

Staff Comments	CATEGORY Specific Use	RR	R1-R6	R7-R9	R7(I)	RC	R10-R29	MH	RA	AC	C1	C2	C4	HZ	BC	I 1	I 2	B 1	SC 1	SC 2	SC 3	MU	Use-Specific Regs
	RESIDENTIAL																						
	Group Living																						
Combines apartment, assisted and nursing care	Continuing care community	OLD												S									(A)(1)
		NEW					S				S	S	S	S	P			S					
	Group home, 8 or fewer residents	OLD	P	P	P	P	P		P		P		P	P	P							S	(A)(2)
		NEW	P	P	P	P	P		P		P		P	P	P			S				S	
	Group home, more than 8 residents	OLD	S	S	S		S		S		S	S	S	S	S							S	(A)(2)
		NEW	S	S	S		S		S		S	S	S	S	S			S				S	
Old category of "group housing project"	Boarding, assisted living, dormitory, monastery	OLD					P		P		P		P		P							S	
		NEW			S		S		S		S	S	S	S	P			S				S	
	Household Living																						
	Dwelling, multiple-family	OLD	P1	P	P		P		P		P	P	P	P	P							P	(A)(6)
		NEW	P1	P	P		P		P		P	P	P	P	P							P	
	Dwelling, single-family	OLD	P	P	P	P	P		P		P	P	P	P	P							P	(A)(6)
		NEW	P	P	P	P	P		P		P	P	P	P	P							P	
This category is no longer used	Dwelling, single-family attached and detached	OLD	P	P	P	P	P		P		P	P	P	P	P							P	(A)(6)
		NEW	P	P	P	P	P		P		P	P	P	P	P							P	
This category is no longer used	Dwelling, two-family	OLD					P		P		P	P	P		P							P	(A)(6)
		NEW					P		P		P	P	P		P							P	
	Mobile home, permanent installation	OLD	S	S	S	S	S		S				S	S									(A)(4)
		NEW	S	S	S	S	S		S		S		S	S									
	Mobile home park	OLD							P														See 14-6.4(B)

Staff Comments

CATEGORY Specific Use		RR	R1-R6	R7-R9	R7(I)	RC	R10-R29	MH	RA	AC	C1	C2	C4	HZ	BC	I1	I2	B1	SC1	SC2	SC3	MU	Use-Specific Regs		
	NEW							P																	
Short Term Rental Unit	OLD	Prohibited except as set forth in §14-6.2(A)(6)(a) [No change to current provisions]									P	P	P	P	P								P	(A)(6)	
	NEW	Prohibited except as set forth in §14-6.2(A)(6)(a) [No change to current provisions]									P	P	P	P	P									P	
PUBLIC, INSTITUTIONAL AND CIVIC																									
Preschool, Daycare for Infants or Children																									
Small (6 or fewer)	OLD	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	(B)(5)	
	NEW	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P		
Medium (7 to 15)	OLD	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	(B)(5)	
	NEW	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P		
Large (15-25) Medium (7-24)	OLD	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S	S	P	(B)(5)	
	NEW	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S	S	P		
Very-Large (more than 25 24)	OLD	S	S	S	S	S	S	S	S		P	P	S	S	S	S	S	P	S	S	S	S	S	(B)(5)	
	NEW	S	S	S	S	S	S	S	S		P	P	S	S	S	S	S	P	S	S	S	S	S		
Eliminate categories. The PC has never reserved a lot in any subdivision for daycare facilities, to staff's knowledge.	Designated by- Planning Commission- (small to large)	OLD	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	(B)(5)	
	Designated by- Planning Commission- (very large)	OLD	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S	S	S	(B)(5)	
Electrical Facilities [see 14-6.2(F) for Planning Commission review requirements]																									

