

1 2. To further the economic development goals, policies, and
2 strategies of the Longmont Area Comprehensive Plan;

3 3. To allow a variety of light, medium, and heavy industrial uses with
4 access to rail lines, while mitigating the impacts associated with industrial uses on
5 surrounding properties.

6 B. Applicability and conflicting provisions.

7 1. Applicability. This section applies to all development and
8 redevelopment located within a rail park district.

9 2. Standards in other chapters and conflicting provisions.

10 a. The standards stated in this section are in addition to the
11 development standards stated in Chapters 15.03 (Zoning Districts), 15.04 (Use
12 Regulations), 15.05 (Development Standards), 15.06 (Signs), and 15.07
13 (Subdivision and Improvements) of this Development Code.

14 b. If there is a conflict between the standards of this section and of
15 any other chapters or sections of this development code, the standards in this
16 section shall apply.

17 C. Rail park district zoning. A property may be considered for RP
18 zoning if the following criteria are met:

19 1. The property includes or is adjacent to an active rail line.

20 2. A majority of the lots within the property include, or will include, a
21 rail spur connecting with an active rail line.

22 3. The area of the proposed RP district is a minimum of 60
23 contiguous acres.

24 4. The decision-making body may approve a proposed district of less
25 than 60 acres if it finds that it meets the purposes of the RP district, complies with
26 the applicable annexation and rezoning review criteria, and will adequately
27 mitigate adverse impacts on surrounding properties.

28 D. Allowed and prohibited uses.

29 1. The uses in sections 15.04.010(J) and 15.04.030(C) are the allowed
30 principal and accessory uses respectively for the RP district.

1 E. Development and design standards.

2 1. Purpose. These standards are intended to promote quality design
3 consistent with the purpose of the district.

4 2. Building design. The following industrial building architecture
5 and materials standards for the RP District are in-lieu of the building material
6 standards in Section 15.05.120, "Non-Residential Design Standards". All other
7 applicable standards of Section 15.05.120 apply to the RP District.

8 a. Building architecture. The architecture of industrial buildings in
9 the RP district shall be high quality, functional for the user and consistent with the
10 industrial nature of a rail park.

11 b. Building materials.

12 i. A variety of exterior building materials are allowed in the
13 rail park district and include brick, stone, split-face and ground face masonry
14 units, decorative architectural tile, stucco, concrete, glass, metal and other
15 compatible materials.

16 ii. The facades of individual rail-served, industrial buildings
17 facing a public street, greenway, or other properties outside of the RP district may
18 not consist of more than 50 percent metal.

19 iii. The decision-making body may determine that additional
20 metal may be used if it creates a unique building design that meets the purpose
21 and intent of the design standards for the rail park district and the non-residential
22 design standards.

23 3. Building height.

24 a. Except as stated below, buildings in the RP district shall
25 not exceed 45 feet in height.

26 b. Rail-served industrial buildings, or portions thereof, that
27 are more than 100 feet from a public street right-of-way or greenway, or more
28 than 200 feet from a highway or street designated as a scenic entry corridor or a
29 property not zoned RP may be up to 60 feet in height.

30 4. Open space and landscaping. In addition to the requirements of
31 sections 15.05.030 and 15.05.040, the decision-making body may require

1 additional buffering and landscaping to mitigate additional building heights, site
2 design, or activities associated with uses that may adversely impact surrounding
3 properties, rights-of-way, scenic entry corridors, stream corridors and riparian
4 areas, or wildlife habitat.

5 5. Vehicle parking. Parking for industrial uses in the RP district shall
6 comply with the off-street parking and loading standards found in Section
7 15.05.080, unless the decision-making body reduces the parking requirements
8 based on evidence that the parking demand for the use will be less than the
9 specified parking standards.

10 6. Lighting.

11 a. All lighting areas adjacent to a zoning district line or public street
12 shall comply with Section 15.05.140.

13 b. The decision-making body may approve lighting levels in excess
14 of 5-foot candles if the lighting is needed for the safety of the employees and
15 outdoor operations and if measures have been taken to mitigate the effects of such
16 an increase.

17 c. Examples of mitigation measures include: reduced pole heights;
18 solid screen walls around illuminated areas; and graduated, declining, lighting
19 intensities approaching adjacent property lines that do not result in light trespass
20 greater than 0.5-foot candles at the property line.

21 Section 4

22 The Council amends sections 15.04.010 and 15.04.030 only of the Longmont Municipal
23 Code by adding italicized material and deleting stricken material to read as shown on the
24 attached Exhibit 1.

