

**Exhibit A –  
Proposed Chapter 33 – Land Use Tables**

## Chapter 21A.33

### LAND USE TABLES

#### Section:

21A.33.010: General Provisions

21A.33.020: Table of Permitted and Conditional Uses for Residential Districts

21A.33.030: Table of Permitted and Conditional Uses for Commercial Districts

21A.33.040: Table of Permitted and Conditional Uses for Manufacturing Districts

21A.33.050: Table of Permitted and Conditional Uses for Downtown Districts

21A.33.060: Table of Permitted and Conditional Uses for Gateway Districts

21A.33.070: Table of Permitted and Conditional Uses for Special Purpose Districts

21A.33.010: General Provisions

- A. Permitted Uses: The uses specified as permitted uses in sections 21A33.020, 21A.33.030, 21A.33.040, 21A.33.050, 21A.33.060, and 21A.33.070, Tables of Permitted and Conditional Uses, of this chapter, are permitted provided that they comply with all requirements of this chapter, the general standards set forth in part IV of this title and all other applicable requirements of this title.
- B. Conditional Uses: The uses specified as conditional uses in sections 21A33.020, 21A.33.030, 21A.33.040, 21A.33.050, 21A.33.060, and 21A.33.070, Tables of Permitted and Conditional Uses, of this chapter shall be allowed provided they are approved pursuant to the standards and procedures for conditional uses set forth in chapter 21A.54 of this title, and comply with all other applicable requirements of this title.
- C. Uses Not Permitted: Any use specifically listed without a "P" or a "C" designated in the Tables of Permitted and Conditional Uses for a district shall not be allowing in that zoning district.

**Exhibit B –  
Proposed Land Use Table Amendments**

**Exhibit B.1-  
Residential Table**

24A-24-190 21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
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		Permitted And Conditional Uses, By District Residential Districts																	
Old Use Title	New Use Title	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 7,000	R-1/ 5,000	SR- 1	SR- 2	SR- 3	R-2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R- MU- 35	R- MU- 45	R- MU	RO
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title.	Accessory use, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	
Bed and breakfast	Adaptive reuse of a landmark site	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>		C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	P	P	P	P	P <sup>6</sup>
House museum in landmark sites (see subsection 21A.24.010T of this chapter)	Adaptive reuse of a landmark site	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>		C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>6</sup> P <sup>6</sup>
Offices and reception centers in landmark sites (see subsection 21A.24.010T of this chapter)	Adaptive reuse of a landmark site	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>		C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C <sup>6</sup> P <sup>6</sup>
Liquor store	Alcohol, liquor store																		
Private clubs/tavern/ lounge/brewpub; 2,500-square feet or less in floor area	Alcohol, social club/tavern/brewpub; 2,500 square feet or less in floor area																	C <sup>9</sup>	
Veterinary offices	Animal, veterinary office																		
Art galleries	Art gallery																		
Bed and breakfast inn	Bed and breakfast inn																		
Bed and breakfast manor	Bed and breakfast manor																		
Medical and dental clinics and offices	Clinic (medical, dental)																		
Community gardens as defined in chapter 21A.62 of this title and as regulated by subsection	Community garden	C	C	C	C	C	C												

<u>21A.24.010Q</u> of this chapter—		FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR- 1	SR- 2	SR- 3	R-2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R- MU- 35	R- MU- 45	R- MU	RO
Old Use Title	New Use Title																			
Crematorium	Crematorium																C	C	C	
Adult-daycare-center—	Daycare center, adult															P	P	P	P	P
Child-daycare-center—	Daycare center, child															P	P	P	P	P
Accessory-guest-and-servants'-quarters—	Dwelling, accessory guest and servant's quarter	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>																
Assisted-living-facility, large—	Dwelling, assisted living facility (large)												C	P	P		C	P	P	P
Assisted-living-facility, small—	Dwelling, assisted living facility (small)	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P
Group-home, large (see section <u>21A.36.070</u> of this title)—	Dwelling, group home (large)																			
Group-home, small (see section <u>21A.36.070</u> of this title)—	Dwelling, group home (small)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Manufactured-home—	Dwelling, manufactured home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Multiple-family-dwellings—	Dwelling, multi-family																			
Resident-healthcare-facility (see section <u>21A.36.040</u> of this title)—	Dwelling, resident healthcare facility																			
Residential-substance-abuse-treatment-home, large—	Dwelling, residential substance abuse treatment home (large)																			
Residential-substance-abuse-treatment-home, small—	Dwelling, residential substance abuse treatment home (small)																			
Rooming (boarding) house—	Dwelling, rooming (boarding) house																			
Single-family-attached-dwellings—	Dwelling, single-family (attached)									P										
Single-family-detached-dwellings—	Dwelling, single-family (detached)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Old Use Title	New Use Title	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR- 1	SR- 2	SR- 3	R-2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R- MU- 35	R- MU- 45	R- MU	RO
Transitional victim home, large (see section 21A.36.090 of this title)	Dwelling, transitional victim home (large)													C	C			C	C	C
Transitional victim home, small (see section 21A.36.090 of this title)	Dwelling, transitional victim home (small)												C	C	P		C	C	P	P
Twin home dwellings	Dwelling, twin home and two-family							P		P	P	P	P			P	P	P	P	P
Two family dwellings	Dwelling, twin home and two-family							P		P	P <sup>2</sup>	P	P			P	P	P	P	P
Dormitories, fraternities, sororities (see section 21A.36.150 of this title)	Dwelling; dormitory, fraternity, sorority						P <sup>10</sup>													
Eleemosynary facilities	Eleemosynary facility	C	C	C	C	C	C	C		C	C	C	C	P	P		C	P	P	P
Accessory uses on accessory lots	Eliminate																			
Transitional treatment home, large (see section 21A.36.090 of this title)	Eliminate																			
Transitional treatment home, small (see section 21A.36.090 of this title)	Eliminate																			
Pedestrian pathways, trails and greenways	Eliminate	P	P	P	P	P	P	P		P	P	P	P	P	P		P	P	P	P
Parking, off site facilities (accessory to permitted uses)	Eliminate																			
Reuse of church and school buildings	Eliminate																			
Dance studio	Eliminate																			
Financial institutions with drive-through facilities	Eliminate																		P <sup>3</sup>	P
Gas station (may include accessory convenience retail and/or minor repairs) as defined in chapter 21A.62 of this title	Eliminate																			
Financial institutions without drive-	Financial institution																P	P	P <sup>3</sup>	P <sup>6</sup>

through facilities—		FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR- 1	SR- 2	SR- 3	R-2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R- MU- 35	R- MU- 45	R- MU	RO	
Old Use Title	New Use Title																				
Funeral home	Funeral home																				
Governmental uses and facilities—	Governmental facility																				
Laboratory, medical, dental, optical—	Laboratory (medical, dental, optical)																				
Library	Library																				
Mixed-use developments, including residential and other uses allowed in the zoning district—	Mixed use development																				
Municipal service uses, including city utility uses and police and fire stations—	Mobile food business (operation on private property)																				
Museum	Museum																				
Nursing care facility (see section 21A:36-060 of this title)—	Nursing care facility																				
Nursing care facility (see section 21A:36-060 of this title)—	Nursing care facility																				
Offices, excluding medical and dental clinics and offices—	Office, excluding medical and dental clinic and office																				
Natural open space and conservation areas on lots less than 4 acres in size—	Open space on lots less than 4 acres in size																				
Parks and playgrounds, public and private, less than 4 acres in size—	Park																				
Park and ride parking, shared with church parking lot on arterial street—	Park and ride parking, shared with church parking lot on arterial street																				



Old Use Title	New Use Title	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF-30	RMF-35	RMF-45	RMF-75	RB	R-MU-35	R-MU-45	R-MU	RO
Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB zones)	Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB zones)															C	C	C	C	C
Places of worship on lots less than 4 acres in size	Place of worship on lots less than 4 acres in size	C	C	C	C	C	C	C												
Community and recreation centers, public and private on lots less than 4 acres in size	Recreation (indoor)																P	P	P	P
Health and fitness facility	Recreation (indoor)																			
Restaurants, without drive-through facilities	Restaurant																			
Restaurant, with drive-through facilities	Restaurant with drive through facility																			
Retail goods establishments	Retail goods establishment																			
Plant and garden shop, with outdoor retail sales area	Retail goods establishment, plant and garden shop with outdoor retail sales area																			
Retail service establishments	Retail service establishment																			
Music conservatory	School, music conservatory																			
Schools, professional and vocational	School, professional and vocational																			
Seminaries and religious institutes	School, seminary and religious institute	C	C	C	C	C	C	C												
Art studio	Studio, art																			
Live performance theaters	Theater, live performance																			
Movie theaters	Theater, movie																			

Old Use Title	New Use Title	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1 1	SR-2 2	SR-3 3	R-2	RMF-30	RMF-35	RMF-45	RMF-75	RB	R-MU-35	R-MU-45	R-MU	RO
Public/private utility buildings and structures <sup>5</sup>	Utility, building or structure	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>		P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5,7</sup>
Public/private utility transmission wires, lines, pipes and poles <sup>5</sup>	Utility, transmission wire, line, pipe or pole	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>												
Wireless telecommunications facilities (see table 21A.40.090E of this title)	Wireless telecommunications facility (see table 21A.40.090E of this title)	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>												

Qualifying provisions:

