Parks and open space
 - g. Passenger terminals and services
 - h. Religious institutions
 - i. Schools
 - j. Social service institutions
 - k. Utilities
4. Retail services and commercial use categories
 - a. Eating establishments
 - b. Entertainment – indoor and outdoor
 - c. Office
 - d. Overnight accommodations
 - e. Parking
 - f. Retail sales and service
 - g. Self-service storage
 - h. Vehicle sales and service
5. Industrial
 - a. Light industrial
 - b. Manufacturing and production
 - c. Heavy industrial
 - d. Warehouse and freight movement
 - e. Waste-related
 - f. Wholesale trade
6. Other use categories
 - a. Agriculture
 - b. Resource extraction
 - c. Telecommunications

Proposed changes are shown with:

- Underline to denote text proposed to be added; and
- ~~Strikethrough~~ to denote text proposed to be deleted

Note:

- Specific use types within each category will be alphabetized
- Use standard references will be updated accordingly based on edits in Article 12 of the Zoning Ordinance

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Appendix A: Columbia Pike Special Revitalization District Form Based Code

III. The Regulating Plans

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B. Rules for the Regulating Plan and New Development Plans

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5. RETAIL

Generally, retail is required on the GROUND STORY of MAIN STREET SITES and, to a lesser degree, on LOCAL SITES. The inclusion of retail enlivens the STREET and creates a purpose for being there.

Unless otherwise noted, retail is an inclusive phrase that encompasses consumer comparison goods (general merchandise, apparel, furnishings and other types of similar merchandise commonly referred to as GAFO categories in the retail industry-convenience goods, food/delis, gifts, drugstore items, personal care, cards/stationery), personal business services, professional offices, restaurants, grocery stores, and hotel, theater, and other uses that provide visual interest and create active street life. Other uses, which in the judgment of the Zoning Administrator are of the same general character as those listed below and will not be detrimental to the district in which it is to be located, may be allowed.

- Primary Retail Uses: Generally, uses that provide entertainment or leisure activities, promote high walk-in customer counts, or are shopping destinations.
- Secondary Retail Uses: Generally, uses that provide personal or business services

<u>Use Category</u>	<u>Specific Use Types</u>	<u>Permitted (P) or Use Permit (U)</u>	<u>Primary (1) or Secondary (2)</u>	<u>Use Standards</u>
Primary Retail				
Retail, Service and Commercial Use Categories				
<u>Eating Establishments</u> (see §12.2.5.A)	<u>Restaurant, general</u>	P	1	
	<u>Restaurant, limited Bakery</u>	P	1	
	<u>Coffee shop</u>	P		
	<u>Catering establishment, small scale</u>	P	2	
	<u>Food delivery service</u>	U	2	
<u>Entertainment, Indoor</u> (see §12.2.5.B)	<u>Indoor theatres</u>	P	1	
	<u>Amusements All other indoor entertainment</u>	U	1	
	<u>Bowling alley</u>	U	1	
	<u>Miniature golf courses</u>	U	2	
<u>Office</u> (see §12.2.5.C)	<u>Trade or commercial school Business college operated as a commercial enterprise</u>	U	1	
	<u>Audio-visual production studio</u>	U	2	
	<u>Office or clinic, medical or dental offices, clinics or laboratories</u>	P	2	
<u>Retail Sales and Service, Sales-oriented</u> (see §12.2.5.F.2(a))	<u>Art or antique shop, including art work, art supplies and framing materials</u>	P	1	
	<u>Clothing shop</u>	P	1	
	<u>Delicatessen</u>	P	1	
	<u>Book, stationery, or card store</u>	P	1	
	<u>Department, furniture, home furnishings, or household appliance store</u>	P	1	
	<u>Drugstore</u>	P	1	
	<u>Dry goods or notion store</u>	P	1	
	<u>DVD/Video tape or record store</u>	P	1	
	<u>Electronics store</u>	P	1	
	<u>Florist or gift shop</u>	P	1	
	<u>Hardware, paint, or appliance store</u>	P	1	
	<u>Hobby or handcraft store</u>	P	1	
	<u>Ice cream or confectionery store</u>	P	1	
<u>Interior decorating store (with incidental interior service)</u>	P	1		