25 Section 5

26 The Council amends § 15.04.020.B.24., only, of the Longmont Municipal Code by
27 adding italicized material and deleting stricken material to read as follows:

28 24. Residential protection standards.

29 . . .

30 b. Limitations on uses. Notwithstanding the provisions of §15.04.010
31 of this chapter, including Table 15.04-A, Table of Principal Uses, the following

1 uses shall not be established or developed within the distance specified below of
2 an existing residential use or of a residential zoning district. Residential zoning
3 districts, for the purposes of this standard, shall include residential portions of a
4 mixed-use development not located on the same lot as a nonresidential use, unless
5 the use has been approved as part of a mixed-use PUD (in which case residential
6 portions of a mixed-use development are exempt from the distance separation
7 requirements; however, the development and operational standards in c. below are
8 still applicable). All distances shall be measured as stated in §15.05.010(A)8 of
9 this development code. Nothing in this subsection shall be interpreted to prohibit
10 a lawfully operating use listed below from continuing its operation, if subsequent
11 to the listed use's establishment, a residential use or zone district, or other
12 protected use, is established or locates within the distances specified below.

13 . . .

14 *xv. Recycling plant. No closer than 500 feet excluding*
15 *residential uses in a non-residential zoning district.*

16 *xvi. Restaurants with drive-in facilities. No closer than 250 feet*
17 *excluding residential uses in a non-residential zoning district.*

18 *xvii. Transportation depots, trucking terminals, and distribution*
19 *centers. No closer than 500 feet, excluding residential uses in a nonresidential*
20 *zoning district.*

21 *xviii. Heavy industrial uses. No closer than 1,000 feet.*

22 . . .

23 **Section 6**

24 The Council amends section 15.05.010.C., only, of the Longmont Municipal Code by
25 adding italicized material and deleting stricken material to read as follows:

26 . . .

27 15.05.010 Dimensional standards and density and intensity of use.

28 . . .

29 C. Commercial, Industrial, Mixed Use, and Public Zoning Districts--
30 Density, Intensity, and Dimensional Standards, Table 15.05-B. All uses in the
31 commercial, industrial, mixed use, and public zoning districts shall comply with

1 the density, intensity, and dimensional standards stated in Table 15.05-B below.
 2 "Special Standards" indicated in the last column of Table 15.05-B refer to the
 3 provisions stated in subsection (C)(2) of this section; for example, special
 4 standard "2.a." refers to the provisions stated in Section 15.05.010(C)(2)(a)
 5 below.
 6

TABLE 15.05-B: DENSITY/INTENSITY & DIMENSIONAL STANDARDS IN THE NON-RESIDENTIAL ZONING DISTRICTS											
STANDARD	NON-RESIDENTIAL ZONING DISTRICT										SPECIAL STANDARDS
	C	CR	CBD	BLI	MI	GI	P	A	MU	RP	
Minimum Front Setback:	See §15.05.090, "Landscaping, Buffering, and Screening," for applicable buffer requirements.										
All Districts, Except Specified CBD Blocks	20	20	20	20	20	20	20	20	[1]	20	Subject to larger landscape buffer standards for certain uses; 2.a. CBD: 2.a., 2.b., and 2.d.
Minimum Rear Setback	10	10	10	20	20	20	10	20	[1]	20	Subject to larger landscape buffer standards for certain uses; CBD: 2.b.; 2.c.;
Minimum Side Setback	See Special Standards 2.b. and 2.c. below. See §15.05.090, "Landscaping, Buffering, and Screening," for applicable buffer requirements.										
Corner Lots (setback same as front setback)	20	20	20	20	20	20	20	20	[1]	20	Subject to landscape buffer standards for certain uses; 2.b and 2.d
Residential Uses, (interior/non-street lot line)	5	N/A	5	N/A	N/A	N/A	N/A	10	[1]	N/A	Setback from interior (non-street) side lot lines – subject to all other applicable development and code standards
Non-Residential Uses (interior/non-street lot line)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	[1]	N/A	Setback from interior (non-street) side lot lines – subject to all other applicable development and code standards including special standards 2.b. and 2.c. below and landscape buffering requirements
Maximum Floor Area Ratio (Total Floor Area to Lot Area)	2:1	1:1	3:1 /where build-to lines required or allowed; 1:1 elsewhere	2:1	1:1	1:1	1:1	1:2	[1]	1:1	Subject to all other applicable development standards

