

## LAND USES

### R-L (Residential Low-Density) and R-E (Residential Estate)

**Permitted Uses** = Use is permitted by right in the zoning district

**Design Review** = Use is permitted in the zoning district but is subject to additional review by City staff

**Use by Special Review** = All aspects of the proposed land use must be approved by the Planning Commission

PERMITTED USES	DESIGN REVIEW	USE BY SPECIAL REVIEW
<p><b><u>Residential</u></b>                      ⇒ Single-family Dwelling                      ⇒ Farming</p> <p><b><u>Commercial</u></b>  <b><i>Golf Uses</i></b>                      ⇒ Golf Courses, Country Clubs, Driving Ranges w/o lighting  <b><i>Recreation Uses</i></b>                      ⇒ Open Space                      ⇒ Park (pocket)                      ⇒ Park (neigh)                      ⇒ Park (comm/reg)</p> <p><b><u>Industrial</u></b>  <b><i>Telecommunication Uses</i></b>                      ⇒ Utility Service Facilities- less than 300 sq ft, no office or storage space  <b><i>Wireless Uses</i></b>                      ⇒ Co-location (on existing tower)**                      ⇒ Stealth Design**</p>	<p><b><u>Residential</u></b>                      ⇒ Group Homes (8 or less residents)</p> <p><b><u>Industrial</u></b>  <b><i>Telecommunications Uses</i></b>                      ⇒ Satellite Earth Station Antennas (over 3' in diameter)                      ⇒ Utility, Communication Towers/Cabinets less than building height permitted by zone</p> <p><b><i>Wireless Uses</i></b>                      ⇒ Roof-top mounted**</p>	<p><b><u>Institutional</u></b>                      ⇒ Child Care/Day-Care Centers/Preschools                      ⇒ Churches                      ⇒ Libraries, Museums Public or Quasi-public                      ⇒ Intermediate &amp; long term care, assisted living units                      ⇒ Police/Fire Stations Ambulance Dispatch and Storage                      ⇒ Schools                      ⇒ Universities, Colleges</p> <p><b><u>Commercial</u></b>  <b><i>Recreation Uses</i></b>                      ⇒ Community Recreation Buildings</p> <p><b><u>Industrial</u></b>                      ⇒ Oil &amp; Gas Operations  <b><i>Telecommunication Uses</i></b>                      ⇒ Utility, Communication Towers/Cabinets over building height permitted by zone                      ⇒ Utility Service Facilities more than 300 sq ft, no office or storage space                      ⇒ Utility Lines - over 33 KVA, Overhead</p> <p><b><i>Wireless Uses</i></b>                      ⇒ Free-standing(non-stealth)**</p>

\*\* As long as tower or building height is not increased

## LAND USES

### R-MH (Residential Mobile Home)

**Permitted Uses** = Use is permitted by right in the zoning district

**Design Review** = Use is permitted in the zoning district but is subject to additional review by City staff

**Use by Special Review** = All aspects of the proposed land use must be approved by the Planning Commission

PERMITTED USES	DESIGN REVIEW	USE BY SPECIAL REVIEW
<p><b><u>Commercial</u></b>  <b><i>Golf Uses</i></b>                      ⇒ Golf Courses, Country Clubs, Driving Ranges w/o lighting  <b><i>Recreation Uses</i></b>                      ⇒ Open Space                      ⇒ Park (pocket)                      ⇒ Park (neigh)                      ⇒ Park (comm/reg)</p> <p><b><u>Industrial</u></b>                      ⇒ Utility Service Facilities - less than 300 sq ft, no office or storage space  <b><i>Wireless Uses</i></b>                      ⇒ Co-location (on existing tower)**</p>	<p><b><u>Residential</u></b>                      ⇒ Mobile Homes, Mobile Home Parks, Land Lease Communities  <b><i>Telecommunication Uses</i></b>                      ⇒ Satellite Earth Station Antennas (over 3' in diameter)                      ⇒ Utility, Communication Towers/Cabinets less than bldg. height permitted by zone  <b><i>Wireless Uses</i></b>                      ⇒ Stealth Design**                      ⇒ Roof-top mounted**</p>	<p><b><u>Institutional</u></b>                      ⇒ Churches                      ⇒ Schools                      ⇒ Universities/Colleges  <b><u>Commercial</u></b>  <b><i>Recreation Uses</i></b>                      ⇒ Community Recreation Buildings  <b><u>Industrial</u></b>                      ⇒ Oil &amp; Gas Operations  <b><i>Telecommunication Uses</i></b>                      ⇒ Utility, Communication Towers/Cabinets over bldg. height permitted by zone                      ⇒ Utility Service Facilities - more than 300 sq ft, no office or storage space                      ⇒ Utility Lines - over 33 KVA, Overhead  <b><i>Wireless Uses</i></b>                      ⇒ Free-standing(non-stealth)**</p>