<u>Use Category</u>	<u>Specific Use Types</u>	<u>Permitted (P) or Use Permit (U)</u>	<u>Primary (1) or Secondary (2)</u>	<u>Use Standards</u>
	Jewelry store	P	1	
	Leather goods/luggage	P	1	
	Meat or fish market	P	1	
	Newsstand	P	1	
	Nursery, flower, or plant store	P	1	
	Grocery, fruit, or vegetable store	<u>P</u>	1	
	Pawnshop	P	2	
	<u>All other sales-oriented retail sales and service</u>	P	1	
			1	
<u>Retail Sales and Service, Personal-Service Oriented (see §12.2.5.F.2(b))</u>	Day Spa	P	1	
	Mortuary or funeral home	U	2	
	<u>Animal care facilities, Animal hospital or veterinary clinics, animal hospitals within a fully enclosed structure</u>	P	2	<u>12.5.2</u>
	<u>All other personal-service-oriented retail sales and service Bank or other financial institution (including check-cashing)</u>	P	2	<u>12.5.19</u>
	Automobile rental (retail functions only-no auto servicing) or automobile accessories and supplies(excluding installation)	P	2	
	Barbershop or beauty salon	P	2	
	Blueprinting, photostatting, or photo copy service	P	2	
	Clothes cleaning or laundry establishment	P	2	
	Dance studio	P	2	
	Employment agencies	P	2	
	Film processing or film exchange	P	2	
	Health club	P	2	
	Insurance sales	P	2	
	Music conservatory or music instruction	P	2	
	Palmistry	P	2	
	Photo studio	P	2	
	Private postal service	P	2	
Tax service	P	2		

<u>Use Category</u>	<u>Specific Use Types</u>	<u>Permitted (P) or Use Permit (U)</u>	<u>Primary (1) or Secondary (2)</u>	<u>Use Standards</u>
	Office (such as real estate broker, travel agency, medical, etc.)	P	2	
<u>Retail Sales and Service,</u>	<u>All repair-oriented retail sales and service</u>	<u>P</u>	<u>2</u>	
<u>Repair-oriented</u>	<u>Tailor or dressmaker</u>	<u>P</u>	<u>2</u>	
<u>(see §12.2.5.F.2©)</u>	<u>Locksmith</u>	<u>P</u>	<u>2</u>	
	<u>Shoe or small appliance repair shop</u>	<u>P</u>	<u>2</u>	
<u>Self-service storage uses</u> <u>(see §12.2.5.G)</u>	<u>Self-service storage facilities</u>	<u>U</u>	<u>1</u>	
<u>Vehicle Sales and Service</u> <u>(see §12.2.5.H)</u>	<u>Vehicle service establishment fuel station</u>	<u>U</u>	<u>2</u>	
	<u>Vehicle service establishment</u>	<u>U</u>	<u>2</u>	
<u>Industrial Use Categories</u>				
<u>Light Industrial Service</u> <u>(see §12.2.6.A)</u>	<u>Carpet and rug cleaning (excluding dyeing)</u>	<u>U</u>	<u>2</u>	
	<u>Medical or dental offices, clinics or laboratories</u>	<u>P</u>	<u>2</u>	
	<u>Sign painting shop</u>	<u>P</u>	<u>2</u>	
	<u>Printing, lithographing, or publishing</u>	<u>P</u>	<u>2</u>	
	<u>Upholstery shop</u>	<u>U</u>	<u>2</u>	
	<u>All other light industrial uses</u>			
<u>Accessory Uses</u>				
	<u>Live entertainment Nightclubs and restaurants with live entertainment/dancing</u>	<u>U</u>	<u>1</u>	
	<u>Drive-through facilities (restaurants only) Restaurant with drive-through window</u>	<u>U</u>	<u>1</u>	
<p><u>*The following uses are permitted with Special Exception Use Permit</u> If any of the aforementioned uses provide classes or instruction to children and, either twenty (20) percent or more of the total number of students enrolled in classes and/or instruction are children under eighteen (18) years of age or the total number of children under eighteen (18) years of age enrolled in classes scheduled to be held at any one time is ten (10) or more, the use may only be established subject to obtaining a use permit.</p>				
<p><u>*The following uses are permitted with Special Exception Use Permit</u> If any of the aforementioned uses provide classes or instruction to children and, either twenty (20) percent or more of the total number of students enrolled in classes and/or instruction are children under eighteen (18) years of age or the total number of children under eighteen (18) years of age enrolled in classes scheduled to be held at any one time is ten (10) or more, the use may only be established subject to obtaining a use permit.</p>				