TABLE 15.05-B: DENSITY/INTENSITY & DIMENSIONAL STANDARDS IN THE NON-RESIDENTIAL ZONING DISTRICTS											
STANDARD	NON-RESIDENTIAL ZONING DISTRICT										SPECIAL STANDARDS
	C	CR	CBD	BLI	MI	GI	P	A	MU	RP	
Maximum Residential Density (Units per Gross Acre)	25	N/A	25	25	25	N/A	N/A	N/A	[1]	N/A	Greater densities for urban dwelling units available with conditional use approval.
Minimum Floor Area per Dwelling Unit (Square Feet)	400	N/A	400	400	400	N/A	N/A	400	400	N/A	
Maximum Structure Height	45	45	50 / for lots fronting Main Street; 45 elsewhere	45	45	45	45	45	[1]	45/60	Subject to all other applicable development standards and criteria RP: refer to Section 15.03.160.E.3
Minimum Lot/Parcel Area	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5 acres	N/A	N/A	Lots/parcels need to be sufficient size to comply with all applicable development standards

[1] MU District standards are subject to the development standards in Section 15.03.150(E).

...

Section 7

The Council amends § 15.05.040.H., only, of the Longmont Municipal Code by adding italicized material and deleting stricken material to read as follows:

...

15.05.040 Landscape and Open Space Regulations.

...

H. Common Open Space requirements: The following regulations apply to all development.

...

6. Common open space is calculated by applying the required open space percentage (found in Table 15.05-CA) to the gross land area within the development. Common open space may include land developed as pocket parks and any required buffer area.

TABLE 15.05-A

Minimum Common Open Space Required by Type of Use or Zoning District	
	Percentage of Gross Land Area Used as Open Space
<i>Residential Uses</i>	
One- and two-family (duplex) developments including mobile home subdivisions	10
Other residential developments including mobile home parks	30
PUD-R and PUD-MU zoned developments for one- and two-family dwellings	20
PUD-R and PUD-MU zoned developments for all other residential dwellings	30
<i>Non Residential Uses</i>	
Non Residential Zoning	20
Residential Zoning	30
PUD-MU, PUD-C and PUD-I Zoning	20
<i>RP Zoning</i>	<i>10/20¹</i>
<i>Mixed Use Developments</i>	
Non residential zoning	20
PUD zoning	20
MU Zoning (Transit and Commercial Core areas)	10
MU Zoning (Transition areas)	20

¹ 10 percent for lots with a rail spur and 20 percent for lots without a rail spur Open space requirements for the RP District are also subject to the applicable buffer and parking area landscaping requirements of Section 15.05.040 and the RP District development standards of Section 15.03.160(E)(4).

Section 8

The Council amends § 15.05.080.B., only, of the Longmont Municipal Code by adding italicized material and deleting stricken material to read as follows:

15.05.080 Off-street parking and loading.

B. Applicability.

4. Planned unit developments and mixed use developments in the MU and RP districts. In planned unit developments and development within the

1 *RP district*, the amount of off-street parking shall be considered and determined
2 on a case-by-case basis. However, the decision-making body shall use the off-
3 street parking and loading requirements of this section as the starting point for
4 determination of the applicable minimum standards. In the MU district, the
5 amount of parking required will be determined as part of a parking plan for mixed
6 use developments (see section 15.03.150.F.5).

7 . . .

8 Section 9

9 The Council amends section 15.05.120.A., only, of the Longmont Municipal Code by
10 adding italicized material and deleting stricken material to read as follows:

11 15.05.120 Non-residential design standards.

12 A. General Design Standards.

13 1. Purpose and applicability. The design standards stated in this
14 subsection are intended to implement LACP strategies for commercial and other
15 non-residential development and promote quality design of an urban environment.
16 These design standards apply to development containing commercial (retail and
17 office), industrial, and public/institutional/civic principal uses. In addition to the
18 design standards in this section, for non-residential development in the CBD
19 district see Section 15.03.040B.3, ~~and~~ for non-residential and mixed use
20 development in the MU district see Section 15.03.150.F., *and for non-residential*
21 *development in the RP District see Section 15.03.160.E.*

22 . . .

23 Section 10

24 The Council amends § 15.10.020 of the Longmont Municipal Code only by adding
25 italicized material and deleting stricken material to read as follows:

26 15.10.020 Definitions and Terms.

27 . . .

28 *Heavy industrial means manufacturing or other enterprises with*
29 *significant external effects, or which pose significant risks due to involvement*
30 *with explosives, radioactive materials, poisons, pesticides, herbicides, or other*
31 *hazardous materials in the manufacturing or other process.*

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Medium industrial means enterprises in which goods are generally mass produced from raw materials on a large scale through the use of an assembly line or similar process, usually for sale to wholesalers or other industrial or manufacturing uses. Medium industry produces moderate external effects such as smoke, noise, soot, dirt, vibration, odor, etc.