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## LAND USES

### R-M (Residential Medium Density)

**Permitted Uses** = Use is permitted by right in the zoning district

**Design Review** = Use is permitted in the zoning district but is subject to additional review by City staff

**Use by Special Review** = All aspects of the proposed land use must be approved by the Planning Commission

PERMITTED USES	DESIGN REVIEW	USE BY SPECIAL REVIEW
<p><b><u>Residential</u></b>                      ⇒ Single-family Dwellings                      ⇒ Two-family Dwellings                      ⇒ Townhouse Dwellings                      ⇒ Farming</p> <p><b><u>Commercial</u></b>  <b><i>Golf Uses</i></b>                      ⇒ Golf Courses, Country Clubs, Driving Ranges w/o lighting</p> <p><b><i>Recreation Uses</i></b>                      ⇒ Open Space                      ⇒ Park (pocket)                      ⇒ Park (neigh)                      ⇒ Park (comm/reg)</p> <p><b><u>Industrial</u></b>  <b><i>Telecommunication Uses</i></b>                      ⇒ Utility Service Facilities - less than 300 sq. ft., no office or storage space</p> <p><b><i>Wireless Uses</i></b>                      ⇒ Co-location (on existing tower)**</p>	<p><b><u>Residential</u></b>                      ⇒ Group Homes (8 or less residents)</p> <p><b><u>Industrial</u></b>  <b><i>Telecommunication Uses</i></b>                      ⇒ Satellite Earth Station Antennas (over 3' in diameter)</p> <p><b><i>Wireless Uses</i></b>                      ⇒ Stealth Design**                      ⇒ Roof-top mounted**</p>	<p><b><u>Institutional</u></b>                      ⇒ Child Care/Day-Care Centers/Preschools                      ⇒ Churches                      ⇒ Libraries, Museums, Public or Quasi-public                      ⇒ Intermediate &amp; Long-term Care, Assisted Living Units                      ⇒ Rehab Centers                      ⇒ Police/Fire Stations                      ⇒ Ambulance Dispatch and Storage                      ⇒ Schools                      ⇒ Universities/Colleges</p> <p><b><u>Commercial</u></b>  <b><i>Recreation Uses</i></b>                      ⇒ Community Recreation Buildings</p> <p><b><u>Industrial</u></b>                      ⇒ Oil &amp; Gas Operations</p> <p><b><i>Telecommunication Uses</i></b>                      ⇒ Utility, Communication Towers/Cabinets over bldg. height permitted by zone                      ⇒ Utility Service Facilities more than 300 sq ft, no office or storage space                      ⇒ Utility Lines - over 33 KVA, Overhead</p>

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## LAND USES

### R-H (Residential High Density)

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**Use by Special Review** = All aspects of the proposed land use must be approved by the Planning Commission

PERMITTED USES	DESIGN REVIEW	USE BY SPECIAL REVIEW
<p><b><u>Residential</u></b>                      ⇨ Single-family Dwellings                      ⇨ Two-family Dwellings                      ⇨ Multi-family Dwellings                      ⇨ Townhouse Dwellings                      ⇨ Boarding &amp; Rooming Houses, Dormitories, Fraternities, Sororities, Group Quarters, SRO's                      ⇨ Farming</p> <p><b><u>Commercial</u></b>  <b><i>Golf Uses</i></b>                      ⇨ Golf Courses, Country Clubs, Driving Ranges w/o lighting</p> <p><b><i>Recreation Uses</i></b>                      ⇨ Open Space                      ⇨ Park (pocket)                      ⇨ Park (neigh)                      ⇨ Park (comm/reg)</p> <p><b><u>Industrial</u></b>  <b><i>Telecommunication Uses</i></b>                      ⇨ Utility Service Facilities - less than 300 sq ft, no office or storage space</p> <p><b><i>Wireless Uses</i></b>                      ⇨ Co-location (on existing tower)**</p>	<p><b><u>Residential</u></b>                      ⇨ Group Homes (8 or less residents)                      ⇨ Mixed-use (must include residential)                      ⇨ Secondary Dwellings</p> <p><b><u>Institutional</u></b>                      ⇨ Child Care/Day-Care Centers/Preschools</p> <p><b><u>Commercial</u></b>  <b><i>Lodging</i></b>                      ⇨ Bed and Breakfast                      ⇨ Mixed-use (must include residential)                      ⇨ Offices***                      ⇨ Personal Service Shops (beauty, barber, tanning &amp; nail salons, shoe repair)***</p> <p><b><u>Industrial</u></b>  <b><i>Telecommunication Uses</i></b>                      ⇨ Satellite Antennas (over 3' in diameter)                      ⇨ Utility, Communication Towers/Cabinets less than bldg. height permitted by zone</p> <p><b><i>Wireless Uses</i></b>                      ⇨ Stealth Design**                      ⇨ Roof-top mounted**</p> <p>***Permitted Only as a Component of Mixed Use</p>	<p><b><u>Institutional</u></b>                      ⇨ Churches                      ⇨ Emergency Shelters, Missions                      ⇨ Libraries, Museums, Public or Quasi-public                      ⇨ Intermediate &amp; Long-Term Care, Assisted Living Units                      ⇨ Group Homes (more than 8 residents)                      ⇨ Rehab. Centers                      ⇨ Police/Fire Stations                      Ambulance Dispatch and Storage                      ⇨ Schools                      ⇨ Universities/Colleges</p> <p><b><u>Commercial</u></b>  <b><i>Recreation Uses</i></b>                      ⇨ Community Recreation Buildings</p> <p><b><u>Industrial</u></b>                      ⇨ Oil &amp; Gas Operations</p> <p><b><i>Telecommunication Uses</i></b>                      ⇨ Utility, Communication Towers/Cabinets over bldg. height permitted by zone                      ⇨ Utility Service Facilities more than 300 sq ft, no office or storage space                      ⇨ Utility Lines - over 33 KVA, Overhead</p> <p><b><i>Wireless Uses</i></b>                      ⇨ Free-standing(non-stealth)**</p>

\*\* As long as tower or building height is not increased

## LAND USES

### C-L (Commercial Low Intensity)

**Permitted Uses** = Use is permitted by right in the zoning district

<b>PERMITTED USES</b>		
<p><b><u>Residential</u></b> ⇒ Farming</p> <p><b><u>Institutional</u></b> ⇒ Libraries, Museums, Public or Quasi-public ⇒ Intermediate &amp; Long-Term Care, Assisted Living Units ⇒ Rehab Centers ⇒ Police/Fire Stations     Ambulance Dispatch and Storage</p> <p><b><u>Commercial</u></b> <b><i>Animal Uses</i></b> ⇒ Veterinary Clinic (no outdoor runs) ⇒ Art, Dance, Photo Studios, Galleries ⇒ Dry Cleaning (no cleaning on-site) <b><i>Golf Uses</i></b> ⇒ Golf Courses, Country Clubs, Driving Ranges w/o lighting</p>	<p><b><u>Commercial cont.</u></b> ⇒ Medical/Dental Offices &amp; Clinics, Massage Therapists, Medical Supply Sales &amp; Rental ⇒ Mortuaries, Funeral Homes ⇒ Offices ⇒ Personal Service Shops (Beauty/Barber, Tanning &amp; Nail Salons, Shoe Repair) ⇒ Printing/Copying Shops, Mail Centers</p> <p><b><i>Recreation Uses</i></b> ⇒ Open Space ⇒ Park (pocket) ⇒ Park (neigh) ⇒ Park (comm/reg)</p> <p><b><i>Restaurants</i></b> ⇒ Cafes &amp; Other Eating Establishments (includes outdoor seating/eating areas)</p> <p><b><i>Retail Sales</i></b> ⇒ under 3,000 sq ft, GFA - one or more combination of stores</p>	<p><b><u>Industrial</u></b> <b><i>Telecommunication Uses</i></b> ⇒ Utility Service Facilities - less than 300 sq ft, no office or storage space <b><i>Wireless Uses</i></b> ⇒ Co-location (on existing tower)**</p>