APPENDIX B

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Part 9. Building Use Standards

901. Building Use Table

The following uses are permitted in the *Columbia Pike Neighborhoods Special Revitalization District* as specified further in the Building Envelope Standards.

When specific Use Standards are referenced below, they may be found in the *Arlington County Zoning Ordinance*.

<u>USE CATEGORY</u>	<u>SPECIFIC USE TYPES</u>	PERMITTED (P) or USE PERMIT (U); ACCESSORY USE (A)	USE STANDARD
RESIDENTIAL			
<u>Household Living</u> (see §12.2.3.A)	One 1-family <u>detached</u>	P	
	Two 2-family <u>detached</u>	P	
	Townhouse	P	12.3.2
	Multiple -family	P	
<u>Group Living</u> (see §12.2.3.B)	Boardinghouses and rooming houses	U	
	Group homes, institutional homes and institutions of an educational or philanthropic nature; except those of a correctional nature	U	12.3.5
	Private clubs, lodges, fraternities, sororities and dormitories	U	12.5.4
<u>Overnight Accommodations</u> (see §12.2.5.D)	Bed and breakfasts	U	12.5.3
<u>Offices</u> (see §12.2.5.C)	Offices or clinics, medical or dental, principal, of physicians, surgeons or dentists in existing apartment houses or residences converted to such use or in new buildings designed for such use	U	12.5.22
<u>Accessory Uses</u>	Accessory unit	P-A	
	Accessory unit, English Basement	P-A	
	Family day care homes for six to nine children	U-A	
	Family day care homes for up to five children	P-A	
	Home occupations	P-A	12.8.7
PUBLIC, CIVIC AND INSTITUTIONAL			
<u>Colleges</u> (see §12.2.4.A)	Schools and e Colleges and <u>universities</u> other public and private educational institutions, nursery schools, child care centers	U	
<u>Community Service</u>	Recreational and e Community center buildings	U	
	Libraries	U	

USE CATEGORY	SPECIFIC USE TYPES	PERMITTED (P) or USE PERMIT (U); ACCESSORY USE (A)	USE STANDARD
(see §12.2.4.B)	Museums and art galleries or studios	U	
	Public buildings of a cultural, recreational administrative or service type	U	
Day Care (see §12.2.4.C)	All day care uses Schools and colleges and other public and private educational institutions, nursery schools, child care centers	U	
Government Facilities (see §12.2.4.D)	Bus shelters; bike share stations Transit centers	U	
	Fire or police stations	U	
Passenger Terminals and Services (see §12.2.4.G)	Bus, trolley, air, boat and rail passenger terminals Transit centers	U	
Religious Institutions (see §12.2.5.H)	Churches, mosques, synagogues, and temples and other places of worship, including parish houses and Sunday schools, but excluding rescue missions or temporary revivals	P	
Schools (see §12.2.5.I)	Schools, elementary, middle and high and colleges and other public and private educational institutions, nursery schools, child care centers		
Entertainment, Indoor (see §12.2.5.B)	Indoor theater or auditorium	P	
Office (see §12.2.5.C)	Government, Offices, F-federal, state and local government buildings used exclusively by federal, state, and local governments for public purposes; except penal and correctional institutions	U	
GROUND STORY COMMERCE			
Passenger Terminals and Services (see §12.2.4.G)	Railroad, trolley, bus, air or boat passenger stations Public utilities and services; such as railroad, trolley, bus, air, or boat passenger stations; railroad offices, rights-of-way, and tracks (but excluding car barns, garages, railroad yards, sidings and shops); static transformer stations, transmission lines and towers, commercial and public utility radio towers, telephone exchanges (but excluding service and storage yards)	U	12.6.7 8