...

Rail spur means a secondary rail track that branches off from the main rail line and on which railroad cars may be parked for loading, unloading and storage.

...

Transportation depots, trucking *and rail* terminals, distribution centers means a building or area used primarily for the receipt, short-term storage, and dispatching of goods and materials transported by trucks *or rail*, including express and other mail and packing distribution facilities.

...

Section 11

To the extent only that they conflict with this ordinance, the Council repeals any conflicting ordinances or parts of ordinances. The provisions of this ordinance are severable, and invalidity of any part shall not affect the validity or effectiveness of the rest of this ordinance.

Introduced this 25th day of October, 2011.

Passed and adopted this 8th day of November, 2011.



Dennis L Coombs
MAYOR

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ATTEST:

Valeria H. Skala
CITY CLERK

NOTICE: THE COUNCIL WILL HOLD A PUBLIC HEARING ON THIS ORDINANCE AT 7:00 P.M. ON THE 8TH DAY OF NOVEMBER, 2011, IN THE LONGMONT COUNCIL CHAMBERS.

APPROVED AS TO FORM:

James W. Roukh
DEPUTY CITY ATTORNEY

10/20/11
DATE

M. McZullen
PROOFREAD

10/20/11
DATE

APPROVED AS TO FORM AND SUBSTANCE:

GL 3 2
ORIGINATING DEPARTMENT

10/20/11
DATE

Ca file: 8639

EXHIBIT 1

15.04.010 Principal uses by zoning district

...

J. Table 15.04-A: Table of Principal Uses by Zoning District.

TABLE 15.04-A: TABLE OF PRINCIPAL USES

P = Permitted Use C = Conditional Use L = Limited Use Blank Cell = Prohibited Use

USE CLASSIFICATION & SPECIFIC PRINCIPAL USES	ZONING DISTRICT														Additional Regulations (Apply in All Districts Unless Otherwise Stated)							
	E1	E2	R1	R2	R3	MH	RLE	RMD	MD-O	C	CR	CBD	BLI	MI		GI	P	A	MU	Rp		
B. Consumer Goods and Services																						
Businesses that offer items for sale to the general public or services to the general consumer. These are the retail and service outlets used by residents to keep their households operating.																						
Operation of all principal uses shall be conducted primarily inside an enclosed structure unless otherwise specified in this Use Table 15.04-A																						
...																						
Artist studio										P		P	P	P	P				P			C and CBD: Display and retail area is greater than the work space area
...																						
Recycling centers:																						

TABLE 15.04-A: TABLE OF PRINCIPAL USES

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USE CLASSIFICATION & SPECIFIC PRINCIPAL USES	ZONING DISTRICT														Additional Regulations (Apply in All Districts Unless Otherwise Stated)						
	E1	E2	R1	R2	R3	MH	RLE	RMD	MD-O	C	CR	CBD	BLI	MI		GI	P	A	MU	RP	
1. Recycling centers																					24; No effects of dust, fumes, odor, vapor, noise, light, or vibration shall be discernible at the property line of the lot on which the use is located; <i>Operational impacts associated with noise, odors, light, vibration, etc. are confined to the lot on which the use is located or are adequately mitigated.</i> Not allowed in MU district overlay
2. Recycling centers with outdoor operations or outdoor storage or activity																					24; All dust, fumes, odor, vapor, noise, light, or vibration shall be confined to the zoning district in which the use is located; <i>Operational impacts associated with noise, odors, light, vibration, etc. are confined to the zoning district in which the use is located or are adequately mitigated.</i> Not allowed in MU district overlay
...																					

TABLE 15.04-A: TABLE OF PRINCIPAL USES

P = Permitted Use C = Conditional Use L = Limited Use Blank Cell = Prohibited Use

USE CLASSIFICATION & SPECIFIC PRINCIPAL USES	ZONING DISTRICT														Additional Regulations (Apply in All Districts Unless Otherwise Stated)					
	E1	E2	R1	R2	R3	MH	RLE	RMD	MD-O	C	CR	CBD	BLI	M1		G1	P	A	MU	RP
<p>C. Business-to-Business Goods and Services Uses that provide goods or services primarily to other businesses as opposed to the general consumer. **Operation of all principal uses shall be conducted primarily inside an enclosed structure unless otherwise specified in this Use Table 15.04-A**</p>																				
Agricultural use (refer to definition in Chapter 15.10)																	P			33
Auction sales facility														C	L					24; Not including livestock auction facility; Not allowed in MU district overlay
Business service establishments										P		P	P	P	P			P	P	Day labor centers are subject to limited use review and 24, except they are not allowed in the MU district or overlay
Catering establishment										P		P	L	P	P			P		24; BLI: 9
Commercial laundries, linen supply services, dry cleaning plants														L	P					24; Not allowed in MU district overlay
Data, radio, TV or other broadcasting studios and facilities:																				
1. With no outdoor transmission or receiving facilities										P		P	P	P	P			P		