1. A single apartment unit may be located above first floor retail/office.
2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).
3. Subject to conformance with the provisions of subsection 21A.24.170E of this chapter. Reserved
4. Construction for a nonresidential use shall be subject to all provisions of subsections 21A.24.160I and J of this chapter. Reserved
5. See subsection 21A.02.050B of this title for utility regulations.
6. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to the conditional use process.
7. Subject to conformance to the provisions in section 21A.02.050 of this title.
8. A conditional use permit for a class B or C private club or association shall be subject to the following qualifying provisions. For the purpose of these provisions a class B or C private club or association shall have the meaning set forth in title 5, chapter 5.50 of this code, as amended.
  - (1) Require that a security and operations plan be prepared and filed with the city which shall include:
    - (A) A complaint-response community relations program;
    - (B) Having a representative of the private club or association meet with neighbors upon request to attempt to resolve any neighborhood complaints regarding the operations on the premises;
    - (C) Design and construction requirements to ensure that any sound level originating within the premises, measured within 15 feet from an exterior wall or door thereof, does not exceed the maximum permissible sound level set forth for residential use districts in section 9.28.060 of this code;
    - (D) Allowing live entertainment only within an enclosed building subject to the foregoing sound limit;
    - (E) Prohibiting electronically amplified sound in any exterior portion of the premises;
    - (F) Designating a location for smoking tobacco outdoors in conformance with state law;
    - (G) Having trash strewn on the premises, including any smoking and parking lot areas, be collected and deposited in a trash receptacle by 6:00 A.M. the following day; and
    - (H) Having portable trash receptacles on the premises emptied daily and automated receptacles emptied at least weekly. Automated receptacles shall be located only within a city approved trash storage area;
  - (2) Review the site plan and floor plan proposed for the premises, and as result of such review may require design features intended to reduce alcohol related problems such as consumption by minors, driving under the influence, and public drunkenness;
  - (3) Require buffering where a private club or association abuts a residential building or area, including landscaping or walls along any property line or within any required yard area on the lot where the premises are located;
  - (4) Require that landscaping be located, and be of a type, that cannot be used as a hiding place; and
  - (5) Require that the exterior of the premises be maintained free of graffiti at all times, including the main building, any accessory building or structure, and all signs.
- b. If necessary to meet the standards for approval of a conditional use permit set forth in section 21A.54.080 of this title, the following conditions may be imposed:
  - (1) Require parking area lighting to produce a minimum foot-candle that provides safe lighting for pedestrians but does not intrude on residents' enjoyment of their homes; and

(2) Consider the proposed location of an outdoor smoking area in the security and operations plan and the potential effect on neighboring residences, businesses and buildings and designating a new area if the area designated in the security and operations plan appears to adversely affect neighboring residences, businesses and buildings

9. Accessory guest or servant's quarters must be located within the buildable area on the lot.

10. Subject to conformance with the provisions of subsection 21A.36.150 of this title.

11. Subject to conformance with the provisions of subsection 21A.24.010 I of this title.

12. Prohibited within 1,000 feet of a single or two-family zoning district.

(Ord. 79-10, 2010; Ord. 27-10, 2010; Ord. 19-10 § 5, 2010; Ord. 12-09 § 1 (Exh. A), 2009; Ord. 61-08 § 4 (Exh. C), 2008; Ord. 60-08 § 9 (Exh. C), 2008; Ord. 21-08 § 2 (Exh. A), 2008; Ord. 2-08 § 1, 2008; Ord. 13-06 § 4 (Exh. C), 2006; Ord. 54-05 § 1 (Exh. A), 2005; Ord. 11-05, 2005; Ord. 71-04 § 3 (Exh. C), 2004; Ord. 13-04 § 5, 2004; Ord. 5-02 § 2, 2002; Ord. 19-01 § 6, 2001; Ord. 35-99 § 20, 1999; Ord. 30-98 § 2, 1998; Ord. 19-98 § 1, 1998; amended during 5/96 supplement; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(12-18), 1995)



**Exhibit B.2 –  
Commercial Table**

**24A.26.080 21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS:**

Legend:	C =	Conditional	P =	Permitted
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Old Use Title	New Use Title	Permitted And Conditional Uses By District									
		CN	CB	CS <sup>1</sup>	CC	CSHBD <sup>1</sup>	CG	TC-75			
Accessory uses, except those that are specifically regulated in this chapter, or elsewhere in this title—	Accessory use, except those that are specifically regulated in this chapter, or elsewhere in this title	P	P	P	P	P	P	P			
House museum in landmark sites (see subsection 21A.24.0101 of this title)	Adaptive reuse of a landmark site	CP	CP	CP	CP	CP	CP	CP			C <sup>8</sup> -P <sup>8</sup>
Offices and reception centers in landmark sites (see subsection 21A.24.0101 of this title)	Adaptive reuse of a landmark site	P	P	P	P	P	P	P			P <sup>8</sup>
Liquor store	Alcohol, liquor store		C	C	C	C	C	C			C
Microbrewery	Alcohol, microbrewery										P
Private club	Alcohol, social club		C	P	C	P	C	P			C
Tavern/lounge/brewpub, 2,500 square feet or less in floor area	Alcohol, tavern or brewpub, 2,500 square feet or less in floor area			P	P	P	P	P			P
Tavern/lounge/brewpub, more than 2,500 square feet in floor area	Alcohol, tavern or brewpub, more than 2,500 square feet in floor area			C	C	C	C	P			C
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building	Ambulance service (indoor)		P	P	P	P	P	P			P
Ambulance services, dispatching, staging and maintenance utilizing outdoor operations	Ambulance service (outdoor)		P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>			P
Amusement park	Amusement park										P
Animal cremation service	Animal, cremation service							CP			P
Kennels	Animal, kennel										P
Pet cemeteries <sup>4</sup>	Animal, pet cemetery										P <sup>4</sup>

		CN	CB	CS <sup>1</sup>	CC	CSHBD <sup>1</sup>	CG	TC-75
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	Animal, veterinary office	C	P	P	P	P	P	C
Communication towers—	Antenna, communication tower		P	P	P	P	P	P
Communication towers, exceeding the maximum building height—	Antenna, communication tower, exceeding the maximum building height in the zone		C	C	C	C	C	C
Art gallery	Art gallery	P	P	P	P	P	P	P
Auction sales—	Auction (outdoor)				P		P	
Auditorium	Auditorium				P	P	P	P
Bakery, commercial	Bakery, commercial						P	
Bed and breakfast	Bed and breakfast	P	P	P	P	P	P	P
Bed and breakfast inn	Bed and breakfast inn	P	P	P	P	P	P	P
Bed and breakfast manor	Bed and breakfast manor	C <sup>3</sup>	C <sup>3</sup>		P	P	P	P
Blacksmith shop	Blacksmith shop						P	
Blood donation centers, commercial and not accessory to a hospital or medical clinic—	Blood donation center				C		P	
Bus line terminals—	Bus line station/terminal						P	C
Bus line yards and repair facilities—	Bus line yard and repair facility						P	
Car wash, with or without gasoline sales—	Car wash				P		P	C
Car wash as accessory use to gas station or convenience store that sells gas	Car wash as accessory use to gas station or convenience store that sells gas		P		P	P	P	C
Check cashing/payday loan business	Check cashing/payday loan business		P <sup>10</sup>				P <sup>10</sup>	
Medical and dental clinics and offices—	Clinic (medical, dental)	P	P	P	P	P	P	P
Community correctional facility, large (see section 21A.36.410 of this title)—	Community correctional facility, large							
Community correctional facility, small (see section 21A.36.410 of this title)—	Community correctional facility, small						C <sup>9</sup> 13	

		CN	CB	CS <sup>1</sup>	CC	CSHBD <sup>1</sup>	CG	TC-75
Community gardens		P	P	P	P	P	P	P
Contractor's yard/office (including outdoor storage)					C		P	
Crematorium				C	C	C	C	C
Adult daycare center		P	P	P	P	P	P	P
Child daycare center		P	P	P	P	P	P	P
Assisted living center, large			P		P		P	P
Assisted living center, small			P		P		P	P
Group home, large (see section 21A:36-070 of this title)			P		C		C	P
Group home, small (see section 21A:36-070 of this title) above or below first story office, retail, or commercial uses or on the first story, as defined in the adopted building code where the unit is not located adjacent to the street frontage		P	P	P	P	P	P	P
Living quarters for caretaker or security guard		P	P	P	P	P	P	P
Multiple family dwellings		P	P	P	P	P	P	P
Residential substance abuse treatment home, large (see section 21A:36-100 of this title)					C		C	C
Residential substance abuse treatment home, small (see section 21A:36-100 of this title)					C		C	C
Rooming (boarding) house		C	C	C	C	C	C	C
Dwelling, single room occupancy <sup>6</sup>								P <sup>6</sup>
Transitional victim home, large (see section 21A:36-080 of this title)				C			C	C
Transitional victim home, small (see section 21A:36-080 of this title)				C			C	C
Eleemosynary facilities			P			P		P
Community recreation centers on lots less than 4 acres in size		P	P	P	P	P	P	P

		CN	CB	CS <sup>1</sup>	CC	CSHBD <sup>1</sup>	CG	TC-75
Health and fitness facility—	Eliminate		P-	P-	P-	P-	C	P-
Miniature golf	Eliminate		P	P-	P-		P-	P-
Commercial video arcade	Eliminate				P-	P-	P-	P-
Transitional treatment home, large (see section 21A.36.090 of this title)	Eliminate				C-		C-	C-
Transitional treatment home, small (see section 21A.36.090 of this title)	Eliminate				C-		C-	C-
Pedestrian pathways, trails, and greenways	Eliminate	P-	P-	P-	P-	P-	P-	P-
Dance studio	Eliminate	P-	P-	P-	P-	P-	P-	P-
Squares and plazas on lots less than 4 acres in size—	Eliminate	P-	P-	P-	P-	P-	P-	C-
Precision equipment repair shops	Eliminate				P-		P-	
Equipment rental, indoor and outdoor—	Equipment rental (indoor and/or outdoor)				P		P	C
Farmers' market	Farmers' market			C	C	P-	P	C
Financial institutions without drive-through facilities—	Financial institution	P	P	P	P	P	P	P
Financial institutions with drive-through facilities—	Financial institution with drive-through facility		P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	Cp <sup>12</sup>
Flea market (indoor)	Flea market (indoor)			P	P	P	P	C
Flea market (outdoor)	Flea market (outdoor)						P	
Funeral home	Funeral home			P	P	P	P	C
"Gas station" (may include accessory convenience retail and/or minor repairs) as defined in chapter 21A.62 of this title—	Gas station	C	C	P	P	P	P	
Government facilities (excluding those of an industrial nature and prisons)	Government facility		C	C	C	C	C	C
Homeless shelter	Government facility requiring special design features for security purposes	P	P	P	P	P	P	P
Hotel or motel—	Homeless shelter						C	
	Hotel/Motel	C	C	P	P	P	P	C