USE CATEGORY	SPECIFIC USE TYPES	PERMITTED (P) or USE PERMIT (U); ACCESSORY USE (A)	USE STANDARD
<u>Utilities, minor</u> (see §12.2.4.K)	All minor utilities, public utilities and services; such as railroad, trolley, bus, air, or boat passenger stations; railroad offices, rights of way, and tracks (but excluding car barns, garages, railroad yards, sidings and shops); static transformer stations, transmission lines and towers, commercial and public utility radio towers, telephone exchanges (but excluding service and storage yards)	<u>PU</u>	12.6.7 8
<u>Eating Establishments</u> (see §12.2.5.A)	Catering establishment, <u>small scale</u>	P	
<u>Office</u> (see §12.2.5.C)	Audio-visual production studio	U	
<u>Retail sales and service, sales-oriented</u> (see §12.2.5.F.2(a))	Animal <u>care facilities, veterinary clinics, and animal hospitals</u> or veterinary clinic within a fully enclosed structure	P	<u>§12.5.2</u>
<u>Retail sales and service, personal service-oriented</u> (see §12.2.5.F.2(b))	Banks or other financial institutions	P	
	Dry cleaning, <u>drop off stations</u> ers laundry and Laundromat	P	12.5.6
	Dry cleaners laundry and Laundromats	P	12.5.6
	Mailing service, including bulk mailing	P	
	Printing, <u>publishing and</u> lithographing or publishing	P	
	Private postal service limited to a gross floor area of 1,200 sq. ft.	P	<u>12.5.20</u>
<u>Light industrial</u> (see §12.2.6.A)	Sign painting shop, if conducted wholly within a completely enclosed building	P	
	Upholstery shop, if conducted wholly within a completely enclosed building	U	12.6.7
	Carpet and rug cleaning <u>plants establishments,</u> excluding dyeing	U	
<u>Telecommunications Facilities</u> (see §12.2.6.C)	All t Telecommunications <u>towers and facilities equipment, unscreened</u>	U	
UPPER STORY COMMERCE			
<u>Offices</u> (see §12.2.5.C)	Offices or clinics , medical or dental	P	<u>12.5.22</u>
	Offices	P	
	Offices of medical doctors, physicians, dentists or psychologists in existing institutional structures converted to such use	U	<u>12.5.22</u>
	Offices, business and professional	P	