TABLE 15.04-A: TABLE OF PRINCIPAL USES

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USE CLASSIFICATION & SPECIFIC PRINCIPAL USES	ZONING DISTRICT														Additional Regulations (Apply in All Districts Unless Otherwise Stated)					
	E1	E2	R1	R2	R3	MH	RLE	RMD	MD-O	C	CR	CBD	BLI	MI		GI	P	A	MU	RP
2. With outdoor transmission or receiving facilities									C		C	C	C	C	P	C				24; Not allowed in MU district overlay
General administrative offices									P		P	P	P	P	P			P	P	
General building or heavy construction contractors' offices with on-site storage of equipment, supplies, or vehicles														C	L					10, 21, 22, 24; Not allowed in MU district overlay
Heavy equipment sales and rental														C	L					20, 21, 22, 24; May include outdoor display of merchandise; Not allowed in MU district overlay
Heavy equipment repair and maintenance														C	L				L	24; Dismantling or storage of wrecked equipment prohibited; Not allowed in MU district overlay
Machine shops, tool and die equipment and engine repair													L	L	P				P	24; Not allowed in MU district overlay
Medical, dental and optical laboratories and research facilities														P	P			C	P	MD-O and MU: 24; With drive-up facilities: 11 Drive up facilities not allowed in MU district or overlay

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USE CLASSIFICATION & SPECIFIC PRINCIPAL USES	ZONING DISTRICT														Additional Regulations (Apply in All Districts Unless Otherwise Stated)							
	E1	E2	R1	R2	R3	MH	RLE	RMD	MD-O	C	CR	CBD	BLI	MI		GI	P	A	V	MU	RP	
Newspaper printing, publishing and production facilities											P	P	P	P	P							CBD: 24; Not allowed in MU district overlay
Publishing, binding, and engraving establishments											P	P	P	P	P							Use may include printing services and typesetting; CBD: 24; Not allowed in MU district overlay
Special trade contractors' shops, including limited fabrications:										L			C	L	P							24; BLI: 2, 29; Not allowed in MU district overlay
1. With outdoor activity or storage of supplies, equipment, or vehicles														L	L							10, 21, 22, 24; Not allowed in MU district overlay
Wireless Telecommunication Facilities:																						
Freestanding wireless Telecommunication facility										C		C	C	C	C	C	C	C	C			24;
Building or structure mounted wireless telecommunication facility.	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P/L	P		See §15.05.170, "Wireless Telecommunication Facility Standards"; Freestanding wireless facilities are not allowed in a MU district overlay MU: limited use in transition area
Wireless mesh networking facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		See §15.05.170, "Wireless Telecommunication Facility Standards"

TABLE 15.04-A: TABLE OF PRINCIPAL USES

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USE CLASSIFICATION & SPECIFIC PRINCIPAL USES	ZONING DISTRICT														Additional Regulations (Apply in All Districts Unless Otherwise Stated)					
	E1	E2	R1	R2	R3	MH	RLE	RMD	MD-O	C	GR	CBD	BLI	MI		GI	P	A	MU	RP
Wholesale or research nurseries and greenhouses:														P	P		C		P	Not allowed in MU district overlay
1. With outdoor activity or storage of supplies, equipment, or vehicles															L	L	C		L	24; Not allowed in MU district overlay
Wholesale trade:																			P	CBD: 2; Not allowed in MU district overlay
1. With outdoor activity or storage															L	L			L	21, 22, 24; Not allowed in MU district overlay
...																				
F. Storage, Parking, Transportation Uses																				
Uses involving storage of goods or vehicles and uses associated with various modes of transportation.																				
Operation of all principal uses shall be conducted primarily inside an enclosed structure unless otherwise specified in this Use Table 15.04-A																				
Bus, railroad, public transit terminal																			P	24; CBD, C & BLI: 2; MU and overlay: transit core area only
Commercial short-term storage (30 days or less) of inoperable vehicles, with towing operations (excluding salvage yards) with outdoor activity or storage																				21, 22, 24; Not allowed in MU district overlay

TABLE 15.04-A: TABLE OF PRINCIPAL USES

P = Permitted Use C = Conditional Use L = Limited Use Blank Cell = Prohibited Use

