

SECTION 6. PERMITTED LAND USES

6.A. Mix of Use Requirement for Large Developments

The following standards are intended to ensure that large projects in mixed-use zoning districts include a mix of uses, or contribute to the creation of a larger mixed-use area. These standards do not apply in “I” zones.

- 1. Conceptual Land-Use Plan** – Developers of projects **equal to or larger than 3 acres** in size shall submit a conceptual land use plan for approval by the Planning Director. The conceptual land use plan must be approved before a building permit application is accepted. The Planning Director may require a conceptual land use plan for a project smaller than 3 acres if it is part of a project larger than 3 acres. The conceptual land use plan shall illustrate the location and calculated land area of land uses on the site, using the following land use categories (see Section 6.C. for detailed list of land uses within these categories; exceptions noted below):
 - One- or two-family residential
 - Multifamily residential
 - Industrial and commercial (including medical offices)
 - Public and civic uses (excluding parks and medical offices)
 - Mixed-use buildings (must include at least 20% residential and 10% non-residential)
 - Publicly accessible parks and plazasParking facilities and private open spaces shall be classified the same as the primary land use they serve.

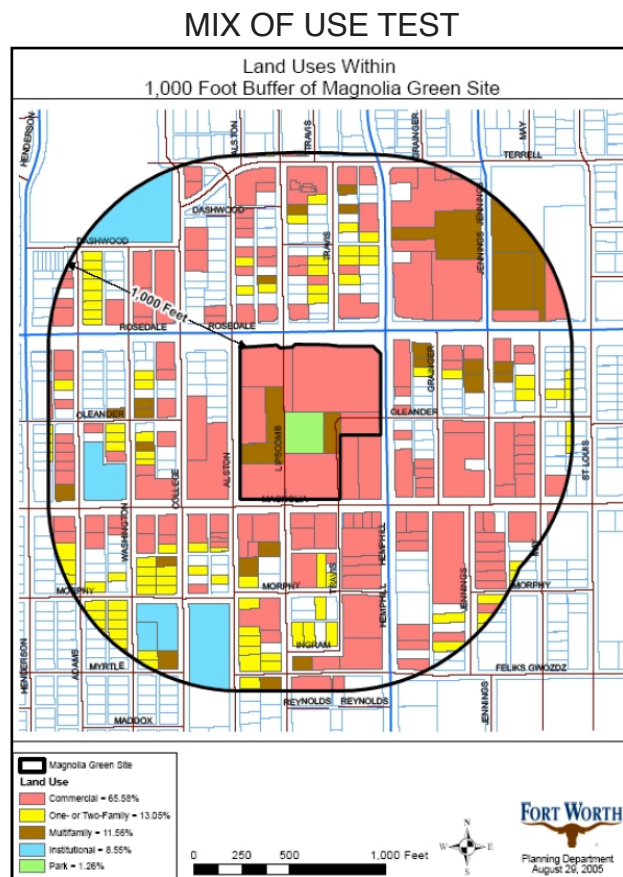
- 2. Project Test** – The conceptual land use plan shall be approved if it shows that:
 - a. The project includes uses within at least two of the land use categories, and
 - b. No land use category other than mixed-use buildings occupies greater than 2/3 of the total land area. If a project does not comply with the project test, then the vicinity test in Section 3. shall apply.

3. Vicinity Test – Developments not complying with the project test are permitted if:

a. The Development Services Director determines that the following conditions are satisfied:

- 1) The proposed land use at any location within the proposed development site must be within a walking distance of 1,000 feet of a different land use, as measured by the shortest pedestrian route, and
 - 2) The percentage of any single land use category other than mixed-use buildings within a 1,000-foot radius of any location within the proposed development site shall not be greater than $\frac{2}{3}$ of the total land area within the radius. The proposed development shall be included in the calculation of this percentage. Undeveloped or agricultural property located within the radius shall not be included in the calculation;
- or:

b. The Director determines that the developer has demonstrated that unique site conditions (e.g. adjacency to natural features, highways, freight yards, etc.) make compliance with the conditions of section a. above impractical in certain areas of the development site.



Projects of at least 3 acres must provide a mix of uses that conforms to the “project test” requirements of Section 2. or must contribute to the creation of a larger mixed-use area. City staff conducts a “vicinity test” to make this determination for large single-use projects.

6.B. Special Requirements in “N” Neighborhood and “R” Restricted Zones

The following standards are intended to enhance the character of existing neighborhoods and to promote the development of additional housing in those areas.