		CN	CB	CS <sup>1</sup>	CC	CSHBD <sup>1</sup>	CG	TC-75
Impound lot	Impound lot						C <sup>13</sup>	
Industrial assembly	Industrial assembly						P	
Intermodal transit passenger hub	Intermodal transit passenger hub						CP	
Laboratory, medical, dental, optical	Laboratory (medical, dental, optical)	P	P	P	P	P	P	P
Laboratory, testing	Laboratory, testing			CP	CP		P	CP
	Large wind energy system		P		P		P	P
Commercial laundries, linen service and dry-cleaning	Laundry, commercial						P	
Libraries	Library	CP	CP	CP	CP	CP	CP	CP
Limousine service utilizing 4 or more limousines	Limousine service (large)						P	
Limousine service utilizing not more than 3 limousines	Limousine service (small)		C		C		P	
Manufactured/mobile home sales and service	Manufactured/mobile home sales and service						P	
Mixed use developments including residential and other uses allowed in the zoning district	Mixed use development	P <sup>11</sup>	P	P	P	P	P	P
Museum	Mobile food business (operation on private property)	P	P	P	P	P	P	P
Nursing-home	Museum	P	P	P	P	P	P	P
Offices	Nursing care facility		P		P		P	P
Temporary labor-hiring office	Office	P	P	P	P	P	P	P
Natural open space and conservation areas	Office						P	
Parks and playgrounds, public and private, on lots less than 4 acres in size	Open space	CP	CP	CP	CP	CP	CP	CP
Commercial parking garage or lot	Park	P	P	P	P	P	P	P
Off-site parking, as per chapter 21A.44 of this title	Parking, commercial				C		P	C
	Parking, off-site	C	P	P	P	P	P	C

		CN	CB	CS <sup>1</sup>	CC	CSHBD <sup>1</sup>	CG	TC-75
Park and ride lots			C	C	GP	P	P	C
Park and ride, parking shared with existing use			P	P	P	P	P	P
Photo finishing lab				P	P	P	P	P
Places of worship on lots less than 4 acres in size		GP	P	P	P	P	P	P
Radio, television station				GP	P	GP	P	P
Reception center			P	P	P	P	P	
Recreation (indoor)		P	P	P	P	P	P	P
Recreation (outdoor)				C	C		P	C
Recreational vehicle park (minimum 1 acre)					C			
Recycling collection station		P	P	P	P	P	P	
Research, commercial, scientific, educational								P
Medical/dental research facilities								P
Restaurants without drive-through facilities		P	P	P	P	P	P	P
Restaurants with drive-through facilities		G	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	G-P <sup>12</sup>
Retail goods establishments without drive-through facilities		P	P	P	P	P	P	P
Retail goods establishments with drive-through facilities		G	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	G-P <sup>12</sup>
Plant and garden shop, with outdoor retail sales area		GP	GP	GP	GP	GP	P	P
Retail services establishments without drive-through facilities		P	P	P	P	P	P	P
Upholstery shop		GP	P	P	P	P	P	P
Retail services establishments with drive-through facilities		G	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	G-P <sup>12</sup>

		CN	CB	CS <sup>1</sup>	CC	CSHBD <sup>1</sup>	CG	TC-75
Furniture repair shop-		C	P	P	P	P	P	P
Reverse vending machines		P	P	P	P	P	P	P
Outdoor sales and display-		P	CP	C	P	P	P	C
Colleges and universities with nonresidential campuses			P	P	P	P	P	P
Music conservatory-			P	P	P	P	P	P
Schools, professional and vocational-			P	P	P	P	P	P
Seminaries and religious institutes-		G	P	P	P	P	P	P
Sexually-oriented businesses-		P	P	P	P	P	P	P
Sign painting/fabrication							P <sup>5</sup>	
Outdoor storage-							P	
Miniwarehouse					C		P	
Outdoor storage, public-					P		P	C
Conventional department store-					C		P	
Mass merchandising store-				P	P	P	P	
Pawnshop							P	
Specialty store-							P	
Superstore and hypermarket store				P	P	P	P	
Value retail/membership wholesale				P	P	P	P	
Warehouse club store							P	
Art studio-		P	P	P	P	P	P	P
Motion picture studio-				P	P	P	P	P
Taxicab facilities, dispatching, staging and maintenance-							P	

		CN	CB	CS <sup>1</sup>	CC	CSHBD <sup>1</sup>	CG	TC-75
Live performance theaters	Theater, live performance		CP <sup>13</sup>	P <sup>13</sup>	P <sup>13</sup>	P <sup>13</sup>	P <sup>13</sup>	P <sup>13</sup>
Movie theaters	Theater, movie		C	P	P	P	P	P
	Urban farm	P	P	P	P	P	P	P
Public/private utility buildings and structures <sup>2</sup>	Utility, building or structure	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
Public/private utility transmission wires, lines, pipes, and poles <sup>2</sup>	Utility, transmission wire, line, pipe, or pole	P P <sup>2</sup>	P P <sup>2</sup>	P P <sup>2</sup>	P P <sup>2</sup>	P P <sup>2</sup>	P P <sup>2</sup>	P P <sup>2</sup>
Vehicle auction use	Vehicle, auction						P	
Automobile repair, major	Vehicle, automobile repair (major)			G	P		P	C
Automobile repair, minor	Vehicle, automobile repair (minor)	C	P	P	P	P	P	P
Automobile sales/rental and service	Vehicle, automobile sales/rental and service				P		P	
Auto salvage (indoor)	Vehicle, automobile salvage and recycling (indoor)						P	
Boat/recreational vehicle sales and service	Vehicle, boat/recreational vehicle sales and service				P		P	
Truck repair, large	Vehicle, truck repair (large)						P	
Truck sales and rental, large	Vehicle, truck sales and rental (large)				P		P	
Vending carts on private property as per title 5, chapter 5.65 of this code	Vending cart, private property					P		
Warehouse	Warehouse				P		P	
Welding shop	Welding shop						P	
Wholesale distributors	Wholesale distribution				P		P	
Wireless telecommunications facility (see table)	Wireless telecommunications facility (see table)							

21A.40.090E of this title)	21A.40.090E of this title)	CN	CB	CS <sup>1</sup>	CC	CSHBD <sup>1</sup>	CG	TC-75
Cabinet and woodworking mills—	Woodworking mill						P	

Qualifying provisions:

1. Development in the CS district shall be subject to planned development approval pursuant to the provisions of chapter 21A.55 of this title. Certain developments in the CSHBD zone shall be subject to the conditional building and site design review process pursuant to the provisions of subsection 21A.26.060D of this chapter and chapter 21A.59 of this title.
2. Subject to conformance to the provisions in subsection 21A.02.050B of this title for utility regulations.
3. When located in a building listed on the Salt Lake City register of cultural resources (see subsection 21A.24.010T of this title and subsection 21A.26.010K of this chapter).
4. Subject to Salt Lake Valley health department approval.
5. Pursuant to the requirements set forth in section 21A.36.140 of this title.
6. Subject to location restrictions as per section 21A.36.190 of this title.
7. Greater than 3 ambulances at location require a conditional use.
8. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to the conditional uses process.
9. A community correctional facility is considered an institutional use and any such facility located within an airport noise overlay zone is subject to the land use and sound attenuation standards for institutional uses of the applicable airport overlay zone within chapter 21A.34 of this title.
10. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
11. Mixed use developments within the CN zoning district may include single-family and duplex dwellings.
12. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
13. Prohibited within 1,000 feet of a single or two-family zoning district.

(Ord. 27-10, 2010; Ord. 23-10 § 8, 2010; Ord. 21-10 § 1, 2010; Ord. 19-10 § 3, 2010; Ord. 10-10 § 13, 2010; Ord. 7-09 § 2, 2009; Ord. 2-09 § 2, 2009; Ord. 61-08 § 4 (Exh. C), 2008; Ord. 60-08 § 10 (Exh. D), 2008; Ord. 21-08 § 3 (Exh. B), 2008; Ord. 2-08 § 2, 2008; Ord. 61-06 § 3 (Exh. C), 2006; Ord. 13-06 § 2 (Exh. A), 2006; Ord. 1-06 § 30, 2005; Ord. 89-05 § 6 (Exh. F), 2005; Ord. 76-05 § 8 (Exh. C), 2005; Ord. 68-05 § 1 (Exh. A), 2005; Ord. 18-04 § 2, 2004; Ord. 17-04 § 6 (Exh. E), 2004; Ord. 13-04 § 7 (Exh. B), 2004; Ord. 6-03 § 1 (Exh. A), 2003; Ord. 23-02 § 3 (Exh. A), 2002; Ord. 2-02 § 1, 2002; Ord. 38-99 § 6, 1999; Ord. 35-99 § 29, 1999; Ord. 19-98 § 2, 1998; amended during 5/96 supplement; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 84-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(13-7), 1995)