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## LAND USES

### C-L (Commercial Low Intensity)

**Design Review** = Use is permitted in the zoning district but is subject to review by City staff

**Use by Special Review** = All aspects of the proposed land use must be approved by the Planning Commission

DESIGN REVIEW	USE BY SPECIAL REVIEW
<p><b><u>Residential</u></b>                      ⇒Mixed-use (must include residential)                      ⇒Secondary Dwellings</p> <p><b><u>Institutional</u></b>                      ⇒Child Care/Day-CareCenters/Preschools</p> <p><b><u>Commercial</u></b>                      ⇒Banks, Savings &amp; Loans, Financial Institutions, ATM's, Drive-up windows, "D" required for drive-up windows                      ⇒Entertainment Establishment</p> <p><b><u>Lodging</u></b>                      ⇒Bed and Breakfast</p> <p><b><u>Industrial</u></b>  <b><i>Telecommunication Uses</i></b>                      ⇒Satellite Earth Station Antennas (over 3' in diameter)</p> <p><b><i>Wireless Uses</i></b>                      ⇒Stealth Design**                      ⇒Roof-top mounted**</p>	<p><b><u>Residential</u></b>                      ⇒Single-family Dwellings                      ⇒Two-family Dwellings                      ⇒Multi-family Dwellings                      ⇒Townhouse Dwellings                      ⇒Boarding &amp; Rooming Houses, Dormitories, Fraternities, Sororities, Group Quarters, SROs                      ⇒Group Homes (8 or less residents)</p> <p><b><u>Institutional</u></b>                      ⇒Emergency Shelters, Missions                      ⇒Hospitals                      ⇒Group Homes (more then 8 residents)                      ⇒Schools                      ⇒Schools - Adult (Business/Trade)                      ⇒Universities/Colleges                      ⇒Churches</p> <p><b><u>Commercial</u></b>  <b><i>Recreation Uses</i></b>                      ⇒Community Recreation Buildings</p> <p><b><u>Industrial</u></b>                      ⇒Oil &amp; Gas Operations</p> <p><b><i>Recycling Centers</i></b>                      ⇒Small Collection</p> <p><b><i>Telecommunication Uses</i></b>                      ⇒Utility, Communication Towers/Cabinets over building height permitted by zone                      ⇒Utility Service Facilities - more than 300 sq ft, no office or storage space                      ⇒Utility Lines - over 33 KVA, Overhead</p> <p><b><i>Wireless Uses</i></b>                      ⇒Free-standing(non-stealth)**</p>

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## LAND USES

### C-H (Commercial High Intensity)

**Permitted Uses** = Use is permitted by right in the zoning district

<b>PERMITTED USES</b>		
<p><b><u>Residential</u></b> ⇒ Farming</p> <p><b><u>Institutional</u></b> ⇒ Cemeteries, Columbarium ⇒ Churches ⇒ Emergency Shelters, Missions ⇒ Hospitals ⇒ Libraries, Museums, Public or Quasi-public ⇒ Intermediate and Long-Term Care, Assisted Living Units ⇒ Police/Fire Stations, Ambulance Dispatch and Storage ⇒ Schools - Adult (Business, Trade)</p> <p><b><u>Commercial</u></b> <b><i>Animal Uses</i></b> ⇒ Kennels (Could also be a DR) ⇒ Pet Stores ⇒ Veterinary Clinic (No outdoor runs) ⇒ Art, Dance, Photo Studios, Galleries</p> <p><b><i>Auto Uses</i></b> ⇒ Auto Rental (Maximum 10 Cars or Vans) ⇒ Car &amp; Truck Wash (over 3 bays USR) ⇒ Towing Services ⇒ Banks, Savings &amp; Loans, Financial Institutions, ATM's, Drive-up Windows - "DR" Required for Drive-up Windows ⇒ Bars, Taverns, Nightclubs, Lounges ⇒ Bingo Halls &amp; Parlors ⇒ Brew Pubs ⇒ Builders/Contractors Supply Offices &amp; Yards - Max. 25% of GFA for Indoor Assembly</p>	<p><b><u>Commercial Cont.</u></b> ⇒ Cleaning &amp; Janitorial Services ⇒ Dry Cleaning (no cleaning on-site) ⇒ Emission Testing Centers ⇒ Exterminating Shops</p> <p><b><i>Golf Uses</i></b> ⇒ Golf Courses, Country Clubs, Driving Ranges w/o Lighting ⇒ Golf Courses, Driving Ranges w/ Lighting ⇒ Miniature Golf ⇒ Laundromats</p> <p><b><i>Lodging</i></b> ⇒ Hotels, Motels ⇒ Medical/Dental Offices &amp; Clinics, Massage Therapists, Medical Supply Sales &amp; Rental ⇒ Mortuaries, Funeral Homes ⇒ Nurseries, Greenhouses, Garden Shops ⇒ Offices ⇒ Parking Lots &amp; Structures ⇒ Pawn Shops ⇒ Personal Service Shops (Beauty, Barber, Tanning &amp; Nail Salons, Shoe Repair) ⇒ Printing, Copying Shops, Mail Centers ⇒ Radio/TV Stations</p> <p><b><i>Recreation Uses</i></b> ⇒ Community Recreation Buildings ⇒ Indoor/Outdoor Extensive (Skating Rinks, Bowling Alleys, Video Arcades, Riding Clubs, Tennis Courts, etc.) ⇒ Outdoor Intensive (Go Cart Tracks, Bumper Cars, etc.) ⇒ Membership Clubs, Health Clubs, Martial Arts Studios</p>	<p><b><u>Commercial Cont.</u></b> ⇒ Open Space ⇒ Park (pocket) ⇒ Park (neigh) ⇒ Park (comm/reg) ⇒ Rental Service (Equipment, Small Tools, Supplies, Appliances, Home Furnishings) ⇒ Repair Shops</p> <p><b><i>Restaurants</i></b> ⇒ Cafes &amp; Other Eating Establishments (Including Outdoor Seating/Eating Areas)</p> <p><b><i>Retail Sales</i></b> ⇒ Under 3,000 sq ft, GFA 1 or combo. of Stores ⇒ 3,000 – 20,000 sq ft GFA 1 or Combination of Stores</p> <p><b><i>Theaters</i></b> ⇒ Indoor, Movie ⇒ Train, Shuttle, Bus Depots ⇒ Upholstery Shops</p> <p><b><u>Industrial</u></b> ⇒ Newspaper &amp; Publishing Plants, Binderies ⇒ Research &amp; Testing Labs</p> <p><b><i>Telecommunication Uses</i></b> ⇒ Utility Service Facilities less than 300 sq ft no office or storage space</p> <p><b><i>Wireless Uses</i></b> ⇒ Co-location (on existing tower)**</p>