USE CLASSIFICATION & SPECIFIC PRINCIPAL USES	ZONING DISTRICT																Additional Regulations (Apply in All Districts Unless Otherwise Stated)				
	E1	E2	R1	R2	R3	MH	RLE	RMD	MD-O	C	CR	CBD	BLI	MI	GI	P		A	MU	RP	
Commercial storage of boats, trailers, recreational vehicles or other operable motor vehicles or equipment														L	P						Not allowed in MU district overlay
1. With outdoor activity or storage														C	L	C					21, 22, 24; Not allowed in MU district overlay
Parking garages									C	L	L	L	P	P	P	P		P			24
Parking lots to serve other principal uses within the district								C	C	P	P	P	P	P	P	P		P	P		
Park-and-ride commuter parking lots or garages										L	L	L	P	P	P	P		P/C	P		24; MU and overlay: conditional use in transition area
Private airport																C					24
Self-storage warehouses										C			C	L	P			L			27; C & BLI: 2; MU and overlay: Allowed only inside a mixed use building
Transportation depots, trucking terminals, distribution centers with outdoor activity or storage														C	L				P		24; Not allowed in MU district overlay

TABLE 15.04-A: TABLE OF PRINCIPAL USES

P = Permitted Use C = Conditional Use L = Limited Use Blank Cell = Prohibited Use

USE CLASSIFICATION & SPECIFIC PRINCIPAL USES	ZONING DISTRICT														Additional Regulations (Apply in All Districts Unless Otherwise Stated)							
	E1	E2	R1	R2	R3	MH	RLE	RMD	MD-O	C	CR	CBD	BLI	MI		GI	P	A	MU	RP		
Warehouses and storage facilities for business and consumer goods													L	P	P					P	24; Allowed in MU district overlay only in commercial core and transition areas	
1. With outdoor activity or storage area															L					L	21, 22, 24; Not allowed in MU district overlay	
G. Manufacturing and Processing Uses																						
Industrial users where products are researched, designed, assembled, manufactured, or produced.																						
Operation of all principal uses shall be conducted primarily inside an enclosed structure unless otherwise specified in this Use Table 15.04-A																						
<i>Light industrial uses</i>																					24; <i>Operational impacts associated with noise, odors, light, vibration, etc. are confined to the lot on which the use is located or are adequately mitigated.</i>	
<i>Indoor use only except for storage meeting accessory use standards.</i>													P	P	P					C	P	<i>MU and overlay: allowed only in commercial core area</i>

TABLE 15.04-A: TABLE OF PRINCIPAL USES

P = Permitted Use C = Conditional Use L = Limited Use Blank Cell = Prohibited Use

USE CLASSIFICATION & SPECIFIC PRINCIPAL USES	ZONING DISTRICT																Additional Regulations (Apply in All Districts Unless Otherwise Stated)				
	E1	E2	R1	R2	R3	MH	RLE	RMD	MD-O	C	CR	CBD	BLI	MI	GI	P		A	MU	RP	
Recycling plants Use may occur indoor or outdoor															C					C	24; All dust, fumes, odor, vapor, noise, light, or vibration shall be confined to Operational impacts associated with noise, odors, light, vibration, etc. are confined as specified in the following districts or are adequately mitigated: MI: The lot on which the use is located. GI and RP: The zoning district in which the use is located. Not allowed in MU district overlay
Research facilities, testing laboratories, or manufacturing, fabrication, assembly, treatment, or production of products Use may include outdoor activities:																					24; All dust, fumes, odor, vapor, noise, light, or vibration shall be confined to the zoning district in which the use is located. Not allowed in MU district overlay

TABLE 15.04-A: TABLE OF PRINCIPAL USES

P = Permitted Use C = Conditional Use L = Limited Use Blank Cell = Prohibited Use

USE CLASSIFICATION & SPECIFIC PRINCIPAL USES	ZONING DISTRICT														Additional Regulations (Apply in All Districts Unless Otherwise Stated)							
	EI	E2	R1	R2	R3	MH	RLE	RMD	MD-O	C	CR	CBD	BLI	MI		GI	P	A	V	MU	RP	
Research facilities, testing laboratories, or manufacturing; fabrication, assembly; treatment, or production of products, excluding hazardous materials or substances (as defined by the EPA) as a primary product.															P	P						24; No effects of dust, fumes, odor, vapor, noise, light, or vibration shall be discernible at the property line of the lot on which the use is located. MU and overlay: only light industrial uses allowed and only in commercial core area
H. Public and Institutional Uses																						
Facilities of a public nature that are necessary for the functional or societal needs of the community.																						
Cemeteries	C	C	C	C	C					C				C			C					5; Not allowed in MU district overlay
Electrical substations, water storage sheds	C	C	C	C	C					C	C	C	C	L	L	L	C	C		L		24; Not allowed in MU district overlay
Emergency services, rescue squad/ambulance services									L	P	L	P	P	P	P	P	P	P	L/C	P		12, 24; MU and overlay: conditional use in transition area
Essential municipal and public utility uses, facilities, services and structures	P	P	P	P	P					P	P	P	P	P	P	P	P	P	P	P		Excluding offices, repair, storage, and production facilities