1. “N” ZONES- RESIDENTIAL REQUIREMENT – New construction of single-use buildings of commercial, retail, or other non-residential character are prohibited in “N” neighborhood zones. Buildings within these zones must include residential uses that constitute at least 40% of gross floor area. Outdoor spaces for residential use may be included in the percentage. For this section only, bed and breakfast uses are considered residential. Buildings that incorporate a mix of residential and non-residential uses are allowed and encouraged.
2. PROHIBITED USES IN “R” ZONES – Certain uses, including bars and light industrial uses, are prohibited in “R”
3. PROHIBITED USES IN “N” ZONES – Surface parking lots providing parking for single use non-residential projects. These prohibited uses are noted in the tables in Section 6.C. on the following page.
4. PROHIBITED USES IN “H’ ZONES - New vehicles sales or rental are prohibited.



Mixed-use projects that incorporate housing on upper floors are appropriate in “N” zones.

6.C. Permitted Land Uses

The following table lists land uses permitted in the NS District. A (P) indicates that these uses are allowed by right in the applicable development zone. A (SE) indicates that these uses are allowed by special exception from the Board of Adjustment. An asterisk (*) indicates that the uses are allowed but are subject to supplemental development standards. Please refer to the Zoning Ordinance for all use definitions and any referenced supplemental standards.

		NS-T4R	NS-T4	NS-T5
RESIDENTIAL USES				
Household Living	One Family Detached Dwelling	P	P	P
	One Family Detached Dwelling with Secondary Dwelling Unit	P	P	P
	Two Family Detached	P	P	P
	Duplex/Two Family Attached Dwelling	P	P	P
	Multifamily Dwelling (up to 8 units)	P	P	P
	Multifamily Dwelling (9+ units)	P	P	P
Group Living	Community Home	P	P	P
	Group Home I	P	P	P
	Group Home II	P	P	P
	Halfway House			
	Shelter			
PUBLIC AND CIVIC USES				
Education	College or University	P	P	P
	Day Care Center (Child or Adult)	P	P	P
	School, Elementary or Secondary	P	P	P
	Business College or Commercial School	P	P	P
Government	Correctional Facility		P	P
	Government Maintenance Facility		P	P
	Government Office Facility	P	P	P
	Government Vehicle Storage/Junkyard		P	P
	Museum, Library or Fine Arts Center	P	P	P
	Probation or Parole Office		P	P
Healthcare Facilities	Ambulance Dispatch Station	P	P	P
	Assisted Living Facility	P	P	P
	Blood Bank	P	P	P
	Care Facility	P	P	P
	Health Services Facility, including doctor's Office or medical clinic.	P	P	P
	Hospice	P	P	P
	Hospital	P	P	P
	Massage Therapy and Spa	P	P	P
	Nursing Home (with full medical services)	P	P	P

6.C. Permitted Land Uses (cont.)

		NS-T4R	NS-T4	NS-T5
PUBLIC AND CIVIC USES (cont.)				
Recreation	Public Community, Recreation, of Welfare Center	P	P	P
	Private or Non-profit community, Recreation, or Welfare Center	P	P	P
	Country Club, Public			
	Country Club, Private	P	P	P
	Golf Course	P	P	P
	Golf Driving Range			P
	Park of Playground	P	P	P
Religious	Place or Worship	P	P	P
	Place of Worship, Auxiliary Use	P	P	P
Utilities	Electric Power Substation	CUP	CUP	CUP
	Gas Lift or Line Compressor Station			
	Power Plant of Central Station Light			
	Stealth Telecommunication Tower	P*	P*	P*
	Telecommunication Antenna (on structure)	P*	P*	P*
	Telecommunication Tower	CUP	CUP	CUP
	Utility Transmission or Distribution Line	P*	P*	P*
	Wastewater (Sewage) Treatment Facility			
	Water Supply, Treatment, or Storage Facility	CUP	CUP	CUP
COMMERCIAL USES				
Entertainment and Eating	Amusement, Indoor	P	P	P
	Amusement, Outdoor			
	Baseball/Softball Facility (Commercial)	P	P	P
	Bowling Alley	P	P	P
	Bar, Tavern, Cocktail Lounge, Club, or Dance Hall		P	P
	Circus			
	Club, Commercial or Business	P	P	P
	Drive-in Restaurant or Business	P	P	P
	Event Center or Rental Hall	P	P	P
	Bingo Parlor			
	Gambling Facility (including Bingo)			
	Game Room			
	Health or Recreation Club	P	P	P
	Indoor Recreation	P	P	P
	Lodge or Civic Club	P	P	P
Massage Parlor				

6.C. Permitted Land Uses (cont.)