\*\* As long as tower or building height is not increased

## LAND USES

### C-H (Commercial High Intensity)

**Design Review** = Use is permitted in the zoning district but is subject to review by City staff

**Use by Special Review** = All aspects of the proposed land use must be approved by the Planning Commission

DESIGN REVIEW	USE BY SPECIAL REVIEW
<p><b><u>Residential</u></b>                      ⇒Mixed-use (must include residential)                      ⇒Secondary Dwellings</p> <p><b><u>Institutional</u></b>                      ⇒Child Care/Day-Care Centers/Preschools</p> <p><b><u>Commercial</u></b>                      ⇒Entertainment Establishment</p> <p><b><u>Auto Uses</u></b>                      ⇒Auto Repair, Sales (Over 1 acre in size whether on individual sites or several such uses combined would be USR)                      ⇒Banks, Savings &amp; Loans, Financial Institutions, ATM's, Drive-up Windows - "D" required for Drive-up Windows                      ⇒Convenience Stores with Gas Sales                      ⇒Gas Stations (sites over 1 acre in size USR)                      ⇒Gas Stations with Repair, Lube &amp; Tire Shops - including underground fuel storage (sites over 1 acre in size USR)</p> <p><b><u>Lodging</u></b>                      ⇒Bed and Breakfast</p> <p><b><u>Restaurants</u></b>                      ⇒Drive-in or Drive-thru Facilities (including outdoor seating areas)                      ⇒Drive-up window</p> <p><b><u>Retail Sales</u></b>                      ⇒Large Retail (over 20,000 sq ft)</p> <p><b><u>Industrial</u></b></p> <p><b><u>Recycling Centers</u></b>                      ⇒Small Collection                      ⇒Large Collection &amp; Processing Facility</p> <p><b><u>Telecommunication Uses</u></b>                      ⇒Satellite Earth Station Antennas (over 3' in diameter)                      ⇒Utility, Communication Towers/Cabinets less than building height permitted by zone</p> <p><b><u>Warehousing</u></b>                      ⇒Self Serve Storage Units – (site over 5 acre in size is a USR)</p> <p><b><u>Wireless Uses</u></b>                      ⇒Stealth Design**                      ⇒Roof-top mounted**</p>	<p><b><u>Residential</u></b>                      ⇒Single-family Dwellings                      ⇒Two-family Dwellings                      ⇒Multi-family Dwellings                      ⇒Townhouse Dwellings                      ⇒Boarding &amp; Rooming Houses, Dormitories, Fraternities, Sororities, Group Quarters, SRO's                      ⇒Group Homes (8 or less residents)</p> <p><b><u>Institutional</u></b>                      ⇒Group Homes (more than 8 residents)                      ⇒Schools                      ⇒Universities/Colleges</p> <p><b><u>Commercial</u></b></p> <p><b><u>Animal Uses</u></b>                      ⇒Veterinary Clinic (outdoor runs)</p> <p><b><u>Auto Uses</u></b>                      ⇒Auto Repair, Sales (over 1 acre in size whether on individual sites or several such uses combined)                      ⇒Builders/Contractors Supply Office &amp; Yards - Maximum 25% of site for outdoor storage                      ⇒RV and Travel Trailer Parks</p> <p><b><u>Retail Sales</u></b>                      ⇒Large Retail (over 100,000 sq. ft. GFA)</p> <p><b><u>Theaters</u></b>                      ⇒Drive-in                      ⇒Outdoor - Auditoriums, Sports Arenas, Stadiums                      ⇒Theme or Amusement Parks, Zoos, Aquariums</p> <p><b><u>Warehousing</u></b>                      ⇒Self Serve Storage Units (sites over ½ acre in size)</p> <p><b><u>Industrial</u></b>                      ⇒Oil &amp; Gas Operations</p> <p><b><u>Telecommunication Services</u></b>                      ⇒Utility, Communication Towers/Cabinets over building height permitted by zone                      ⇒Utility Service Facilities - more than 300 sq ft, no office or storage space                      ⇒Utility Lines - Over 33 KVA, Overhead</p> <p><b><u>Wireless Uses</u></b>                      ⇒Free-standing(non-stealth)**</p>