Staff Comments

CATEGORY Specific Use		RR	R1-R6	R7-R9	R7(I)	RC	R10-R29	MH	RA	AC	C1	C2	C4	HZ	BC	I 1	I 2	B 1	SC 1	SC 2	SC 3	MU	Use-Specific Regs
Distribution facilities	OLD	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	(F), (G) and (H)
	NEW	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	(H)
Substation	OLD	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	(F)
	NEW	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	
Switching station	OLD	P	P								P	P	P		P	P	P	P	P	P	P	P	(F)
	NEW	P	P								P	P	P		P	P	P	P	P	P	P	P	
Transmission lines	OLD	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	(F)
	NEW	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	
Educational																							
Combine categories for public and private; public schools currently allowed without use permits	Elementary and secondary schools, public and private	OLD	S	S	S		S	S		S	S	S	S									S	(B)(6)
		NEW	S	S	S		S	S		S	P*	P*	P*	S	P*	S		P*	S	S	S	P*	
Current category does not distinguish residential from nonresidential colleges	Colleges and universities, residential	OLD	S	S	S		S	S		S	S	S	S									S	(B)(2)
		NEW	S	S	S		S	S		S	S	S	S	P				S				S	
New category. Existing	Colleges and universities, nonresidential	OLD																					
		NEW									P	P	P	P	P			P	P	P	P	P	(B)(2)
	Museums	OLD																					

Staff Comments

museums classified as "neighborhood uses," no review required.

Government facilities to be regulated based on type of use (housing, office, etc.)

Eliminate "catch-all" provisions of this use category; add special use permit requirement for non-residential uses in residential districts.

Delete superfluous

CATEGORY Specific Use		RR	R1- R6	R7- R9	R7- (I)	RC	R1 0- R2 9	MH P	RA C	AC	C1	C2	C4	HZ	BC D	I 1	I 2	B P	I 1	SC 2	SC 3	SC MU	Use- Specific Regs
	NEW		S	S		S	S		P		P	P	P		P	P		P	P	P	P	P	
Vocational or trade schools, nonindustrial	OLD NEW								P		P	P	P		P	P		P	P	P	P	P	
Vocational or trade schools, light industrial	OLD NEW														P	P		P					
Government Services																							
Governmentally owned or operated buildings and uses other than elementary or high schools	OLD										P				P	P		P					P
<u>Neighborhood and community centers including youth and senior centers and municipal or other public buildings and uses in keeping with the character and requirements of the district</u>	OLD NEW	P S	P S	P S		P S			P S		P P	P P	P P		P P			P P	P P	P P	P P		
Nonprofit/Religious,	OLD						S		S	S	P			S									S

Staff Comments
reference to penal
institutions.

CATEGORY Specific Use	RR	R1- R6	R7- R9	R7 (I)	RC	R1 0- R2 9	MH P	RA C	AC	C1	C2	C4	HZ	BC D	I 1	I 2	B P	I 1	SC 2	SC 3	SC 3	MU	Use- Specific Regs
educational and charitable eleemosynary- institutions, (does not include schools, assembly uses) but not penal institutions	NEW					S		S	S	P*	P*	P*		P*	P*		P*	P*	P*	P*	P*		

Eliminate category, add
footnote above re: St.
Vincent Hospital rezoning
Ordinances and master
plan resolutions 1985 and

Move code to HZ column
to correct codification typo

Extended care covered

Hospitals	RR	R1- R6	R7- R9	R7 (I)	RC	R1 0- R2 9	MH P	RA C	AC	C1	C2	C4	HZ	BC D	I 1	I 2	B P	I 1	SC 2	SC 3	SC 3	MU	Use- Specific Regs
Hospitals and extended care facilities [Note 1,2: Special use permit required in Christus St. Vincent HZ, allowed uses in Las Soleras HZ.]	OLD	S	S	S		S		S		S	S		S1/ P2				S						(B)(3)
	NEW	S	S	S		S		S		S	S		S1/ P2	P			P						
Hospitals and extended care facilities existing prior to 1988	OLD									P				P									(B)(3)
	NEW									P				P									
Hospital heliport [Footnote 3: Permitted use in Las Soleras HZ.]	OLD												P3										(B)(3)
	NEW												P3										
Human Services																							
Extended care and	OLD																P					P	