**Exhibit B.3 –  
Manufacturing Table**

**21A-28-040 21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS:**

Legend:	C = Conditional	P = Permitted
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		Permitted And Conditional Uses By District	
		M-1	M-2
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	Accessory use, except those that are otherwise specifically regulated in this chapter or elsewhere in this title	P	P
House museum in landmark sites (see subsection 21A.24.010I of this title)	Adaptive reuse of a landmark site	C	C <sup>2</sup>
Offices and reception centers in landmark sites (see subsection 21A.24.010I of this title)	Adaptive reuse of a landmark site	C	C <sup>7</sup>
Agricultural use	Agricultural use	P	P
Liquor store	Alcohol, liquor store	C	P
Taverns, private social clubs, brewpubs, and microbreweries	Alcohol, tavern, social club, brewpub, and microbrewery	P	C
Ambulance services, dispatching, staging and maintenance utilizing indoor and outdoor operations	Ambulance services (indoor and/or outdoor)	P	P
Animal cremation service	Animal, cremation service	P	P
	Animal, kennel	P	P
Pet cemeteries <sup>2</sup>	Animal, pet cemetery	P, P <sup>2</sup>	P <sup>2</sup>
Animal pound, kennel and veterinary offices offering general overnight boarding	Animal, pound	P <sup>11</sup>	P <sup>11</sup>
Raising of furbearing animals	Animal, raising of furbearing animals	C	P
Stockyards	Animal, stockyard	C <sup>11</sup>	P <sup>11</sup>
	Animal, veterinary office	P	P
Communication towers	Antenna, communication tower	P	P
Communication towers, exceeding the maximum	Antenna, communication tower, exceeding the	C	C

building height	maximum building height		
Commercial bakery	Bakery, commercial	P	P
Blacksmith shops	Blacksmith shop	P	P
Bottling plant	Bottling plant	P	P
Building materials distribution	Building materials distribution	P	P
Bus line terminals	Bus line station/terminal	P	P
Bus line yards and repair facilities	Bus line yard and repair facility		P
Check cashing/payday loan business	Check cashing/payday loan business	P <sup>9</sup>	
Chemical manufacturing and storage	Chemical manufacturing and/or storage		C
Community correctional facility, large (see section 21A.36.110 of this title)	Community correctional facility, large (see section 21A.36.110 of this title)	C <sup>8,11</sup>	
Community correctional facility, small (see section 21A.36.110 of this title)	Community correctional facility, small (see section 21A.36.110 of this title)	C <sup>8,11</sup>	
Community gardens	Community garden	P	P
Concrete manufacturing	Concrete manufacturing	C <sup>11</sup>	P <sup>11</sup>
Contractor's yard/office (with exterior storage)	Contractor's yard/office	P	P
Crematorium	Crematorium	P	P
Adult daycare center	Daycare center, adult	P	P
Child daycare center	Daycare center, child	P	P
Drop forge industry	Drop forge industry		P
Living quarters for caretaker or security guard, limited to uses on lots 1 acre in size or larger and is accessory to a principal use allowed by the zoning district	Dwelling, living quarters for caretaker or security guard, limited to uses on lots 1 acre in size or larger and is accessory to a principal use allowed by the zoning district	C <sub>P</sub>	C <sub>P</sub>
Community and recreation centers	Eliminate	P	C
Commercial video arcade	Eliminate	P	P
Carpet cleaning	Eliminate	P	P
Art gallery	Eliminate	P	C



Communication services	Eliminate	P-	P-
Diaper service	Eliminate	P-	P-
Pedestrian pathways, trails, and greenways	Eliminate	P-	P-
Railroad "spur" delivery facility	Eliminate	P-	P-
Funeral home	Eliminate	P-	P-
Museum	Eliminate	P-	G-
Places of worship	Eliminate	G-	
Music conservatory	Eliminate	P-	G-
Art studio	Eliminate	P-	G-
Dance studios	Eliminate	P-	G-
Live performance theaters	Eliminate	P-	G-
Movie theaters	Eliminate	P-	G-
Precision equipment repair	Eliminate	P-	P-
Heavy equipment (rental)	Eliminate (combined with "Equipment, heavy")	P-	P-
Equipment rental	Equipment rental (indoor and/or outdoor)	P	P
Heavy equipment (sales and service)	Equipment, heavy (rental, sales, service)	P	P
Explosive manufacturing and storage	Explosive manufacturing and storage		C <sup>11</sup>
Financial institutions with or without drive-through facilities	Financial institution with or without drive-through facility	P <sup>10</sup>	
Flammable liquids or gases, heating fuel distribution and storage	Flammable liquids or gases, heating fuel distribution and storage		P <sup>11</sup>
Food processing	Food processing	P	P
Gas station (sales and/or minor repair)	Gas station	P	P
Local government facilities	Government facility	P	P
	Government facility requiring special design features for security purposes	P	P
Grain elevator	Grain elevator		P

<del>Greenhouse for food and plant production</del>	Greenhouse	P	
Heavy manufacturing	Heavy manufacturing		P <sup>11</sup>
<del>Hotel or motel</del>	Hotel/Motel	P	
Impound lot	Impound lot	P <sup>11</sup>	P <sup>11</sup>
Incinerator, medical waste/hazardous waste	Incinerator, medical waste/hazardous waste		C <sup>11</sup>
Industrial assembly	Industrial assembly	P	P
<del>Laboratory, medical, dental, optical</del>	Laboratory (medical, dental, optical)	P	P <sub>-</sub>
Laboratory, testing	Laboratory, testing	P	P
Laundry, dry cleaning and dyeing	Laundry, commercial	P	P
<del>Commercial laundry, linen service and dry cleaning establishments</del>	Laundry, commercial	P	P
Light manufacturing	Light manufacturing	P	P
Limousine service	Limousine service	P	P
	Mobile food business (operation in the public right-of-way)	P	P
	Mobile food business (operation on private property)	P	P
	Mobile food court	P	P
<b>Old Use Title</b>	<b>New Use Title</b>	<b>M-1</b>	<b>M-2</b>
<del>Offices, medical and nonmedical</del>	Office	P	
<del>Publishing company</del>	Office, publishing company	P	P <sub>-</sub>
<del>Natural open space and conservation areas</del>	Open space	P	P
Package delivery facility	Package delivery facility	P	P
Paint manufacturing	Paint manufacturing		P
<del>Off-site parking</del>	Parking, off-site	P	P
<del>Park and ride lots</del>	Parking, park and ride lot	P	P
<del>Park and ride, parking shared with existing use</del>	Parking, park and ride lot shared with existing	P	P

	use		
Photo finishing lab	Photo finishing lab	P	P
Poultry farm or processing plant	Poultry farm or processing plant		P <sup>11</sup>
Printing plant	Printing plant	P	
Radio, television station	Radio, television station	P	P-
Railroad freight terminal facility <sup>4</sup>	Railroad, freight terminal facility	⊕ C <sup>4,11</sup>	⊕ C <sup>4,11</sup>
Railroad repair shop	Railroad, repair shop		P
Commercial indoor recreation-	Recreation (indoor)	P	P-
Commercial outdoor recreation-	Recreation (outdoor)	P	P-
Recycling collection station	Recycling collection station	P	P
Recycling processing center (indoor)	Recycling processing center (indoor)	P	P
Recycling processing center (outdoor)	Recycling processing center (outdoor)	C <sup>11</sup>	P <sup>11</sup>
Refinery of petroleum products-	Refinery, petroleum products		C <sup>11</sup>
Restaurants with or without drive-through facilities-	Restaurant with or without drive-through facilities	P <sup>10</sup>	
Retail goods establishments with or without drive-through facilities-	Retail goods establishment with or without drive-through facility	P <sup>10</sup>	P-
Electronic repair shop-	Retail service establishment, electronic repair shop	P	
Furniture repair shop	Retail service establishment, furniture repair shop	P	P
Upholstery shop-	Retail service establishment, upholstery shop	P	P-
Rock, sand and gravel storage and distribution	Rock, sand and gravel storage and distribution	C	P
Schools, professional and vocational (with outdoor activities)-	School, professional and vocational (with outdoor activities)	P	
Schools, professional and vocational (without outdoor activities)-	School, professional and vocational (without outdoor activities)	P	P-
Seminaries, religious institutes-	School, seminary and religious institute	P	⊕

Sexually oriented business <sup>5</sup>	Sexually oriented business	P-P <sup>5</sup>	P-
Sign painting/fabrication	Sign painting/fabrication	P	P
Slaughterhouses	Slaughterhouse	G-	P <sup>11</sup>
Outdoor storage and display	Storage and display (outdoor)	P	P
Outdoor storage, public	Storage, public (outdoor)	P	P
Convenience store	Store, convenience	P	P
Motion picture studio	Studio, motion picture	P	P-
Taxicab operation, dispatching, staging and maintenance	Taxicab facility	P	P
Tire distribution retail/wholesale	Tire distribution retail/wholesale	P	P
Truck freight terminal	Truck freight terminal	P <sup>11</sup>	P <sup>11</sup>
Public/private utility buildings and structures	Utility, building or structure	P	P
Public/private electric generation facility <sup>3</sup>	Utility, electric generation facility	G C <sup>3,11</sup>	G C <sup>3,11</sup>
Sewage treatment plant	Utility, sewage treatment plant	C	G-P
Solid waste transfer station	Utility, solid waste transfer station	C <sup>11</sup>	G-P <sup>11</sup>
Public/private utility transmission wires, lines, pipes and poles <sup>1</sup>	Utility, transmission wire, line, pipe or pole	P-P <sup>1</sup>	P-P <sup>1</sup>
Vehicle auction establishment	Vehicle, auction	P	P
Automobile and truck repair	Vehicle, automobile and truck repair	P	P
Automobile and truck sales and rental (including large truck)	Vehicle, automobile and truck sales and rental (including large truck)	P	P
Automobile parts sales	Vehicle, automobile part sales	P	P
Automobile salvage and recycling (indoor)	Vehicle, automobile salvage and recycling (indoor)	P	P
Automobile salvage and recycling (outdoor)	Vehicle, automobile salvage and recycling (outdoor)	C <sup>11</sup>	P <sup>11</sup>
Recreational vehicle sales and service	Vehicle, recreational vehicle (RV) sales and service	P	P

Truck repair, large—	Vehicle, truck repair (large)	P	P
Vending carts on private property as per title 5, chapter 5-65 of this code—	Vending cart, private property	P	P
Moving and storage—	Warehouse	P	P
Warehousing—	Warehouse	P	P
Display room; wholesale—	Warehouse	P	P
Welding shop	Welding shop	P	P
Wholesale distributors—	Wholesale distribution	P	P
Wireless telecommunications facility (see table 21A.40.090E of this title)	Wireless telecommunications facility (see table 21A.40.090E of this title)		
Cabinet making/woodworking mills—	Woodworking mill	P	P

Qualifying provisions:

1. See subsection 21A.02.050B of this title for utility regulations.
2. Subject to Salt Lake Valley health department approval.
3. Electric generating facilities shall be located within 2,640 feet of an existing 138 kV or larger electric power transmission line.
4. No railroad freight terminal facility may be located within a 5 mile radius of any other existing railroad freight terminal facility.
5. Pursuant to the requirements set forth in section 21A.36.140 of this title.
6. If a place of worship is proposed to be located within 600 feet of a tavern, private club, brewpub or microbrewery, the place of worship must submit a written waiver of spacing requirements is required as a condition of approval.
7. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to the conditional use process.
8. A community correctional facility is considered an institutional use and any such facility located within an airport noise overlay zone is subject to the land use and sound attenuation standards for institutional uses of the applicable airport overlay zone within chapter 21A.34 of this title.
9. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
10. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
11. Prohibited within 1,000 feet of a single or two-family zoning district.