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**LAND USES**

**I-L (Industrial Low Intensity)**

Permitted Uses = Use is permitted by right in the zoning district

<b>PERMITTED USES</b>		
<p><b><u>Residential</u></b> ⇒ Farming</p> <p><b><u>Institutional</u></b> ⇒ Cemeteries     Columbarium ⇒ Churches ⇒ Libraries, Museums,     Public or Quasi-public ⇒ Police/Fire Stations     Ambulance Dispatch and     Storage ⇒ Schools - Adult     (Business/Trade)</p> <p><b><u>Commercial</u></b> <b><i>Animal Uses</i></b> ⇒ Kennels (Could also be a DR) ⇒ Pet Stores ⇒ Stables – 5 or under (over     5 boarded-Special Review) ⇒ Veterinary Clinic     (no outdoor runs) ⇒ Veterinary Clinic     (outdoor runs) ⇒ Art, Dance, Photo     Studios, Galleries ⇒ Auction Houses     (excludes livestock)</p> <p><b><i>Auto Uses</i></b> ⇒ Auto Rental (Maximum 10     Cars or Vans) ⇒ Car &amp; Truck Wash – 3     bays or under (over 3 bays     USR) ⇒ Banks, Savings &amp; Loans,     Financial Institutions,     ATM’s, Drive-up     Windows - “D” required     for Drive-up Windows ⇒ Bars, Taverns, Nightclubs,     Lounges</p>	<p><b><u>Commercial Cont.</u></b> ⇒ Bingo Halls &amp; Parlors ⇒ Brew Pubs ⇒ Builders/Contractors     Supply Offices &amp; Yards -     max. 25% of GFA for     indoor assembly ⇒ Cleaning &amp; Janitorial     Services ⇒ Dry Cleaning (no     cleaning on-site) ⇒ Emission Testing     Centers ⇒ Exterminating Shops</p> <p><b><i>Golf Uses</i></b> ⇒ Golf Courses, Country     Clubs, Driving Ranges     w/o lighting ⇒ Golf Courses, Driving     Ranges with lighting ⇒ Miniature Golf ⇒ Laundromats</p> <p><b><i>Lodging</i></b> ⇒ Hotels, Motels</p> <p><b><i>Manufactured, Mobile Homes</i></b> ⇒ Sales Lots ⇒ Medical/Dental Offices &amp;     Clinics, Massage     Therapists, Medical     Supply Sales &amp; Rental ⇒ Mortuaries, Funeral     Homes ⇒ Nurseries, Greenhouses,     Garden Shops ⇒ Offices ⇒ Parking Lots &amp; Structures ⇒ Pawn Shops</p>	<p><b><u>Commercial Cont.</u></b> ⇒ Printing, Copy Shops,     Mail Centers ⇒ Radio/TV Stations</p> <p><b><i>Recreation Uses</i></b> ⇒ Community Recreation     Buildings ⇒ Indoor/Outdoor     Extensive (Skating Rinks,     Bowling Alleys, Video     Arcades, Riding Clubs,     Tennis Courts, etc.) ⇒ Membership Clubs,     Health Clubs, Martial Arts     Studios ⇒ Outdoor Intensive (Go Cart     Tracks, Bumper Cars, etc.) ⇒ Open Space ⇒ Park (pocket) ⇒ Park (neigh) ⇒ Park (comm/reg) ⇒ Rental Service     (Equipment, Small Tools,     Supplies, Appliances,     Home Furnishings) ⇒ Repair Shops ⇒ Taxidermist</p> <p><b><i>Theaters</i></b> ⇒ Indoor, Movie ⇒ Train, Shuttle, Bus     Depots ⇒ Upholstery Shops ⇒ Wholesale Goods &amp; Sales ⇒ Warehouse (no outdoor     storage)</p>

## LAND USES

### I-L (Industrial Low Intensity)

Permitted Uses = Use is permitted by right in the zoning district

#### PERMITTED USES

##### **Industrial**

- ⇒ Commercial Laundries & Dry Cleaning Plants
- ⇒ Crematoriums
- ⇒ Farm Equipment, Implement, Diesel & Bus Sales & Repair
- ⇒ Manufacturing, Fabrication, Assembly
- ⇒ Moving & Storage Companies
- ⇒ Newspaper & Publishing Plants, Binderies
- ⇒ Research & Testing Labs

##### ***Wireless Uses***

- ⇒ Co-location (on existing tower)\*\*
- ⇒ Stealth Design\*\*
- ⇒ Roof-top mounted\*\*

##### ***Transportation Facilities***

- ⇒ Low Impact
  
- ⇒ Truck, Trailer and Large Equipment Rental
  
- ⇒ Utility Service Facilities - Less than 300 sq ft, no office or storage space
  
- ⇒ Welding, Machine Shops

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## LAND USES

### I-L (Industrial Low Intensity)

**Design Review** = Use is permitted in the zoning district but is subject to review by City staff

**Use by Special Review** = All aspects of the proposed land use must be approved by the Planning Commission

DESIGN REVIEW	USE BY SPECIAL REVIEW
<p><b><u>Commercial</u></b>  <b><i>Auto Uses</i></b>                      ⇒ Auto Repair, Sales – under 1 acre (over 1 acre in size whether on individual sites or several such uses combined is a USR)                      ⇒ Banks, Savings &amp; Loans, Financial Institutions, ATM’s, Drive-up Windows - “D” required for drive- up windows                      ⇒ Entertainment Establishment                      ⇒ Gas Stations (under 1 acre)                      ⇒ Gas Stations with Repair, Lube &amp; Tire Shops - including underground fuel storage (over 1 acre in size USR)</p> <p><b><i>Lodging</i></b>                      ⇒ Bed and Breakfasts</p> <p><b><i>Warehousing</i></b>                      ⇒ Self Serve Storage Units (site over 5 acres in size is a USR)</p> <p><b><u>Industrial</u></b>                      ⇒ Adult Business  <b><i>Recycling Centers</i></b>                      ⇒ Small Collection                      ⇒ Large Collection &amp; Processing Facility  <b><i>Telecommunication Uses</i></b>                      ⇒ Satellite Antennas (over 3' in diameter)                      ⇒ Utility, Commercial Towers and Cabinets less than building height permitted by zone  <b><i>Wireless Uses</i></b>                      ⇒ Free-standing(non-stealth)**</p>	<p><b><u>Institutional</u></b>                      ⇒ Child Care/Day-Care Centers/Preschools                      ⇒ Emergency Shelters, Missions                      ⇒ Schools                      ⇒ Universities/Colleges  <b><u>Commercial</u></b>  <b><i>Animal Uses</i></b>                      ⇒ Stables (over 5 boarded - Special Review)                      ⇒ Auto repair, sales over 1 acre in size, whether on individual sites or several such uses combined                      ⇒ Builders/Contractors Supply Offices &amp; Yards - max 25% of site for outdoor storage                      ⇒ Convenience Stores with Gas Sales                      ⇒ Gas Station (site over 1 acre in size)                      ⇒ Gas Station with repair, lube &amp; tire shop – including underground fuel storage over 1 acre in size                      ⇒ Personal Service Shops (Beauty, Barber, Tanning &amp; Nail Salons, Shoe Repair)</p> <p><b><i>Restaurants</i></b>                      ⇒ Cafes, &amp; Other Eating Establishments (includes outdoor seating/eating areas)                      ⇒ Drive-in or Drive-thru Facilities (including outdoor seating areas)                      ⇒ Drive-up Window  <b><i>Retail Sales</i></b>                      ⇒ Under 3,000 sq ft GFA (one or combo. of stores)                      ⇒ 3,000 - 20,000 sq. ft. GFA (one or combo. of stores)                      ⇒ Large Retail (over 20,000 sq. ft.)                      ⇒ RV and Travel Trailer Parks  <b><i>Theaters</i></b>                      ⇒ Drive-in                      ⇒ Outdoor Auditoriums, Sports Arenas, Stadiums</p>