TABLE 15.04-A: TABLE OF PRINCIPAL USES

P = Permitted Use C = Conditional Use L = Limited Use Blank Cell = Prohibited Use

USE CLASSIFICATION & SPECIFIC PRINCIPAL USES	ZONING DISTRICT																Additional Regulations (Apply in All Districts Unless Otherwise Stated)			
	E1	E2	R1	R2	R3	MH	RLE	RMD	MD-O	C	GR	CBD	BLI	MI	GI	P		A	MU	RP
Government administrative and service offices	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	C	P	P	P
Hospitals								C	P		P			C		L				
Other community uses, services, and facilities, operated by a government or non-profit organization and not permitted elsewhere in this table	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	C	C	L
Public penal/correctional institutions																C				
Water/wastewater treatment plants																				
...																				

ACCESSORY USES -- See §15.04.030

TEMPORARY USES -- See §15.04.040

- 1 15.04.030 Accessory uses.
 2 ...
 3 C. Table of Accessory Uses.
 4 1. Table as Guide.
 5 Table 15.04-B, Table of Accessory Uses, is established as a guide to identify the appropriateness of the more
 6 common accessory uses in each zoning district.
 7 ...
 8 4. Table 15.04-B: Table of Accessory Uses.

SPECIFIC ACCESSORY USES		Matrix of Accessory Uses														Additional Regulations (Apply in All Districts Unless Otherwise Stated)					
		ZONING DISTRICT																			
		E1	E2	R1	R2	R3	MH	RLE	RMD	MD-O	C	CR	CBD	BLI	MI	GI	P	V	MU	RP	
Accessory dwelling unit	A	A	A	A	A	A		A	A				A					A	A		§15.04.030.D.1 Accessory dwelling units are subject to site plan review
Automated teller machine (ATM)									A	A	A	A	A	A	A	A	A		A	A	Accessory to principal non-residential uses only. Accessory ATMs shall be located inside the building housing the principal use or along an exterior building wall intended to serve walk-up customers only.

Matrix of Accessory Uses

A = Allowed Accessory Use Blank Cell = Prohibited Use
 See §15.04.030 and Chapter 15.05 for Additional Regulations

SPECIFIC ACCESSORY USES	ZONING DISTRICT														Additional Regulations (Apply in All Districts Unless Otherwise Stated)					
	E1	E2	R1	R2	R3	MH	RLE	RMD	MD-O	C	CR	CBD	BLI	MI		GI	P	A	MU	RP
Cafeteria, dining halls, and similar food services									A	A	A	A	A	A	A	A		A	A	A
Car/vehicle wash bay										A	A	A	A	A	A	A		A	A	A
Day care centers accessory to a permitted religious assembly use			A	A	A					A		A		A						
Domestic animals, provided such animals are household pets and kennels are not maintained	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A
Dwelling unit for owner, caretaker, or employee						A														
Fences, hedges, or walls	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				

Matrix of Accessory Uses

A = Allowed Accessory Use Blank Cell = Prohibited Use
 See §15.04.030 and Chapter 15.05 for Additional Regulations

SPECIFIC ACCESSORY USES	ZONING DISTRICT														Additional Regulations (Apply in All Districts Unless Otherwise Stated)									
	E1	E2	R1	R2	R3	MH	RLE	RMD	MD-O	C	CR	CBD	BLI	MI		GI	P	A	MU	RP				
Golf clubhouses, including space for the sale of golf or other sporting equipment, food, and refreshments	A	A	A	A	A								A	A		A								Accessory to a principal golf course use only
Home occupation	A	A	A	A	A	A	A	A		A		A						A						§15.04.030.D.4; C, CBD & MU: Accessory to principal residential use only
Livestock uses for educational agencies and scientific research facilities																A								§15.04.030.D.5
Offices to operate principal use									A	A	A	A	A	A	A	A	A	A	A	A				
On-premise signs, per this Development Code or a city-approved master signage plan	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				See Chapter 15.06 (Signs)
On-site day-care centers (for employees' children)									A	A	A	A	A	A	A	A	A	A	A					Permitted in a principal building as an accessory use not occupying more than 2% percent of the gross floor area