(Ord. 19-10 § 4, 2010; Ord. 11-10 § 1, 2010; Ord. 7-09 § 3, 2009; Ord. 2-09 § 3, 2009; Ord. 61-08 § 4 (Exh. C), 2008; Ord. 2-08 § 2, 2008; Ord. 61-06 § 1 (Exh. A), 2006; Ord. 1-06 § 30, 2005; Ord. 22-04 § 1 (Exh. A), 2004; Ord. 18-04 § 3, 2004; Ord. 17-04 § 5 (Exh. D), 2004; Ord. 13-04 § 8 (Exh. C), 2004; Ord. 50-02 § 1, 2002; Ord. 23-02 § 4 (Exh. B), 2002; Ord. 84-01 § 1, 2001; Ord. 35-99 § 32, 1999; Ord. 19-98 § 3, 1998; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(14-3), 1995)

**Table B.4 –  
Downtown Table**

**21A-30-050 21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS:**

Legend:	C = Conditional	P = Permitted
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	Old Use Title	New Use Title	Permitted And Conditional Uses By District			
			D-1	D-2	D-3	D-4
	Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	Accessory use, except those that are otherwise specifically regulated in this chapter or elsewhere in this title	P	P	P	P
	House museum in landmark sites (see subsection 21A.24.010T of this title)	Adaptive reuse of a landmark site	C P	C P	C P	C P <sup>5</sup>
	Offices and reception centers in landmark sites (see subsection 21A.24.010T of this title)	Adaptive reuse of a landmark site	C P	C P	C P	C <sup>5</sup> P <sup>5</sup>
	Brewpub (indoor)	Alcohol, brewpub (indoor)	P	P	P	P
	Brewpub (outdoor)	Alcohol, brewpub (outdoor)	P	P	C P <sup>10</sup>	P
	Liquor store	Alcohol, liquor store	C	C	C	C
	Microbreweries	Alcohol, microbrewery		C		
	Private club (indoor)	Alcohol, social club (indoor)	P	P	P	P
	Private club (outdoor)	Alcohol, social club (outdoor)	P	P	C P <sup>10</sup>	P
	Tavern/lounge (indoor)	Alcohol, tavern (indoor)	P	P	P	P
	Tavern/lounge (outdoor)	Alcohol, tavern (outdoor)	P	P	C P <sup>10</sup>	P
	Veterinary office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	Animal, veterinary office		P	P	
	Communication towers	Antenna, communication tower	P	P	P	P
	Communication towers, exceeding the maximum building height	Antenna, communication tower, exceeding the maximum building height	C	C	C	C
	Art galleries	Art gallery	P	P	P	P
	Bed and breakfast	Bed and breakfast	P	P	P	P

		D-1	D-2	D-3	D-4
Bed and breakfast inn	Bed and breakfast inn	P	P	P	P
Bed and breakfast manor	Bed and breakfast manor	P	P	P	P
Blood donation center, commercial and not accessory to a hospital or medical clinic	Blood donation center		P		
Bus line terminal	Bus line station/ terminal	CP7	PZ	CP7	CP7
Bus line yards and repair facilities	Bus line yard and repair facility		P		
Car wash	Car wash		P4		
Check cashing/payday loan business	Check cashing/payday loan business	P6			
Medical and dental clinics	Clinic (medical, dental)	P	P	P	P
Community gardens	Community garden	P	P	P	P
Conference centers	Convention center				P
Convention centers with or without hotels	Convention center				P
Crematorium	Crematorium	CP	CP	CP	
Adult daycare centers	Daycare center, adult	P	P	P	P
Child daycare centers	Daycare center, child	P	P	P	P
Artists' lofts and studios	Dwelling, artists' loft/studio	P	P	P	P
Group home, large (see section 21A-36-070 of this title)	Dwelling, group home (large)		C	C	
Group home, small (see section 21A-36-070 of this title) above or below first story office, retail and commercial use or on the first story, as defined in the adopted building code where the unit is not located adjacent to the street frontage	Dwelling, group home (small)	P	P	P	P
Multiple family dwellings	Dwelling, multi-family				
Residential substance abuse treatment home, large (see section 21A-36-100 of this title)	Dwelling, residential substance abuse treatment home (large)		C	C	
Residential substance abuse treatment home, small (see section 21A-36-100 of this title)	Dwelling, residential substance abuse treatment home (small)		C	C	
Transitional victim home, large (see section 21A-36-080 of this title)	Dwelling, transitional victim home (large)		C	C	



	D-1	D-2	D-3	D-4
Transitional victim home, small (see section <del>21A:36-080</del> of this title)		C	C	
Eleemosynary facilities	P	P	P	P
Community and recreation centers, public and private, on lots less than 4 acres in size	P	P	P	P
Health and fitness facility	P	P	P	P
Commercial video arcade	P	P	P	P
Transitional treatment home, large (see section <del>21A:36-090</del> of this title)		C	C	
Transitional treatment home, small (see section <del>21A:36-090</del> of this title)		C	C	
Pedestrian pathways, trails, and greenways	C	C	C	C
Specialty fashion department store	P <sup>3</sup>			
Temporary labor hiring office				
Squares and plazas on lots less than 4 acres in size	C P <sup>7</sup>	C P <sup>7</sup>	C P <sup>7</sup>	C P <sup>7</sup>
Precision equipment repair shops		P	C	
Exhibition halls				P
Financial institutions without drive-through facilities	P	P	P	P
Financial institutions with drive-through facilities	P <sup>8</sup>	P <sup>8</sup>	C	P <sup>8</sup>
Funeral home	P	P	P	
<sup>9</sup> Gas station <sup>1</sup> (may include accessory retail sales and/or minor repair) as defined in chapter 21A:62 of this title	C	P	C P <sup>7</sup>	C P <sup>7</sup>
	C	C	C	C
Government facilities (excluding those of an industrial nature and prisons)			P <sup>L</sup>	P <sup>L</sup>
Heliports, accessory	C	C		C

		D-1	D-2	D-3	D-4
Homeless shelter	Homeless shelter		C	C	
Hotels and motels	Hotel/Motel	P	P	P	P
Industrial assembly	Industrial assembly		C	C	
Laboratory, medical, dental, optical	Laboratory (medical, dental, optical)	P	P	P	P
Retail laundries, linen service and dry-cleaning	Laundry, commercial	P	P	P	P
Commercial laundry, linen service, and commercial dry-cleaning establishments	Laundry, commercial	C	P	C	C
Libraries	Library	P	P	P	P
Limousine service	Limousine service		P		
Food product processing/manufacturing	Manufacturing and processing, food		P		
Mixed use developments, including residential and other uses allowed in the zoning district	Mixed use development	P	P	P	P
	Mobile food business (operation in the public right-of-way)	P	P	P	P
	Mobile food business (operation on private property)	P	P	P	P
	Mobile food court	P	P	P	P
Museum	Museum	P	P	P	P
Offices	Office	P	P	P	P
Graphic/design business	Office	P	P	P	P
Publishing company	Office, publishing company	P	P	P	P
Natural open space and conservation areas on lots less than 4 acres in size	Open space on lots less than 4 acres in size	C	C	C	C
Parks and playgrounds on lots less than 4 acres in size	Park	P	P	P	P
Commercial parking garage, lot or deck	Parking, commercial	C	P	C	C
Off-site parking	Parking, off-site	P	P	P	P
Performance arts facilities	Performing arts production facility	P	P	P	P
Places of worship	Place of worship	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>

		D-1	D-2	D-3	D-4
Radio stations--	Radio, television station	P	P	P <sup>2</sup>	P
TV stations--	Radio, television station	P	P		P
Railroad passenger station--	Railroad, passenger station	P	P	P	P
	Reception center	P	P	P	P
Commercial indoor recreation--	Recreation (indoor)	P	P	P	P
	Recreation (outdoor)		P		
Restaurants without drive-through facilities--	Restaurant	P	P	P	P
Restaurants with drive-through facilities--	Restaurant with drive-through facility	P	P <sup>8</sup>	P	P
Merchandise display rooms--	Retail goods establishment	P	P	P	P
Retail goods establishments--	Retail goods establishment	P	P	P	P
Furniture repair shop--	Retail service establishment	P	P	P	P
Retail services establishments--	Retail service establishment	P	P	P	P
Upholstery shop--	Retail service establishment, upholstery shop		P	P	
Outdoor sales and display--	Sales and display (outdoor)	C-P	P	P	C-P
Colleges and universities--	School, college or university	P	P	P	P
Schools, K - 12 private--	School, K - 12 private			P	P
Schools, K - 12 public--	School, K - 12 public			P	P
Music conservatory--	School, music conservatory	P	P	P	P
Schools, professional and vocational--	School, professional and vocational	P	P	P	P
Seminaries and religious institutes--	School, seminary and religious institute	P	P	P	P
Social service missions and charity dining halls--	Social service mission and charity dining hall		P	P	P
	Stadium	C	C		C
Miniwarehouse--	Storage, mini-warehouse		P	P	
Conventional department store--	Store, department	P	P		P
Fashion-oriented department store--	Store, fashion oriented department	P <sup>3</sup>			