USE CATEGORY	SPECIFIC USE TYPES	PERMITTED (P) or USE PERMIT (U); ACCESSORY USE (A)	USE STANDARD
	Business college operated as a commercial enterprise	P	
	Trade or commercial school, if not objectionable due to noise, odor, vibration or other similar causes	P	12.6.6
Retail sales and service, personal service-oriented (see §12.2.5.F.2(b))	Massage parlor and the like	U	
	All other personal service-oriented retail sales and service uses		
Light Industrial Service (see §12.2.6.A)	Medical or dental clinics and laboratories	P	
	Garage, private parking garage for exclusive use of occupants	P	
UPPER STORY AND GROUND STORY COMMERCE			
Religious Institutions (see §12.2.4.H)	Wedding chapel	P	
Overnight Accommodations (see §12.2.5.D)	Hotel	P	7.10.4.A; 7.13.4.A; 7.11.4.A; 7.12.4.A
Parking, Commercial (see §12.2.5.E)	Public parking area or public parking garage when located and developed as required in the Form Based Code	P	
Entertainment, Indoor (see §12.2.5.B)	Indoor and outdoor Skating rink	P	
	Indoor and outdoor Tennis, racquet or handball courts	U	
	Indoor Swimming pool	P	
Entertainment, Outdoor (see §12.2.5.B)	Indoor and outdoor Skating rink	P	
	Indoor and outdoor Tennis, racquet or handball courts	U	
Retail Sales and Service, Sales-oriented (see §12.2.5.F.2(a))	Interior decorating stores	P	
Retail Sales and Service, Personal Service-oriented (see §12.2.5.F.2(a))	All personal service-oriented retail sales and service Health clubs	P	12.5.19
	Dance studio	P	
	Music conservatory or music instruction	P	
Retail Sales and Service, Repair oriented	All repair-oriented retail sales and service Locksmith	P	
	Repair shop (small appliance, television, radio)	P	

USE CATEGORY	SPECIFIC USE TYPES	PERMITTED (P) or USE PERMIT (U); ACCESSORY USE (A)	USE STANDARD
(see §12.2.5.F.2(c))	Shoe repair	P	
	Tailor or dressmaker	P	
Accessory Uses	Swimming pools, private	P-A	12.8.9
RETAIL			
Eating Establishments (see §12.2.5.A)	Restaurants, limited Bakery	P	
	Food delivery services	U	
	Restaurant, fast food	U	
Entertainment, Indoor (see §12.2.5.B)	Restaurants, <u>general</u>	P	
	Billiard or pool halls	U	
Retail Sales and Service, Sales-oriented (see §12.2.5.F.2(a))	Bowling alleys	U	
	Grocery, convenience grocery, fruit or vegetable stores	P	12.5.9
	Grocery, fruit or vegetable store without restriction or maximum gross floor area	P	12.5.10
	Kiosks	U	12.5.12
	Nursery, flower or plant stores	P	12.5.16
	Open-air markets	U	12.5.23
	Florist or gift shops	P	12.5.7
	All other sales-oriented retail sales and service Art or antique shop	P	
	Art store, including art work, art supplies and framing materials	P	
	Automobile accessories and supplies, excluding installation	P	
	Bakery	P	
	Book or stationary stores	P	
	Clothing or wearing apparel shops	P	
	Delicatessen	P	
	Department, furniture or household appliance store	P	
	Drugstores	P	
	Dry goods or notion stores	P	
	Hardware, paint or appliance stores	P	
	Hobby or handcraft store	P	
	Home furnishings stores	P	
	Ice cream or confectionery store	P	
Jewelry store	P		
Meat or fish market	P		
Newsstand	P		
Optical stores	P		
Pawnshop	P		
Pet shops, bird stores or taxidermists	P		

<u>USE CATEGORY</u>	<u>SPECIFIC USE TYPES</u>	PERMITTED (P) or USE PERMIT (U); ACCESSORY USE (A)	USE STANDARD
	Secondhand store, if conducted wholly within a completely enclosed building	P	
	Shoe store	P	
	Sporting goods store	P	
	Variety store	P	
	Video tape, DVD or record store	P	
<u>Retail Sales and Service, Personal Service-oriented (see §12.2.5.F.2(b))</u>	<u>All personal-service oriented retail sales and service</u>	P	<u>12.5.19</u>
	Barbershop or beauty parlor		
	Blueprinting or photostating	P	
	Film exchange	P	
	Palmistry	P	
	Photo copy services	P	
	Photography studio	P	
<u>Accessory Uses</u>	Live entertainment Nightclubs and restaurants providing live entertainments, including dance halls	U	
	Outdoor café associated with a restaurant on public right-of-way or easement for public use	U	12.5.24