Matrix of Accessory Uses

A = Allowed Accessory Use Blank Cell = Prohibited Use
 See §15.04.030 and Chapter 15.05 for Additional Regulations

SPECIFIC ACCESSORY USES	ZONING DISTRICT														Additional Regulations (Apply in All Districts Unless Otherwise Stated)					
	E1	E2	R1	R2	R3	MH	RLE	RMD	MD-O	C	CR	CBD	BLI	MI		GI	P	A	MU	RP
Outdoor sales, display of merchandise, or other activity that is part of or related to the principal use, but which is not specifically addressed in this matrix, provided such area does not exceed 10% of the gross floor area of the principal structure										A	A	A			A	A		A	A	§15.05.130, "Outdoor Storage, Equipment, Loading & Display"; MU: Only as allowed in district regulating plan
Outdoor sales with a youth vendors license	A	A	A	A	A	A	A	A												See Chapter 6.104 Outdoor sales with a youth vendors license
Outdoor storage not exceeding 10% of the principal use gross floor area										A					A	A		A	A	§15.05.130, "Outdoor Storage, Equipment, Loading & Display"; Not allowed in MU district overlay
Playhouses, Patios, Cabanas, Porches, Gazebos, and Incidental Household Storage Buildings	A	A	A	A	A	A	A	A			A							A	A	§15.04.030.D.6
Playlots, recreation facilities, on-site management office, laundry facilities for use by residents only				A	A	A	A	A											A	Accessory to allowed residential uses only

Matrix of Accessory Uses

A = Allowed Accessory Use Blank Cell = Prohibited Use
 See §15.04.030 and Chapter 15.05 for Additional Regulations

SPECIFIC ACCESSORY USES	ZONING DISTRICT														Additional Regulations (Apply in All Districts Unless Otherwise Stated)					
	E1	E2	R1	R2	R3	MH	RLE	RMD	MD-O	C	CR	CBD	BLI	MI		GI	P	A	MU	RP
Private schools accessory to a permitted religious assembly use			A	A	A		A	A		A	A	A		A		A				R1, R2, R3, RLE, RMD: See Table 15.04-A and requirements for limited or conditional use review of religious assembly uses with accessory schools.
Production of fermented malt beverages, malt, special malt and vinous and spirituous liquors (brew pub)										A	A	A	A	A	A			A		As accessory to an allowed restaurant use only
Recycling collection point										A	A	A	A	A	A			A	A	§15.04.030.D.7
Residential garages, carports, and storage sheds	A	A	A	A	A					A	A	A	A	A				A		§15.04.030.D.3 Accessory to allowed residential uses only
Restaurants, bars, news stands, gift shops, clubs, managerial offices, and lounges									A	A	A	A	A	A				A		Only allowed when inside a building containing a permitted principal hotel or motel use, or accessory to a public golf course
Retail sales of goods as part of permitted industrial and warehouse uses													A	A	A				A	§15.04.030.D.8; Not allowed in MU district overlay

Matrix of Accessory Uses

A = Allowed Accessory Use Blank Cell = Prohibited Use
 See § 15.04.030 and Chapter 15.05 for Additional Regulations

SPECIFIC ACCESSORY USES	ZONING DISTRICT													Additional Regulations (Apply in All Districts Unless Otherwise Stated)						
	E1	E2	R1	R2	R3	MH	RLE	RMD	MD-O	C	CR	CBD	BLI		MI	GI	P	A	MU	RP
Retail sales of goods produced on site as part of allowed agricultural uses																	A	A		§ 15.04.030.D.9
Satellite dish antennas accessory to residential uses	A	A	A	A	A	A	A	A		A		A	A	A			A	A		§ 15.04.030.D.10
Satellite dish antennas accessory to nonresidential uses (not including home occupations)	A	A	A	A	A	A	A	A		A		A	A	A			A	A	A	§ 15.04.030.D.11
Storage or parking of trucks, cars, or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, motorized homes, and house trailers																				§ 15.04.030.D.12;
Swimming pools and hot tubs accessory to residential uses	A	A	A	A	A	A	A	A		A		A				A	A	A		CBD and A: Accessory to residential uses only
Swimming pools and hot tubs accessory to hotel/motel use																				§ 15.04.030.D.13
Other accessory uses, as determined by the planning director to meet accessory criteria	A	A	A	A	A	A	A	A		A		A	A	A				A	A	See § 15.04.030.C.3