Staff Comments	CATEGORY Specific Use		RR	R1- R6	R7- R9	R7 (I)	RC	R1 0- R2 9	MH P	RA C	AC	C1	C2	C4	HZ	BC D	I 1	I 2	B P	I P	SC 1	SC 2	SC 3	MU	Use- Specific Regs
under hospitals and/or residential uses	adult day care	NEW						S		S		P	P	P	P	P			P	P	P	P	P		
Foster homes should not be a permitted use in I-1 district.	Foster homes licensed by the appropriate state agencies	OLD NEW	P P	P P	P P			P P		P P		P P	P P	P P	P P	P P								P P	
Homeless shelter or other facility providing lodging and/or services to 25 or more resident and/or nonresident clients; consider expanding category to include 0-24 clients?	Human service establishments	OLD NEW										P P*			P P*	P P*					P P*	P P*	P P*	P P*	(B)(4)
Similar to human service establishment, no nonresident clients	Sheltered care facilities	OLD NEW	S S	S S	S S		S S	S S		S S		S S	S S	S S	S P	P P								S S	(B)(7)
	Parks and Open Space																								
	Cemeteries, mausoleums and columbariums	OLD NEW	S S	S S	S S							S S	S S		S S	P P									(B)(1)
Broad category, may warrant special use permit for sports fields	Public parks, playgrounds, playfields in keeping with the character and requirements of the district	OLD NEW	P P	P P	P P		P P	P P		P P		P P	P P	P P	P P	P P	P P	P P	P P	P P	P P	P P	P P	P P	
Add use permit	Religious Assembly																								
	All	OLD	P	P	P		P	P		P		P	P	P	P	P	P				P	P	P	P	

Staff Comments
requirement for this and other nonresidential - assembly uses in residential districts

Special use permit recommended for all categories. Most require a General Plan consistency determination by PC. Electrical facilities subject to 14-6.2(F), telecom subject to 14-6.2(E).

Add pet grooming to category

New category listing based on old regulations

[Footnote 4: Hours of operation limited 7 am to 10 pm in MU district (typical)]

Relocated from "Retail"

CATEGORY Specific Use		RR	R1- R6	R7- R9	R7 (I)	RC	R1 0- R2 9	MH P	RA C	AC	C1	C2	C4	HZ	BC D	I 1	I 2	B P	I SC 1	SC 2	SC 3	MU	Use-Specific Regs
	NEW	S	S	S		S	S		S		P	P	P	P	P	P		P	P	P	P	P	
Utilities																							
All [natural gas regulator station, telephone exchange, water or sewage pumping station or water storage facility]	OLD	S	S	S		S	S		S		S	P	S	S	P	P							S (B)(8)
	NEW	S	S	S		S	S		S		S	P	S	S	P	P							S
COMMERCIAL																							
Animal Sales and Service																							
Veterinary establishments	OLD	S									P	P	P		P	P		P					(C)(11)
	NEW	S									P*	P*	P*		P	P		P*		P*	P*	P*	
Kennel	OLD																						
	NEW	S									P*	P*	P*		P	P		P*					
Arts Activities																							
Arts and crafts studios, galleries and shops; <u>gift shops</u>	OLD								P	P	P	P			P	P							P4
	NEW								P	P	P	P			P	P							P4
Arts and crafts studio	OLD										P	P	P		P	P							

Staff Comments

category. C-4 is the only district where the on-site restriction should apply?

This category was created for the RAC and AC overlay zones. Move to recreation and entertainment category?

Somewhat more restricted than religious assembly due to possibility of alcohol service, etc.

Additional requirements for drive-through

CATEGORY Specific Use		RR	R1-R6	R7-R9	R7(I)	RC	R10-R29	MH	RA	AC	C1	C2	C4	HZ	BC	I 1	I 2	B 1	SC 1	SC 2	SC 3	MU	Use-Specific Regs
workshops; sales limited to goods manufactured on-site	NEW										P	P	P		P	P							
Art schools	OLD NEW								P	P	P	P	P		P	P		P	P	P	P	P	
Dance studios	OLD NEW								P	P	P	P			P	P						P4	
Nonprofit theaters for production of live shows	OLD NEW								P	P	P	P			P	P		P	P	P	P	P4	
Photographers' studios	OLD NEW								P	P	P	P			P	P						P*	
Assembly																							
Private clubs and lodges	OLD NEW	S	S	S	S	S	S		S	S	S	P	S	S	P	P						S*	(C)(7)
Financial Services																							
All Banks, credit unions, no drive-through	OLD NEW										S	P			P	P		P	P	P	P	S*	
Banks, credit unions, with drive-through	OLD NEW										P*	P*			P	P*		P*	P*	P*	P*	P*	

Staff Comments

Category is too broad, see new bar and restaurant categories.