		NS-T4R	NS-T4	NS-T5
COMMERCIAL USES (cont.)				
Entertainment and Eating (cont.)	Mobile Food Vendor Court	P	P	P
	Racing Facility (Horse, Dog, or Automotive)			
	Restaurant, Cafe, or Cafeteria	P	P	P
	Sexually Oriented Business			
	Shooting or Weapons Firing Range			
	Stable (Commercial, Riding, Boarding, or Rodeo Arena)			
	Swimming Pool, Commercial	P	P	P
	Drive-in Theater			
	Movie Theater or Auditorium	P	P	P
Lodging	Bed or Breakfast Home	P	P	P
	Bed or Breakfast Inn	P	P	P
	Hotel, Motel or Inn			P
	Recreation Vehicle Park			
	Short Term Home Rental	P	P	P
Office	Bank, Financial Institution	P	P	P
	Offices	P	P	P
Retail Sales and Service	Antique Shop	P	P	P
	Appliances Sales, Supply or Repair	P*		
	Bakery	P	P	P
	Beauty or Barber Shop	P	P	P
	Boat Rental or Sales			P
	Bookstore, Station, or Newstand	P	P	P
	Burglar Alarm Sales and Service	P	P	P
	Caterer or Wedding Service	P	P	P
	Clothing Sales, New	P	P	P
	Clothing Sales, Used	P	P	P
	Convenience Store	P	P	P
	Copy Store or Commercial Print with Off-set Printing	P	P	P
	Dance Studio	P	P	P
	Dressmaking, Custom; Millinery Shop	P	P	P
	Duplicating Services	P	P	P
	Farmers' Market	P	P	P
	Feed Store, no Processing or Milling	P	P	P
	Firewood Sales	P	P	P
	Furniture Sales	P	P	P
	Furniture Upholstery, Refinishing, or Resale	P	P	P

6.C. Permitted Land Uses (cont.)

		NS-T4R	NS-T4	NS-T5
COMMERCIAL USES (cont.)				
Retail Sales and Service (cont.)	General Merchandise Store	P	P	P
	Greenhouse or Plant Nursery	P	P	P
	Grocery Store or Meat Market	P	P	P
	Gunsmithing, Repair or Sales	P	P	P
	Home Improvement Store	P	P	P
	Interior Decorating	P	P	P
	Kennel			
	Large Retail Store	P	P	P
	Laundry, or Dry Cleaning Collection Office	P	P	P
	Laundry, Dry Cleaning, or Washeteria	P	P	P
	Leather Goods Shop	P	P	P
	Liquor or Package Store	P	P	P
	Locksmith	P	P	P
	Medical Supplies/Equipment Sales or Rental	P	P	P
	Mini-Warehouse			
	Mortuary or Funeral Home	P	P	P
	Newspaper Distribution Center			P
	Optician	P	P	P
	Pawn Shop			P*
	Pharmacy (Drug Store)	P	P	P
	Portrait or Camera Shop or Photo Finishing	P	P	P
	Recording Studio	P	P	P
	Retail Sales, General	P	P	P
	Saddle or Harness Repair or Sales	P	P	P
	Shoe Shine Shop	P	P	P
	Studio, Art or Photography	P	P	P
	Tailor, Clothing or Apparel Shop	P	P	P
	Tattoo Parlor		P	P
Taxidermist Shop	P	P	P	
Veterinary Clinic with Indoor Kennels	P*	P*	P*	
Veterinary Clinic with Outdoor Kennels				
Vehicle Sales and Service	Auto Parts Supply Retail	P	P	P
	Automotive Repair, Paint and Body Shop	P	P	P
	Car Wash, Full or Self Service			
	Gasoline Sales	P	P	P
	Mobile Home or Manufactured Housing Sales			

6.C. Permitted Land Uses (cont.)