\*\* As long as tower or building height is not increased

## LAND USES

### I-L (Industrial Low Intensity)

**Design Review** = Use is permitted in the zoning district but is subject to review by City staff

**Use by Special Review** = All aspects of the proposed land use must be approved by the Planning Commission

#### USE BY SPECIAL REVIEW

##### **Commercial Cont.**

- ⇒ Theme or Amusement Parks, Zoos, Aquariums
- ⇒ Oil & Gas Operations

##### ***Telecommunication Uses***

- ⇒ Utility, Communication Towers/Cabinets  
over building height permitted by zone
- ⇒ Utility Service Facilities - more than  
300 sq. ft., no office or storage space
- ⇒ Utility Lines - over 33 KVA, overhead

##### ***Warehousing***

- ⇒ Site over 5 acres in size

## LAND USES

### I-M (Industrial Medium Intensity)

**Permitted Uses** = Use is permitted by right in the zoning district

<b>PERMITTED USES</b>		
<p><b><u>Residential</u></b>                      ⇨ Farming</p> <p><b><u>Institutional</u></b>                      ⇨ Cemeteries, Columbarium                      ⇨ Libraries, Museums, Public or Quasi-public                      ⇨ Police/Fire Stations                      ⇨ Ambulance Dispatch and Storage                      ⇨ Schools - Adult (Business, Trade)</p> <p><b><u>Commercial</u></b>  <b><i>Animal Uses</i></b>                      ⇨ Kennels (Could also be DR)                      ⇨ Pet Stores                      ⇨ Stables – 5 or under (over 5 boarded - special review)                      ⇨ Veterinary Clinic (no outdoor runs)                      ⇨ Veterinary Clinic (outdoor runs)                      ⇨ Art, Dance, Photo Studios, Galleries                      ⇨ Auction Houses (exclude livestock)</p> <p><b><i>Auto Uses</i></b>                      ⇨ Auto Rental (maximum 10 cars or vans)                      ⇨ Car &amp; Truck Wash (over 3 bays – USR)                      ⇨ Towing Services                      ⇨ Banks, Savings &amp; Loans, Financial Institutions, ATM's, Drive-up Windows - "D" required for drive-up windows</p>	<p>⇨ Bars, Taverns, Nightclubs, Lounges                      ⇨ Bingo Halls &amp; Parlors                      ⇨ Brew Pubs                      ⇨ Builders/Contractors                      ⇨ Supply Offices &amp; Yards - max. 25% of GFA for indoor assembly                      ⇨ Cleaning &amp; Janitorial Services                      ⇨ Dry Cleaning (no cleaning on-site)                      ⇨ Emission Testing Centers                      ⇨ Exterminating Shops                      ⇨ Flea and Farmers Markets, Swap Meets - Outdoor</p> <p><b><i>Golf Uses</i></b>                      ⇨ Golf Courses, Country Clubs, Driving Ranges without lighting                      ⇨ Golf Courses, Driving Ranges with lighting                      ⇨ Miniature Golf                      ⇨ Laundromats</p> <p><b><i>Manufactured, Mobile Homes</i></b>                      ⇨ Sales Lots                      ⇨ Repair                      ⇨ Mortuaries, Funeral Homes                      ⇨ Nurseries, Greenhouses, Garden Shops                      ⇨ Offices</p>	<p>⇨ Parking Lots &amp; Structures                      ⇨ Pawn Shops                      ⇨ Printing, Copying Shops, Mail Centers                      ⇨ Radio &amp; TV Stations</p> <p><b><i>Recreation Uses</i></b>                      ⇨ Community Recreation Buildings                      ⇨ Indoor, Outdoor Extensive (Skating Rinks, Bowling Alleys, Video Arcades, Riding Clubs, Tennis Courts, etc.)                      ⇨ Outdoor Intensive (Go Cart Tracks, Bumper Cars, etc.)                      ⇨ Open Space                      ⇨ Park (pocket)                      ⇨ Park (neigh)                      ⇨ Park (comm/reg)                      ⇨ Rental Service (Equipment, small tools, supplies, appliances, home furnishings)                      ⇨ Repair Shops                      ⇨ Taxidermist</p> <p><b><i>Theaters</i></b>                      ⇨ Indoor, Movie                      ⇨ Train, Shuttle, Bus Depots                      ⇨ Upholstery Shops                      ⇨ Warehousing (No Outdoor Storage)                      ⇨ Wholesale Goods &amp; Sales</p>

# LAND USES

## I-M (Industrial Medium Intensity)

**Permitted Uses** = Use is permitted by right in the zoning district

<b>PERMITTED USES</b>	
<b><u>Industrial</u></b>	<b><i>Utility Service Facilities</i></b>
⇒ Bulk Storage of Flammable liquids & Gases - (below ground), LP Tanks as per Fire Code	⇒ Less than 300 sq ft, no office or storage space
⇒ Co-generation & Power Plants	⇒ More than 300 sq ft, no office or storage space
⇒ Commercial Laundries & Dry Cleaning Plants	⇒ Water & Waste Water Treatment Plants
⇒ Concrete, Asphalt Batch Plants	⇒ Welding, Machine Shops
⇒ Crematoriums	⇒ Well Drilling Companies
⇒ Farm Equipment, Implement, Diesel & Bus Sales & Repair	<b><i>Wireless Uses</i></b>
⇒ Manufacturing, Fabrication, Assembly	⇒ Co-location (on existing tower)**
⇒ Moving & Storage Companies	⇒ Stealth Design**
⇒ Newspaper & Publishing Plants, Binderies	⇒ Roof-top mounted**
⇒ Research & Testing Labs	
<b><i>Transportation Facilities</i></b>	
⇒ Low Impact	
⇒ High Impact	
⇒ Truck, Trailer and Large Equipment Rental	
⇒ Trucking & Freight Terminals	