Footnote 6: Special restrictions on nightclub hours in AC per 14-5.4(B)

Footnote 7: Limited to 1,000 SF in office zones, no incidental alcohol sales

CATEGORY Specific Use	RR	R1-R6	R7-R9	R7(I)	RC	R10-R29	MH	RA	AC	C1	C2	C4	HZ	BC	I1	I2	B1	SC1	SC2	SC3	MU	Use-Specific Regs
Food and Beverages																						
Eating and drinking establishments	OLD NEW							S S		P				P P			P P	P P	P P	P P	P*	(C)(3)
Bar, cocktail lounge, nightclub, no outdoor entertainment	OLD NEW							S S6		P				P P				P P	P P	P P		
Bar, cocktail lounge, nightclub, with outdoor entertainment	OLD NEW							S* S6*		P*				P* P*	P*			P* P*	P* P*	P* P*	P*	
Restaurant - Full Service, with or without incidental alcohol service	OLD NEW							S S		P				P P			S	P P	P P	P P		
Restaurant with bar, cocktail lounge or nightclub comprising more than 25% of total serving area.	OLD NEW							S* S6*		P*				P* P*	P*			P* P*	P* P*	P* P*	P*	
Restaurant - Fast service/take-out, no drive-through/drive-up	OLD NEW							S		P7	P	P7		P P			S	P P	P P	P P		
Restaurant - with drive-through/drive-up	OLD NEW										P*			P* P*	P*			P* P*	P* P*	P* P*	P*	

Staff Comments

CATEGORY Specific Use	RR	R1-R6	R7-R9	R7(I)	RC	R10-R29	MH	RA	AC	C1	C2	C4	HZ	BC	I1	I2	B	SC1	SC2	SC3	MU	Use-Specific Regs	
Medical																							
Eliminate category, included in general and medical office categories.	Administrative offices and organizations which in whole or part provide medically-related services	OLD									P	P	P									P4	
		NEW									P	P	P									P4	
Apothecary shops or pharmacies	OLD									P	P		P	P	P							P4	
	NEW									P	P		P	P	P							P4	
Add to permitted uses in C4 and RAC districts.	Medical and dental offices or clinics providing treatment for the health and welfare of human patients	OLD								P	P		P	P	P		P	P	P	P		P4	
		NEW						S	S	P	P	P	P	P	P		P	P	P	P		P4	
Obsolete category, covered by medical and dental office category. Note that the few existing medical offices in the R-10-R-29 Districts would become nonconforming;	Offices for those licensed by the state to practice the healing art or any branch thereof pertaining to human beings, provided that offices and accessory buildings specified shall not be considered as "service establishments"	OLD				S		S	S	P	P	S		P	P		P					P4	(C)(5)
		NEW				S		S	S	P	P	S		P	P		P					P4	(C)(5)
Offices, Business and Professional																							
All	OLD							S	S	P	P	P	P	P	P		P	P	P	P		P4	
	NEW							S	S	P	P	P	P	P	P		P	P	P	P		P4	

Staff Comments

CATEGORY Specific Use		RR	R1- R6	R7- R9	R7 (I)	RC	R1 0- R2 9	MH P	RA C	AC	C1	C2	C4	HZ	BC D	I 1	I 2	B P	I 1	SC 1	SC 2	SC 3	MU	Use- Specific Regs
Public Accomodation																								
Bed and breakfast houses and inns	OLD											P			P	P		P						
	NEW											P			P	P		P				P		
Conference and extended stay lodging facilities	OLD											P			P	P		P						
	NEW											P			P	P		P						
Hotels, motels, residential suite hotels and motels and bred-and break fast houses and inns	OLD											P			P	P						P		14-5.8
	NEW											P			P	P						P		
Expansion of existing residential suite hotels and motels	OLD						S		S			P								P	P			(C)(8)
	NEW						S		S			P								P	P			
Vacation time share projects	OLD											P			P	P								14-6.2
	NEW											P			P	P								(C)(10)
Public Transportation																								
Transit transfer facilities	OLD																	S						S
	NEW											S		S	P	P		S	S	P	P		S	S

Apparently intended to address uses established prior to code amendments in the 1980's. Staff is not aware of any expansions in the last 15 years, category appears to be obsolete.