		NS-T4R	NS-T4	NS-T5
COMMERCIAL USES (cont.)				
Vehicle Sales and Service (cont.)	Parking Area or Garage, Storage	P	P	P
	Recreational Vehicle Sales or Service			P
	Service Station			P*
	Towing Yard with Office			
	Truck Stop with Fuel and Accessory Services			
	Vehicle Junkyard			
	Vehicle Sales or Rental (Automobile, Motorcycles, Boats or Trailers)	P		P
	Vehicle Steam Cleaning			P
INDUSTRIAL USES				
Light Industrial Services	Assaying			P
	Assembly of Pre-manufactured Parts, except for Vehicles, Trailers, Airplanes, or Mobile Homes		P	P
	Blacksmithing or Wagon Shop			P
	Bottling Works, Milk or Soft Drinks			P
	Brewery, Distillery, or Winery			P
	Carpet and Rug Cleaner			P
	Chicken Batter or Brooder			
	Coal, Coke, or Wood Yard			
	Cottage Manufacturing Uses		P	P
	Crematorium			P
	Electroplating			P
	Fabricating Manufactured Housing, Temporary, or Office Building			
	Food Processing (No Slaughtering)			P
	Furniture or Cabinet Repair or Construction		P	P
	Furniture Sales, with Outside Storage or Display			
	Galvanizing Small Utensils			
	Machine Shops			P
	Manufacture of Artificial Flowers, Ornaments, Awnings, Tents, Bags		P	P
	Manufacture of Aluminum, Brass, or Other Metals or from Bone, Paper, Rubber or Leather		P	P
	Manufactured Home/RV Repair			
Monument/Marble Works, Finishing and Carving only			P	

6.C. Permitted Land Uses (cont.)

		NS-T4R	NS-T4	NS-T5
INDUSTRIAL USES (cont.)				
Light Industrial Services (cont.)	Monument Works, Stone			P
	Outdoor Sales and Storage		P*	P*
	Paint Mixing and Spraying			P
	Paper Box Manufacturing			P
	Pattern Shop			P
	Printing, Lithographing, Book-binding, Newspapers, or Publishing			P
	Rubber Stamping, Shearing/Punching			P
	Sheet Metal Shop			P*
	Warehouse or Bulk Storage			
	Welding Shop, Custom Work (Not Structural)			P
	Yards, Contractors, Lumber, or Storage, Automobile Storage Yards, Building Materials			P*
Heavy Industrial and Manufacturing	Animal By-Product Processing			
	Batch Plant, Concrete, or Asphalt (Permanent)			
	Brewery, Distillery, or Winery			P
	Brick, Clay, Glass, Shale, Tile, or Terra Cotta Products Manufacture			
	Cement Product Plant			
	Cement, Lime, Gypsum, or Plaster of Paris Manufacture			
	Cotton Gin, Cotton Oil Mill, Bail or Compress			
	Creosote Treatment/Manufacture			
	Egg Cracking or Processing			
	Furnace, Blast; Forage Plan, Boiler Works Manufacture			
	Galvanizing, Sheet or Structural Shapes			
	Gas (Natural or Artificial) Manufacture, Processing or Storage			
	Glue Manufacture			
	Grain Elevator			
	Magnesium Casting, Machining, or Fabricating			

6.C. Permitted Land Uses (cont.)

		NS-T4R	NS-T4	NS-T5
INDUSTRIAL USES (cont.)				
Heavy Industrial and Manufacturing (cont.)	Manufacture of Acetylene or Oxygen Gas, Alcohol, Computers, and Related Electronic Products, Airplanes, Automobiles, Trucks and Tractors, (Including Assembly Plants), Ball or Roller Bearings, Steel Tanks, Candles, Celluloid, Cash Registers, Cutlery, Disinfectants, Dextrin, Dyestuff, Electrical Machinery, Farm Tools, Typewriters, and Vinegar.			
Transportation	Airport, Aviation Field, Helistop, or Landing Area	CUP	CUP	CUP
	Passenger Station	P	P	P
Waste Related	Recycling, Collection Facility	CUP	CUP	P*
Wholesale Trade	Wholesale: Bakery, Produce Market, or Wholesale House			P
	Wholesale Office or Supply Room		P	P
ACCESSORY USES				
Accessory Uses	Accessory Use or Building	P	P	P
	Home Occupation	P	P	P
	Recreation Area	P	P	P
	Satellite Antenna (Dish)	P*	P*	P*
TEMPORARY USES				
Temporary Uses	Temporary Outdoor Amusement	CUP	CUP	CUP
	Garage or Other Occasional Sale	P	P	P
	Temporary Vendor	P*	P*	P*