\*\* As long as tower or building height is not increased

**LAND USES**  
**I-M (Industrial Medium Intensity)**

**Design Review** = Use is permitted in the zoning district but is subject to review by City staff

**Use by Special Review** = All aspects of the proposed land use must be approved by the Planning Commission

<b>DESIGN REVIEW</b>	<b>USE BY SPECIAL REVIEW</b>
<p><b><u>Commercial</u></b>  <b><i>Auto Uses</i></b>            ⇨ Auto Repair, Sales-under 1 acre (over 1 acre in size is a USR)            ⇨ Banks, Savings and Loans, Financial Institutions, ATM's, Drive-up Windows -"D" required for drive-up windows            ⇨ Gas Stations-under 1 acre (over 1 acre in size is a USR)            ⇨ Gas Stations with Repair, Lube &amp; Tire Shops - including Underground Fuel Storage (over 1 acre in size is a USR)            ⇨ Entertainment Establishment            ⇨ Builder/Contractor Supply Offices and Yards (Maximum 25% of site for outdoor storage)</p> <p><b><i>Warehousing</i></b>            ⇨ Outdoor Storage            ⇨ Self Serve Storage Unit – under 5 acres (site over 5 acres in size requires a USR)</p> <p><b><u>Industrial</u></b>            ⇨ Adult Business</p> <p><b><i>Recycling Centers</i></b>            ⇨ Small Collection            ⇨ Large Collection &amp; Processing Facility</p> <p><b><i>Telecommunication Uses</i></b>            ⇨ Satellite Antennas over 3' in Diameter            ⇨ Utility, Communication Towers/Cabinets less than Building Height Permitted by Zone</p> <p><b><i>Wireless Uses</i></b>            ⇨ Free-standing(non-stealth)**</p>	<p><b><u>Institutional</u></b>            ⇨ Child Care/Day-Care Centers/Preschools            ⇨ Churches</p> <p><b><u>Commercial</u></b>  <b><i>Animal Uses</i></b>            ⇨ Stables (over 5 boarded)</p> <p><b><i>Auto Uses</i></b>            ⇨ Auto Repair, Sales (over 1 acre)            ⇨ Car/ Truck Wash (over 3 bays)            ⇨ Convenience Stores with Gas Sales            ⇨ Gas Stations with Repair, Lube &amp; Tire Shops – including Underground Fuel Storage (over 1 acre in size)            ⇨ Personal Service Shops (Beauty, Barber, Tanning &amp; Nail Salons, Shoe Repair)</p> <p><b><i>Restaurants</i></b>            ⇨ Cafes, &amp; Other Eating Establishments (includes outdoor seating/eating areas)            ⇨ Drive-in or Drive-thru facilities (including outdoor seating areas)            ⇨ Drive-up Window</p> <p><b><i>Retail Sales</i></b>            ⇨ Under 3,000 sq ft GFA (one or combo of stores)            ⇨ 3,000 - 20,000 sq ft GFA (one or combo of stores)            ⇨ Large Retail (over 20,000 sq ft)            ⇨ Large Retail (over 100,000 sq ft)            ⇨ RV and Travel Trailer Parks</p> <p><b><i>Theaters</i></b>            ⇨ Drive-in            ⇨ Outdoor Auditoriums, Sports Arenas, Stadiums            ⇨ Theme or Amusement Parks, Zoos, Aquariums</p> <p><b><u>Industrial</u></b>            ⇨ Airports, Heliports            ⇨ Chemical Manufacturing Plants            ⇨ Food &amp; Beverage Processing            ⇨ Oil &amp; Gas Operations            ⇨ Race Tracks</p> <p><b><i>Telecommunication Uses</i></b>            ⇨ Utility, Communication Towers/Cabinets over building height permitted by zone            ⇨ Utility Lines - Over 33 KVA, overhead</p> <p><b><i>Waste Management</i></b>            ⇨ Refuse Transfer            ⇨ Warehousing site over 5 acres in size</p>

\*\* As long as tower of building height is not increased

## LAND USES

### I-H (Industrial High Intensity)

**Permitted Uses** = Use is permitted by right in the zoning district

<b>PERMITTED USES</b>		
<p><b><u>Residential</u></b> ⇒ Farming</p> <p><b><u>Institutional</u></b> ⇒ Cemeteries, Columbarium ⇒ Schools - Adult (Business, Trade)</p> <p><b><u>Commercial</u></b> <b><i>Animal Uses</i></b> ⇒ Kennels ⇒ Auction Houses (exclude livestock)</p> <p><b><i>Auto Uses</i></b> ⇒ Towing Services ⇒ Banks, Savings &amp; Loans, Financial Institutions, ATM's, Drive-up Windows - "D" required for drive-up windows ⇒ Builders, Contractors Supply Offices &amp; Yards - Maximum 25% of GFA for indoor assembly ⇒ Cleaning &amp; Janitorial Services ⇒ Exterminating Shops ⇒ Flea and Farmers Markets, Swap Meets - Outdoor</p> <p><b><i>Golf Uses</i></b> ⇒ Golf Courses, Driving Ranges with Lighting</p> <p><b><i>Manufactured, Mobile Homes</i></b> ⇒ Repair ⇒ Offices ⇒ Parking Lots &amp; Structures ⇒ Radio &amp; TV Stations</p>	<p><b><i>Recreation Uses</i></b> ⇒ Community Recreation Buildings ⇒ Open Space ⇒ Park (pocket) ⇒ Park (neigh) ⇒ Park (comm/reg) ⇒ Taxidermist</p> <p><b><i>Theaters</i></b> ⇒ Drive-in ⇒ Warehousing (No Outdoor Storage) ⇒ Wholesale Goods &amp; Sales</p> <p><b><u>Industrial</u></b> ⇒ Bulk Storage of Flammable Liquids &amp; Gases - (below ground), LP Tanks as per Fire Code ⇒ Co-generation &amp; Power Plants ⇒ Commercial Laundries &amp; Dry Cleaning Plants ⇒ Concrete, Asphalt Batch Plants ⇒ Crematoriums ⇒ Farm Equipment, Implement, Diesel &amp; Bus Sales &amp; Repair ⇒ Manufacturing, Fabrication, Assembly ⇒ Moving &amp; Storage Companies ⇒ Newspaper &amp; Publishing Plants, Binderies ⇒ Research &amp; Testing Labs</p>	<p><b><i>Transportation Facilities</i></b> ⇒ Low Impact ⇒ High Impact ⇒ Truck, Trailer and Large Equipment Rental ⇒ Trucking &amp; Freight Terminals</p> <p><b><i>Utility Service Facilities</i></b> ⇒ Less than 300 sq ft, no office or storage space ⇒ More than 300 sq ft, no office or storage space ⇒ Water &amp; Waste Water Treatment Plants ⇒ Welding, Machine Shops ⇒ Well Drilling Companies</p> <p><b><i>Wireless Uses</i></b> ⇒ Co-location (on existing tower)** ⇒ Stealth Design** ⇒ Roof-top mounted**</p>