Staff Comments

CATEGORY Specific Use		RR	R1- R6	R7- R9	R7 (I)	RC	R1 0- R2 9	MH P	RA C	AC	C1	C2	C4	HZ	BC D	I 1	I 2	B P	I 1	SC 1	SC 2	SC 3	MU	Use- Specific Regs
Recreation and Entertainment																								
Commercial recreational uses and structures; theaters, bowling alleys, pool-rooms, driving ranges, etc.	OLD										P				P	P				P	P	P	S4	
	NEW										P				P	P				P	P	P	S4	
Exercise, spas or gym facilities	OLD										P				P	P							P4	
	NEW										P				P	P				P	P	P	P4	
Retail Sales and Services																								
Antique store	OLD								P	P	P				P	P				P	P	P	P4	
	NEW								P	P	P				P	P				P	P	P	P4	
Art supply stores, retail	OLD								P	P	P				P	P							P4	
	NEW								P	P	P				P	P				P	P	P	P4	
Arts and crafts studio...	OLD																							
	NEW																							
Bookshops	OLD								P	P	P				P	P				P	P	P	P4	
	NEW								P	P	P				P	P				P	P	P	P4	
Custom cabinet shops	OLD								P	P		P			P	P								
	NEW								P	P	P	P			P	P	P	P						
Department stores	OLD										P				P	P					P	P	P4	

Use listing moved to "Arts and Activities" category

Staff Comments

CATEGORY Specific Use		RR	R1- R6	R7- R9	R7 (I)	RC	R1 0- R2 9	MH P	RA C	AC	C1	C2	C4	HZ	BC D	I 1	I 2	B P	I 1	SC 1	SC 2	SC 3	MU	Use- Specific Regs
	NEW											P			P	P					P	P	P4	
Discount stores	OLD											P			P	P					P	P	P4	
	NEW											P			P	P					P	P	P4	
Establishments for the sale and service of office equipment and sale of office supplies at retail	OLD										P	P			P	P							P4	
	NEW										P	P			P	P							P4	
Flea markets	OLD											P			P	P								(C)(4)
	NEW											P			P	P								
Florist shops	OLD								P			P			P	P				P	P	P	P4	
	NEW								P			P		P	P	P				P	P	P	P4	
Funeral homes or mortuaries	OLD										P	P			P	P								
	NEW										P	P			P	P								
Furniture stores	OLD											P			P	P					P	P	P4	
	NEW											P			P	P					P	P	P4	
Neighborhood grocery stores and laundromats catering to local pedestrian trade	OLD	S	S	S		S	S		S		S	P	S	S									P4	(C)(6)
	NEW	S	S	S		S	S		S		S	P	S	S									P4	
Broad category, would	Retail establishments	OLD										P			P	P				P	P	P	P4	

Staff Comments
include home improvement, motor vehicles, etc.

CATEGORY Specific Use		RR	R1-R6	R7-R9	R7(I)	RC	R10-R29	MH	RA	AC	C1	C2	C4	HZ	BC	I 1	I 2	B P	SC 1	SC 2	SC 3	MU	Use-Specific Regs	
not listed elsewhere	NEW											P			P	P			P	P	P	P4		
Retail and service uses that are intended to serve the primary uses and that do not exceed 5,000 square feet per establishment	OLD NEW														P P	P P		P P					P4 P4	
Retail sales accessory to any permitted use, provided that such commercial uses shall not occupy more than ten percent of the total floor area of all buildings occupied by the principal use	OLD NEW																	A A				S4 S4	(C)(10)	
Sign painting shops	OLD NEW											P P	P P		P P								P4 P4	
Service Establishments																								
Barber shops and beauty salons	OLD NEW										P P	P P	P P		P P								P4 P4	
Custom tailoring and dressmaking shops	OLD NEW									P P		P P	P P		P P			P P	P P	P P	P P		P4 P4	