	D-1	D-2	D-3	D-4
Mass merchandising store	P	P		P
Pawnshop	G	P		
Specialty store	P	P		P
Superstore and hypermarket store		P		
Dance studios	P	P	P	P
Live performance theater	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
Motion picture theaters	P	P	P	P
Public/private utility buildings and structures <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Public/private utility transmission wires, lines, pipes and poles <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Automobile repair, major	G	P	G <sup>7</sup>	G <sup>7</sup>
Automobile repair, minor	G	P	G <sup>7</sup>	G <sup>7</sup>
Automobile sales/rental and service	G <sup>11</sup>	G <sup>7</sup>	P <sup>11</sup>	
Vending carts on private property as per title 5, chapter 5.65 of this code	P	P	P	P
Street vendors (see title 5, chapter 5.64 of this code)				
Warehouse		P	P	
Warehouse, accessory	P	P	P	P
Wholesale distribution		P	P	
Wireless telecommunications facilities (see table 21A.40.090E of this title)				
Store, mass merchandising				
Store, pawnshop				
Store, specialty				
Store, superstore and hypermarket				
Studio, art				
Theater, live performance				
Theater, movie				
Utility, buildings or structure				
Utility, transmission wire, line, pipe or pole				
Vehicle, automobile repair (major)				
Vehicle, automobile repair (minor)				
Vehicle, automobile sales/rental and service				
Vending cart, private property				
Vending cart, public property				
Warehouse				
Warehouse, accessory				
Wholesale distribution				
Wireless telecommunications facility (see table 21A.40.090E of this title)				

Qualifying provisions:

1. Subject to conformance to the provisions in subsection 21A.02.050B of this title.
2. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
3. Uses allowed only within the boundaries and subject to the provisions of the downtown Main Street core overlay district (section 21A.34.110 of this title).
4. Any A car wash located within 165 feet (including streets) of a residential use shall not be allowed unless permitted as a conditional use.
5. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's

footprint or new office building construction are subject to the conditional use process.

6. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.

7. Subject to conformance with the provisions of Chapter 21A.59 - Conditional Building and Site Design Review.

8. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.

9. Prohibited within 1,000 feet of a single or two-family zoning district.

10. Subject to the requirements set forth in Chapter 21A.40.065 – Outdoor Dining.

11. Must be located in a fully enclosed building and entirely indoors.

12. If a place of worship is proposed to be located within 600 feet of a tavern, private club, brewpub or microbrewery, the place of worship must submit a written waiver of spacing requirement as a condition of approval.

(Ord. 27-10, 2010; Ord. 19-10 § 6, 2010; Ord. 7-09 § 4, 2009; Ord. 61-08 § 4 (Exh. C), 2008; Ord. 21-08 § 4 (Exh. C), 2008; Ord. 2-08 § 2, 2008; Ord. 13-06 § 3 (Exh. B), 2006; Ord. 66-05 § 1 (Exh. A), 2005; Ord. 86-04 § 1 (Exh. A), 2004; Ord. 79-04 § 1 (Exh. A), 2004; Ord. 17-04 § 2 (Exh. A), 2004; Ord. 13-04 § 9 (Exh. D), 2004; Ord. 4-04 § 1 (Exh. A), 2004; Ord. 23-02 § 5 (Exh. C), 2002; Ord. 38-99 § 7, 1999; Ord. 35-99 § 38, 1999; Ord. 83-98 § 4 (Exh. B), 1998; Ord. 21-98 § 1, 1998; Ord. 19-98 § 4, 1998; amended during 5/96 supplement: Ord. 88-95 § 1 (Exh. A), 1995; Ord. 84-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(15-4), 1995)

**Exhibit B.5 –  
Gateway Table**

24A-31-050 21A.33.060: TABLE OF PERMITTED AND CONDITIONAL USES IN THE GATEWAY DISTRICT:

Legend:	C =	Conditional	P =	Permitted
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Old Use Title	New Use Title	G-MU
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	Accessory use, except those that are otherwise specifically regulated in this chapter or elsewhere in this title	P
Brewpub (indoor)	Adaptive reuse of a landmark site	P
Brewpub (outdoor)	Alcohol, brewpub (indoor)	P
Liquor store	Alcohol, brewpub (outdoor)	C- P <sup>5</sup>
Private club (indoor)	Alcohol, liquor store	C
Private club (outdoor)	Alcohol, social club (indoor)	P
Tavern/lounge (indoor)	Alcohol, social club (outdoor)	C- P <sup>5</sup>
Tavern/lounge (outdoor)	Alcohol, tavern (indoor)	P
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building	Alcohol, tavern (outdoor)	C- P <sup>5</sup>
Amphitheater	Ambulance service (indoor)	C
Amusement park	Amphitheater	P
Veterinary office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	Amusement park	C-
Communication towers	Animal, veterinary office	P
Communication towers, exceeding the maximum building height	Antenna, communication tower	P
Art galleries	Antenna, communication towers, exceeding the maximum building height	C
Auction sales (indoor)	Art gallery	P
Auditorium	Auction (indoor)	P
Bed and breakfast	Auditorium	P
	Bed and breakfast	P

Bed and breakfast inn	Bed and breakfast inn	P
Bed and breakfast manor	Bed and breakfast manor	P
Botanical gardens	Botanical garden	P
Bus line terminal	Bus line station/terminal	C P <sup>2</sup>
Bus line yards and repair facilities	Bus line yard and repair facility	C
Medical and dental clinics	Clinic (medical, dental)	P
Community garden	Community garden	P
Contractor's yard/office (with exterior storage)	Contractor's yard/office	C
	Crematorium	P
Adult daycare center	Daycare center, adult	P
Child daycare center	Daycare center, child	P
Artists' lofts and studios	Dwelling, artists' loft/ studio	P
Group home, large (see section 21A:36-070 of this title)	Dwelling, group home (large)	C
Group home, small (see section 21A:36-070 of this title) above or below first story office, retail and commercial uses or on the first story, as defined in the adopted building code where the unit is not located adjacent to the street frontage	Dwelling, group home (small) when located above or below first story office, retail or commercial use, or on the first story where the unit is not located adjacent to the street frontage	P
Living quarters for caretaker or security guard	Dwelling, living quarter for caretaker or security guard	P
Multiple family dwellings	Dwelling, multi-family	P
Residential substance abuse treatment home, large (see section 21A:36-100 of this title)	Dwelling, residential substance abuse treatment home (large)	C
Residential substance abuse treatment home, small (see section 21A:36-100 of this title)	Dwelling, residential substance abuse treatment home (small)	C
Single family residence attached	Dwelling, single-family (attached)	P
Transitional victim home, large (see section 21A:36-080 of this title)	Dwelling, transitional victim home (large)	C
Transitional victim home, small (see section 21A:36-080 of this title)	Dwelling, transitional victim home (small)	C
Eleemosynary facilities	Eleemosynary facility	P
Community and recreation centers	Eliminate	P
Health and fitness facility	Eliminate	P



Miniature golf	Eliminate	P-
Private recreational facilities	Eliminate	P-
Commercial video arcade	Eliminate	P-
Microbreweries	Eliminate	
Bakery, commercial	Eliminate	
Blacksmith shop	Eliminate	
Blood donation centers, commercial and not accessory to a hospital or medical clinic	Eliminate	
Bottling plant	Eliminate	
Car wash	Eliminate	G-
Carpet cleaning	Eliminate	P-
Transitional treatment home, large (see section 21A.36.099 of this title)	Eliminate	G-
Transitional treatment home, small (see section 21A.36.090 of this title)	Eliminate	G-
Automobile repair, major (outdoor)	Eliminate	
Automobile repair, minor (outdoor)	Eliminate	
Automobile sales/rental and service (outdoor)	Eliminate	
Boat/recreational vehicle sales and service (outdoor)	Eliminate	
Railroad "spur" delivery facility	Eliminate	G-
Financial institutions, with drive-through facilities	Eliminate	G
"Gas station" (may include accessory convenience retail and/or minor repairs as defined in chapter 21A.62 of this title)	Eliminate	G
Limousine service	Eliminate	
Precision equipment repair shops	Eliminate	
Railroad passenger station	Eliminate	G-
Recycling collection station	Eliminate	
Restaurants, with drive-through facilities	Eliminate	
Reverse vending machines	Eliminate	

Sign-painting/fabrication (indoor)	Eliminate	
Pawnshop	Eliminate	
Value retail/membership wholesale	Eliminate	
Taxicab facilities, dispatching, staging and maintenance	Eliminate	
Truck freight terminal	Eliminate	
Automobile repair, major (indoor)	Eliminate	P-
Moving and storage	Eliminate	
Warehouse	Eliminate	G-
Welding shop	Eliminate	
Wholesale distributors	Eliminate	G-
Cabinet and woodworking mills	Eliminate	
Equipment rental, indoor and outdoor	Equipment rental ( indoor and/outdoor)	P
Farmers' market	Farmers' market	P
Financial institutions, without drive-through facilities	Financial institution	P
Flea market (indoor)	Flea market (indoor)	P
Funeral home	Funeral home	P
Emergency response and medical service facilities including fire stations and living quarters	Government facility	C
Government facilities (excluding those of an industrial nature and prisons)	Government facility requiring special design features for security purposes	P <sup>2</sup>
Heliports, accessory	Heliport, accessory	C
Hotels and motels	Hotel/Motels	P
Industrial assembly	Industrial assembly	C
Laboratory: medical, dental, optical	Laboratory (medical, dental, optical)	P
Libraries	Library	P
	Mixed use development	P
	Mobile food business (operation in the public right-of-way)	P