\*\* As long as tower of building height is not increased



## LAND USES

### I-H (Industrial High Intensity)

**Design Review** = Use is permitted in the zoning district but is subject to review by City staff

**Use by Special Review** = All aspects of the proposed land use must be approved by the Planning Commission

DESIGN REVIEW	USE BY SPECIAL REVIEW
<p><b><u>Commercial</u></b>                      ⇨ Banks, Savings and Loans, Financial Institutions, ATM's, Drive-up Windows-“D” required for drive-up windows                      ⇨ Builders, Contractors Supply Offices &amp; Yards -maximum 25% of site outdoor storage                      ⇨ Gas Stations – under 1 acre (sites over 1 acre size USR)                      ⇨ Gas Stations with Repair, Lube &amp; Tire Shops - including Underground Fuel Storage (sites over 1 acre size USR)</p> <p><b><u>Warehousing</u></b>                      ⇨ Outdoor Storage                      ⇨ Self Serve Storage Units – under 5 acres (sites over 5 acres in size require a Use By Special Review)</p> <p><b><u>Industrial</u></b>                      ⇨ Adult Business</p> <p><b><u>Recycling Centers</u></b>                      ⇨ Small Collection                      ⇨ Large Collection &amp; Processing Facility</p> <p><b><u>Telecommunication Uses</u></b>                      ⇨ Satellite Antennas over 3' in Diameter                      ⇨ Utility, Communication Towers/Cabinets less than building height permitted by zone</p> <p><b><u>Wireless Uses</u></b>                      ⇨ Free-standing(non-stealth)**</p>	<p><b><u>Institutional</u></b>                      ⇨ Churches</p> <p><b><u>Commercial</u></b>  <b><u>Auto Uses</u></b>                      ⇨ Auto Repair, sales over 1 acre in size, whether on individual sites or several such uses combined                      ⇨ Comm. Truck Wash                      ⇨ Car &amp; truck wash over 3 bays                      ⇨ Convenience Stores with Gas Sales                      ⇨ Gas Stations with Repair, Lube &amp; Tire Shops – including Underground Fuel Storage, site over 1 acre size                      ⇨ Theme or Amusement Parks, Zoos, Aquariums</p> <p><b><u>Industrial</u></b>                      ⇨ Airports, Heliports                      ⇨ Auto Dismantling, Junk &amp; Salvage Yards                      ⇨ Chemical Manufacturing Plants                      ⇨ Food &amp; Beverage Processing                      ⇨ Foundries                      ⇨ Grain &amp; Feed Elevators &amp; Supply                      ⇨ Livestock Auctions                      ⇨ Oil &amp; Gas Operations                      ⇨ Race Tracks                      ⇨ Rendering Plants, Slaughterhouse, Meat Processing, Packaging</p> <p><b><u>Telecommunication Uses</u></b>                      ⇨ Utility Communication Towers/Cabinets over building height permitted by zone                      ⇨ Utility Lines-over 33 KVA, overhead</p> <p><b><u>Waste Management</u></b>                      ⇨ Refuse Transfer</p>

\*\* As long as tower of building height is not increased

# LAND USES

## H-A (Holding Agriculture)

**Permitted Uses** = Use is permitted by right in the zoning district

**Design Review** = Use is permitted in the zoning district but is subject to additional review by City staff

**Use by Special Review** = All aspects of the proposed land use must be approved by the Planning Commission

PERMITTED USES	DESIGN REVIEW	USE BY SPECIAL REVIEW
<p><b><u>Residential</u></b> ⇒ Single-family ⇒ Farming <b><u>Commercial</u></b> <b><i>Animal Uses</i></b> ⇒ Stables – under 5 acres (over 5 boarded is special review) <b><i>Recreation Uses</i></b> ⇒ Open Space</p>		<p><b><u>Commercial</u></b> <b><i>Animal Uses</i></b> ⇒ Stables (over 5 boarded is special review) <b><u>Industrial</u></b> ⇒ Oil &amp; Gas Operations ⇒ Utility Lines - Over 33 KVA, Overhead</p>

## LAND USES

### CD (Conservation District)

**Permitted Uses** = Use is permitted by right in the zoning district

**Design Review** = Use is permitted in the zoning district but is subject to additional review by City staff

**Use by Special Review** = All aspects of the proposed land use must be approved by the Planning Commission

PERMITTED USES	DESIGN REVIEW	USE BY SPECIAL REVIEW
<b><u>Residential</u></b> ⇒ Farming <b><u>Commercial</u></b> <b><i>Recreation Uses</i></b> ⇒ Open Space ⇒ Park (pocket) ⇒ Park (neigh) ⇒ Park (comm/reg)		<b><u>Industrial</u></b> ⇒ Gravel & Mineral Extraction ⇒ Oil & Gas Operations ⇒ Utility Lines - Over 33 KVA, Overhead