Staff Comments

CATEGORY Specific Use		RR	R1- R6	R7- R9	R7 (I)	RC	R1 0- R2 9	MH P	RA C	AC	C1	C2	C4	HZ	BC D	I 1	I 2	B P	I 1	SC 1	SC 2	SC 3	MU	Use- Specific Regs
Personal care facilities for the elderly	OLD										P				P								P4	(C)(9)
	NEW						S		S		P	P	P	P	P	P		P	P	P	P		P4	
Personal service establishments including cleaning and laundry, appliance repair and similar services	OLD										P				P	P				P	P		P4	
	NEW										P				P	P				P	P		P4	
Sexually Oriented Businesses																								
All	OLD																P			P	P	P		(C)(1)
	NEW															P	P			P	P	P		
Storage																								
Individual storage areas within a completely enclosed building	OLD										S				P	P	P	P						(D)(2)
	NEW										S				P	P	P	P						
Mini-storage units	OLD										S				P	P	P			P	P	P		(D)(3)
	NEW										S				P	P	P			P	P	P		
Telecommunications																								
Telecommunications facilities	OLD		S	S	S	S	S		S		P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	S	S	S		

Revisions needed to this section due to allowing dwelling units in SC districts. Allow in I-1 to correct codification error.

Review original ordinance to correct codification errors, see Storage category in "Industrial" listings

Staff Comments

The old provision for commercial parking in R districts (14-8.6(B)(6)) is

CATEGORY Specific Use		RR	R1- R6	R7- R9	R7 (I)	RC	R1 0- R2 9	MH P	RA C	AC	C1	C2	C4	HZ	BC D	I 1	I 2	B P	I 1	SC 1	SC 2	SC 3	MU	Use- Specific Regs
	NEW	S	S	S	S	S	S		S	S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	S	
Vehicles and Equipment																								
Commercial parking lots and garages	OLD		S	S		S	S		S			P			P	P		A						See 14-8.6(B)(6)
	NEW		S	S		S	S		S			P		P	P	P		A	P	P	P			
Service and repair establishments including filling stations and repair garages	OLD											P			P	P						S	S	
	NEW											P			P	P						S	S	
Tire recapping or retreading	OLD											P			P	P								
	NEW											P			P	P								
Industrial																								
Automobile salvage and wrecking yards, junkyards or yards used in whole or in part for scrap or salvage operations or for processing storage, display or sales of any scrap salvage or building materials, junk automobiles or second hand automobile parts	OLD																							
	NEW																							

Staff Comments	CATEGORY Specific Use	RR	R1-R6	R7-R9	R7(I)	RC	R10-R29	MH	RA	AC	C1	C2	C4	HZ	BC	I 1	I 2	B 1	SC 1	SC 2	SC 3	MU	Use-Specific Regs
	Research, experimental and testing laboratories	OLD										P			P	P		P					(D)(4)
		NEW										P			P	P	P	P					(D)(4)
	Manufacturing and Production																						
	Light assembly and manufacturing	OLD										P			P	P		P					
		NEW										P			P	P		P					
Move to accessory uses listings	Incidental manufacturing of goods for sale only at retail on the premises	OLD										A											
		NEW										A											
	Storage																						
Review original ordinance to correct codification errors, see Storage category in "Commercial"	Individual storage areas within a completely enclosed building	OLD										S											
		NEW																					
Review original ordinance to correct codification errors, see Storage category in "Commercial"	Mini-storage units	OLD													P	P			P	P	P		(D)(3)
		NEW																					
Add use in I-2, remove in	Outdoor storage lots and	OLD													P	P		A					