		Mobile food business (operation on private property)	P
		Mobile food court	P
Museums-		Museum	P
Offices-		Office	P
Graphic/design business-		Office	P
Temporary labor hiring office-		Office	P
Publishing company-		Office	P
		Open space	P
Park (public and private)-		Park	P
Commercial parking garage, lot or deck-		Parking, commercial	C
Off site parking		Parking, off-site	P
Park and ride lots-		Parking, park and ride lot	C
Park and ride, parking shared with existing use-		Parking, park and ride lot shared with existing use	P
Performance arts facilities-		Performing arts production facility	P
Photo finishing lab		Photo finishing lab	P
Places of worship-		Place of worship	P
Printing plant		Printing plant	G-
Radio stations-		Radio, television station	C
Television station-		Radio, television station	C
		Reception center	P
Commercial indoor recreation-		Recreation (indoor)	P
Commercial outdoor recreation-		Recreation (outdoor)	C
Restaurants, without drive-through facilities-		Restaurant	P
Merchandise display rooms-		Retail goods establishment	P
Retail goods establishments-		Retail goods establishment	P
Plant and garden shop, with outdoor retail sales area-		Retail goods establishment, plant and garden shop, with outdoor retail sales	C P

	area	
Electronic repair shop-	Retail service establishment	P
Furniture repair shop-	Retail service establishment	P
Retail services establishments-	Retail service establishment	P
Upholstery shop-	Retail service establishment, upholstery shop	C
Outdoor sales and display-	Sales and display (outdoor)	G-
Colleges and universities-	School, college and university	P
Schools, K - 12 private-	School, K - 12 private	P
Schools, K - 12 public-	School, K - 12 public	P
Music conservatory-	School, music conservatory	P
School, professional and vocational	School, professional and vocational	P
Seminaries and religious institutes-	School, seminary and religious institute	P
Social service missions and charity dining halls-	Social service mission and charity dining hall	C
Arenas, stadiums-	Stadium	P C
Miniwarehouse-	Storage, mini-warehouse	C P <sup>2</sup>
Conventional department store-	Store, department	P
Mass merchandising store-	Store, mass merchandising	P
Specialty store-	Store, specialty	P
Superstore and hypermarket-	Store, superstore and hypermarket	P
Dance studio-	Studio, art	P
Motion picture studio-	Studio, motion picture	C
Live performance 4s-	Theater, live performance	P <sup>4</sup>
Motion picture theaters-	Theater, movie	P
Movie theaters-	Theater, movie	P
Public/private utility buildings and structures <sup>1</sup> -	Utility, building or structure	P <sup>1</sup>
Public/private utility transmission wires, lines, pipes and poles-	Utility, transmission wire, line, pipe or pole	C

Automobile repair, minor (indoor)	Vehicle, automobile repair (minor)	P
Automobile sales/rental and service (indoor)	Vehicle, automobile sales/rental and service (indoor)	P
Auto salvage and recycling (indoor)	Vehicle, automobile salvage and recycling (indoor)	C
Boat/recreational vehicle sales and service (indoor)	Vehicle, boat/recreational vehicle sales and service (indoor)	P
Vending carts on private property as per title 5, chapter 5.65 of this code	Vending cart, private property	P
Street vendors (see title 5, chapter 5.64 of this code)	Vending cart, public property	P
Wireless telecommunications facilities (see table 21A.40.090E of this title)	Wireless telecommunications facility (see table 21A.40.090E of this title)	
Zoological park	Zoological park	C

Qualifying provisions:

1. Subject to conformance to the provisions in subsection 21A.02.050B of this title.
2. Subject to conformance with the provisions of Chapter 21A.59 - Conditional Building and Site Design Review.
3. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
4. Prohibited within 1,000 feet of a single or two-family zoning district.
5. Subject to the requirements set forth in Chapter 21A.40.065 - Outdoor Dining.

No conditional use permit shall be granted for any property which abuts a residential zoning district, except for places of worship, public/private utilities and related facilities, residential facilities for persons with a disability, planned developments and educational facilities.

(Ord. 27-10, 2010; Ord. 2-09 § 7, 2009; Ord. 21-08 § 5 (Exh. D), 2008; Ord. 2-08 § 2, 2008; Ord. 13-04 § 10 (Exh. E), 2004; Ord. 4-04 § 2 (Exh. B), 2004; Ord. 23-02 § 6 (Exh. D), 2002; Ord. 38-99 § 8, 1999; Ord. 83-98 § 6 (Exh. D), 1998)

**Exhibit B.6 –  
Special Purpose Districts Table**

**21A.32-140 21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:**

Legend:	C =	Conditional use	P =	Permitted use
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Old Use Title	New Use Title	Permitted And Conditional Uses																
		RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	Accessory use, except those that are otherwise specifically regulated in this chapter or elsewhere in this title	P	P	P	P	P	P	P			P	P	P	P	P			P
House museum in landmark sites (see subsection 21A.24.010T of this title)	Adaptive reuse of a landmark site																	C P <sup>2</sup>
Offices and reception centers in landmark sites (see subsection 21A.24.040T of this title)	Adaptive reuse of a landmark site																	C <sup>41</sup> P <sup>2</sup>
Agricultural uses	Agricultural use		C		P	P	P			P								
Air cargo terminals and package delivery facilities	Air cargo terminals and package delivery facility		P							P								
Airline service and maintenance operations	Airport																	
Airline ticketing and baggage processing	Airport																	
Airport operations (including air traffic control, navigational aids, emergency and maintenance operations)	Airport																	
Alcoholic beverage consumption establishments (on-premises) (within terminal complex only)	Airport																	
Commercial recreation center (within terminal complex only)	Airport																	
Financial institutions (within terminal complex only)	Airport																	
Fuel storage for on-site distribution	Airport																	
General aviation facilities	Airport																	

	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Meeting rooms (within terminal-complex-only)										P							
Offices										P							
Restaurants; other food services										P							
Retail goods establishments—specialty, primarily for airport customers (within terminal-complex-only)										P							
Retail services establishments—primarily for airport customers (within terminal-complex only)										P							
Private club 2,500 square feet or less in floor area																	C <sup>12</sup>
Tavern/lounge/brewpub, 2,500 square feet or less in floor area																	C <sup>12</sup>
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building	P	P															
Ambulance services, dispatching, staging and maintenance utilizing outdoor operations	P <sup>10</sup>	P <sup>10</sup>															
Amphitheaters																	
Kennels, public or private, on lots of 5 acres or larger <sup>8</sup>		C		P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>					C					
Pet cemetery				P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4,5</sup>									
Stable, private				P	P	P	P										
Stable, public				P	P	P	P										
Veterinary offices, operating entirely within an enclosed building and keeping animals		P															P



overnight only for treatment purposes—	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Communication towers—	P	P	C	P	P	P	P			P	P	C	P	P		P	
Communication towers—exceeding the maximum building height—	C	C								P	C	P	C	C		C	
Art galleries—											P	P	P	P			P
Bed and breakfast													C <sup>2</sup>	P			P
Bed and breakfast inn													C <sup>2</sup>	P			P
Bed and breakfast manor													P <sup>2</sup>	P			P
Botanical gardens—	C									P	C	C					
Cemeteries and accessory crematoriums—								P									
Medical and dental offices—	P	P											P	P			P
Medical and dental clinics—	P	P											P	P			P
Community gardens as defined in chapter 21A.62 of this title—								P									P
Convents and monasteries—													P	P			
Adult daycare centers—	P	P								P	P	P	P	P			P
Child daycare centers—	P	P								P	P	P	P	P			P
Dental laboratories/research facilities—	P	P											C	C			P
Assisted living facility (see section 21A.36.050 of this title)—													P	P			P
Congregate care facility—																	
Group home, large (see section 21A.36.070 of this title)—																	C
Group home, small (see section 21A.36.070 of this title)—			P	P	P	P											P

		RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Living quarters for caretakers and security guards—	Dwelling, living quarter for caretaker or security guard	P	P									P		P				P
Manufactured home—	Dwelling, manufactured home			P			P									P		P
Mobile homes—	Dwelling, mobile home																	
Multi-family (no maximum-density limitation)—	Dwelling, multi-family														P			P
Multiple-family dwellings—	Dwelling, multi-family														P			P
Resident healthcare facility (see section 21A.36.040 of this title)—	Dwelling, resident healthcare facility													P				P
Residential substance abuse treatment home, large (see section 21A.36.100 of this title)—	Dwelling, residential substance abuse treatment home (large)													P				C
Residential substance abuse treatment home, small (see section 21A.36.100 of this title)—	Dwelling, residential substance abuse treatment home (small)													P				P
Rooming (boarding) house—	Dwelling, rooming (boarding) house																	CP
Single-family attached dwellings—	Dwelling, single-family (attached)																	P
Single-family detached dwellings—	Dwelling, single-family (detached)			P	P	P	P											P
Transitional victim home, large (see section 21A.36.080 of this title)—	Dwelling, transitional victim home (large)																	C
Transitional victim home, small (see section 21A.36.080 of this title)—	Dwelling, transitional victim home (small)																	P
Twin home and two-family dwellings—	Dwelling, twin home and two-family																	P
Eleemosynary facilities	Eleemosynary facilities											P	P	P	P			P
Community and recreation centers—	Eliminate								P			P	P	P	P			P
Golf courses—	Eliminate								P			P	P	P	P			P
Health and fitness centers—	Eliminate								P			P	P	P	P			C

	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Private recreational facilities—	P-							P-					P-	P-			P-
Conference center	P-									P-			G-	P-			
Convention center, with or without hotels—											G-						
Transitional treatment home, large (see section 21A.36.990 of this title)—																	G
Transitional treatment home, small (see section 21A.36.990 of this title)—																	G
Commercial service establishments—																	G-
Religious assembly with exhibit hall—													G-	P-			
Reuse of schools and churches—											G-		G-	G-			P-
Pedestrian pathways, trails and greenways—														P-			P-
Parking structure—	P-	P-	P-							P-	P-		G-	G-		P	P-
Dance studio—																	P-
Emergency response and medical service facilities including fire stations and living quarters—	G									P-			P				
Accessory offices supporting an institutional use—														P-			
Exhibition hall											C	P	C	P			
Mining and extraction of minerals and materials, including ore, stone, sand, gravel, oil and oil shale—																	P
Storage of extracted material—																	P
Trucking, repair, storage, etc., associated with extractive industries—																	P
Arenas, stadiums, fairgrounds—											C		G	G			G

		RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Farm stands, seasonal-	Farm stand, seasonal				P	P	P	P										P
Financial institutions without 1 facilities-	Financial institution	P	P															P
Financial institutions with drive-through facilities-	Financial institution with drive-through facility	P <sup>14</sup>	P <sup>14</sup>															P <sup>2</sup>
"Gas station" (may include accessory convenience retail and/or minor repairs) as defined in chapter 21A.62 of this title-	Gas station		G <sup>7</sup> P <sup>7</sup>															G <sup>3</sup>
Local government facilities-	Government facility	P	P	P							P	P	P	P	P			
Government uses and facilities (excluding those of an industrial nature and prisons)-	Government facility requiring special design features for security purposes																	C
Government offices-	Government office	P	P								P	P	P	P	P			P
Heliport	Heliport	C	C								P	P	P	C	C			
Hospitals, including accessory lodging facilities-	Hospital, including accessory lodging facility	C												P	P			
Hotels and motels-	Hotel/Motel	C	C								P	P						P
Industrial assembly	Industrial assembly		P								P							
Prison or jail-	Jail											C						
Jewelry fabrication and associated processing-	Jewelry fabrication		P															
Libraries	Library											P	P	P	P			C P
Light manufacturing	Light manufacturing		C								P							
Concrete or asphalt manufacturing-	Manufacturing, concrete or asphalt																	P <sup>15</sup>
Meeting halls of membership organizations-	Meeting hall of membership organization		P											P	P			P
Mixed use developments, including residential and other uses allowed in the zoning district	Mixed use development																	P
	Mobile food business (operation on private	P	P												P	P		P



		RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Country clubs	Recreation (outdoor)								P		P	P						
Production related to on-site research	Research and development facility	P	P									P	P					C
Research, commercial, scientific, educational	Research and development facility	P	P									P	P					C
Medical research facilities	Research facility (medical)	P												P	P			P
Restaurants without drive-through facilities	Restaurant		G <sup>7</sup> P <sub>7</sub>															P
Restaurants with drive-through facilities	Restaurant with drive-through facility		G <sup>7</sup> P <sub>7</sub> 14															P <sup>3</sup>
Retail goods establishments	Retail goods establishment		G <sup>7</sup> P <sub>7</sub>										P					P
Retail service establishments	Retail service establishment		G <sup>7</sup> P <sub>7</sub>										P					P
Accessory retail sales and services uses when located within a principal building	Retail, sales and service accessory use when located within a principal building													P				
Accessory retail sales and services uses, when located within the principal building and operated primarily for the convenience of employees	Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees	P	P								P	P	P	P	P			P
Colleges and universities	School, college or university														P			
Schools, K-12 private	School, K - 12 private											P	P	P	P			
Schools, K-12 public	School, K - 12 public											P	P	P	P			
Music conservatory	School, music conservatory																	
Medical/nursing schools	School, professional and vocational	P	P											P	P			P

	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Schools, professional and vocational—	C P	P								P			P	P			
Seminaries and religious institutes—										P			P	P			C
Arenas, stadiums, fairgrounds—											C		C	C			
Outdoor storage, accessory—										P						P	
Art studio—																	P
Movie theaters/live performance theaters—	C <sup>15</sup>	C <sup>15</sup>									C <sup>15</sup>	C <sup>15</sup>	C <sup>15</sup>	C <sup>15</sup>			C <sup>15</sup>
Movie theaters/live performance theaters—												C					C
Transportation terminals, including bus, rail and trucking—										P			C				
Public/private utility buildings and structures <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>		P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Public/private utility transmission wires, lines, pipes and poles <sup>1</sup>	P <sup>1</sup> P <sup>1</sup>	P <sup>1</sup> P <sup>1</sup>	P <sup>1</sup> P <sup>1</sup>	P <sup>1</sup> P <sup>1</sup>	P <sup>1</sup> P <sup>1</sup>	P <sup>1</sup> P <sup>1</sup>	P <sup>1</sup> P <sup>1</sup>	P <sup>1</sup> P <sup>1</sup>		P <sup>1</sup> P <sup>1</sup>	P <sup>1</sup> P <sup>1</sup>	P <sup>1</sup> P <sup>1</sup>	P <sup>1</sup> P <sup>1</sup>	P <sup>1</sup> P <sup>1</sup>	P <sup>1</sup> P <sup>1</sup>	P <sup>1</sup> P <sup>1</sup>	P <sup>1</sup> P <sup>1</sup>
Automobile rental agencies—										P							
Vending carts on private property as per title 5, chapter 5.65 of this code—	P	P															
Vending carts, public property								P									

		RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Warehouses, including ministorage warehouses	Warehouse		P								P							
Warehouse, accessory to retail and wholesale business (5,000 square foot or greater floor plate)	Warehouse, accessory to retail and wholesale business (5,000 square foot or greater floor plate)																	G
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)	Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)																	P
Wholesale distribution	Wholesale distribution		P								P							G
	Wireless telecommunications facility (see table 21A.40.090E of this title)																	
Zoological park	Zoological park								P									

Qualifying provisions:

1. Subject to conformance to the provisions in subsection 21A.02.050B of this title.
2. When located in a building listed on the Salt Lake City register of cultural resources.
3. When located on an arterial street.
4. Subject to Salt Lake Valley health department approval.
5. In conjunction with, and within the boundaries of, a cemetery for human remains.
6. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
7. When approved as part of a business park planned development pursuant to the provisions of chapter 21A.55 of this title.
8. Kennels, public or private, whether within penned enclosures or within enclosed buildings, shall not be permitted within 200 feet of an existing single-family dwelling on an adjacent lot.
9. Trails and trailheads without parking lots and without directional and informational signage specific to trail usage shall be permitted.
10. Greater than 3 ambulances at location require a conditional use.
11. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to the conditional use process.
12. A conditional use permit for a class B or C private club or association shall be subject to the following qualifying provisions. For the purpose of these provisions a class B or C private club or association shall have the meaning set forth in section 5.50.010 of this code, as amended.
  - a. In granting conditional use approval for a class B or C private club or association the planning commission shall:
    - (1) Require that a security and operations plan be prepared and filed with the city which shall include:
      - (A) Providing a complaint-response community relations program;
      - (B) Having a representative of the private club or association meet with neighbors upon request to attempt to resolve any neighborhood complaints regarding the operations on the premises;
      - (C) Requiring design and construction methods to ensure that any sound level originating within the premises, measured within 15 feet from an exterior wall or door thereof, does not exceed the maximum permissible sound level set forth for residential use districts in section 9.28.060 of this code;
      - (D) Allowing live entertainment only within an enclosed building subject to the foregoing sound limit;
      - (E) Prohibiting electronically amplified sound in any exterior portion of the premises;
      - (F) Designating a location for smoking tobacco outdoors in conformance with state law;



- (G) Requiring any trash strewn on the premises, including any smoking and parking lot areas, be collected and deposited in a trash receptacle by 6:00 A.M. the following day;
  - (H) Having portable trash receptacles on the premises emptied daily and automated receptacles emptied at least weekly. Automated receptacles shall be located only within a city approved trash storage area; and
  - (I) A parking management plan that takes into consideration the impact of parking on surrounding neighborhoods.
  - (2) Review the site plan and floor plan proposed for the premises, and as result of such review may require design features intended to reduce alcohol related problems such as consumption by minors, driving under the influence, and public drunkenness;
  - (3) Require buffering where a private club or association abuts a residential building or area, including landscaping or walls along any property line or within any required yard area on the lot where the premises are located;
  - (4) Require that landscaping be located, and be of a type, that cannot be used as a hiding place; and
  - (5) Require that the exterior of the premises be maintained free of graffiti at all times, including the main building, any accessory building or structure, and all signs.
- b. If necessary to meet the standards for approval of a conditional use set forth in section 21A.54.080 of this title, the following conditions may be imposed:
- (1) Limit the size and kind of signage located on the outside of any building containing a private club or association in conformance with chapter 21A.46 of this title;
  - (2) Require parking area lighting to produce a minimum foot-candle that provides safe lighting for pedestrians but does not intrude on residents' enjoyment of their homes; and
  - (3) Consider the proposed location of an outdoor smoking area in the security and operations plan and the potential effect on neighboring residences, businesses and buildings and designating a new area if the potential effects of the area in the security and operations plan appear to adversely affect neighboring residences, businesses and buildings.
13. If located on a collector or arterial street according to the Salt Lake City Transportation Master Plan – Major Street Plan: Roadway Functional Classification map.
14. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
15. Prohibited within 1,000 feet of a single- or two-family zoning district.

(Ord. 27-10, 2010; Ord. 23-10 § 13, 2010; Ord. 10-10 § 3, 2010; Ord. 65-09 § 1, 2009; Ord. 48-09 § 1, 2009; Ord. 61-08 § 4 (Exh. C), 2008; Ord. 21-08 § 6 (Exh. E), 2008; Ord. 2-08 § 2, 2008; Ord. 61-06 § 2 (Exh. B), 2006; Ord. 13-06 § 5 (Exh. D), 2006; Ord. 10-06 § 1 (Exh. A), 2006; Ord. 1-06 § 30, 2005; Ord. 71-05 § 1 (Exh. A), 2005; Ord. 18-04 § 4, 2004; Ord. 13-04 § 12 (Exh. F), 2004; Ord. 73-02 § 4 (Exh. A), 2002; Ord. 23-02 § 7 (Exh. E), 2002; Ord. 64-01 § 2, 2001; Ord. 68-00 § 1, 2000; Ord. 14-00 § 4, 2000; Ord. 9-00 § 3, 2000; Ord. 35-99 § 41, 1999; Ord. 12-98 § 4, 1998; amended during 5196 supplement; Ord. 85-95 § 1 (Exh. A), 1995; Ord. 84-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(16-12), 1995)