Staff Comments
BCD

CATEGORY Specific Use		RR	R1- R6	R7- R9	R7 (I)	RC	R1 0- R2 9	MH P	RA C	AC	C1	C2	C4	HZ	BC D	I 1 P	I 2 P	B P	I A	SC 1	SC 2	SC 3	MU	Use- Specific Regs
yards, except wrecking yards, junkyards or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage or second-hand building materials, junk automobiles or second-hand automobile parts	NEW																							
Warehouses and storage buildings	OLD																		A					
	NEW																		A					
Warehouse and Freight Movement																								
Wholesaling and distribution operations not involving over 3,000 square feet for storage of wares to be wholesaled or distributed	OLD											P			P									
	NEW											P			P									
Wholesaling and distribution over 3,000 square feet	OLD																							
	NEW															P	P							
AGRICULTURAL USES																								
Animal production	OLD	S																						14-6.2(H)
	NEW	S																						

Staff Comments

CATEGORY Specific Use		RR	R1- R6	R7- R9	R7 (I)	RC	R1 0- R2 9	MH P	RA C	AC	C1	C2	C4	HZ	BC D	I 1	I 2	B P	I 1	SC 2	SC 3	SC MU	Use- Specific Regs		
Crop production	OLD	S																					14-6.2(H)		
	NEW	S																							
Commercial stable	OLD	S																						14-6.2(H)	
	NEW	S																							
ACCESSORY USES																									
Accessory structures of a permanent, temporary or portable nature such as coverings not constructed of solid building materials including but not limited to inflatable covers over swimming pools and tennis courts and such other accessory structures which exceed 30 inches in height from the average ground elevation	OLD	A	A	A	A	A	A		A		A		A	A		A		A		A		A			
	NEW	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Children's play areas and play equipment	OLD	A	A	A	A	A	A		A		A		A	A										A	
	NEW	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A		
Accessory dwelling units	OLD		A	A	A	A	A		A		A		A	A										A	14-6.3(C)(1)
	NEW	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A						A	

Staff Comments

CATEGORY Specific Use		RR	R1-R6	R7-R9	R7(I)	RC	R10-R29	MH	RA	AC	C1	C2	C4	HZ	BC	I 1	I 2	B P	SC 1	SC 2	SC 3	MU	Use-Specific Regs	
Home occupations	OLD	A	A	A	A	A	A		A		A	A	A	A								A	14-6.3(C)(2)	
	NEW	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A					A	
Noncommercial greenhouses and plant nurseries	OLD	A	A	A	A	A	A		A		A	A	A	A									A	
	NEW	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A					A	
Other uses and structures customarily accessory and clearly incidental and subordinate to permitted permissible uses and structures	OLD	A	A	A	A	A	A		A		A	A	A	A		A								
	NEW	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	
Private barbeque pits, private swimming pools	OLD	A	A	A	A	A	A		A		A	A	A	A									A	
	NEW	A	A	A	A	A	A	A	A		A	A	A	A	A	A		A					A	
Private daycare nurseries and kindergartens	OLD	A	A	A	A	A	A		A		A	A	A	A									A	(B)(5)
	NEW	A	A	A	A	A	A	A	A		A	A	A	A	A	A		A	A	A	A	A	A	
Private garages	OLD	A	A	A	A	A	A		A		A	A	A	A									A	
	NEW	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	
Residential use ancillary to an approved use	OLD											A				A		A						14-6.3(A)(4) and 14-6.3(A)(7)
	NEW		A	A	A	A	A	A	A		A	A	A	A	A	A		A	A	A	A	A	A	
Utility sheds, located within the rear yard only	OLD	A	A	A	A	A	A		A		A	A	A	A									A	
	NEW	A	A	A	A	A	A		A		A	A	A	A									A	

Staff Comments

This category should be deleted to address several issues: Incorrectly codified with accessory uses instead of principal uses; antiquated "pyramid" provision ignores the fact that residential and other sensitive uses are not appropriate in the I-2 district; and cross-reference is incorrect.

CATEGORY Specific Use	RR	R1- R6	R7- R9	R7 (I)	RC	R1 0- R2 9	MH P	RA C	AC	C1	C2	C4	HZ	BC D	I 1	I 2	B P	I 1	SC 1	SC 2	SC 3	MU	Use- Specific Regs
Any use which is lawful and which conforms to performance standards as set for the in-Section 14-37	OLD															A							
	NEW															A							