

SECTION 9 URBAN RESIDENTIAL MIXED-USE DISTRICT (UR)

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901 Intent**Add UR District Intent**902 R-1/R-2902.01 Intent

The R-1/R-2 (residential) **districts** provide for residential dwellings and limited nonresidential development that protects and enhances the residential nature of the area.

902.02 Principal Uses

The following principal uses are allowable in the R-1/R-2 **District**:

- 902.02.01 Agriculture, apiculture, forestry, horticulture, silviculture **(Remove any?)**
- 902.02.02 Boarding/rooming house (1-3 residents)
- 902.02.03 Community residential facility, Type I (1 to 12 residents)
- 902.02.04 Day care, adult (up to 12 adults)
- 902.02.05 Day care, family (up to 6 children)
- 902.02.06 Day care, group (7 to 12 children)
- 902.02.07 **Horticulture**
- 902.02.08 On-site construction office
- 902.02.09 Open space
- 902.02.10 Parks/playgrounds
- 902.02.11 Residence, single-dwelling unit
- 902.02.12 Residence, two-dwelling units
- 902.02.13 Trails
- 902.02.14 Utility, distributed power
- 902.02.15 Utility, minor

902.03 Accessory Uses

Each permitted accessory use shall be customarily incidental to the principal use established on the same parcel; be subordinate to and serve such principal use; be subordinate in area, extent, and purpose to such principal use; and contribute to the comfort, convenience, or necessity of users of such principal use.

The following uses shall be allowed only when a principal use has already been established on the parcel:

- 902.03.01 Accessory Uses and Buildings
- 902.03.02 Home Occupations, in compliance with Section 16, of these Regulations.
- 902.03.03 Temporary Uses, in compliance with Section 15 of these Regulations.

902.04 Conditional Uses

The following uses are permitted, upon approval of a Conditional Use Permit (CUP) by the Board of Adjustment (BoA), in accordance with Section 14, of these Regulations:

- 902.04.01 Bed and breakfast
- 902.04.02 Cemeteries, mausoleums, columbariums **(Remove?)**

- 902.04.03 Community cultural facility
- 902.04.04 Community residential facility, Type II (13 or more residents)
- 902.04.05 Day care center (13 or more individuals)
- 902.04.06 Educational facility (Higher Education)
- 902.04.07 Educational facility (K-12)
- 902.04.08 Mobile home park
- 902.04.09 Parking lot
- 902.04.10 Public safety facility
- 902.04.11 Residence, multiple-dwelling units (3 or more units)
- 902.04.12 Worship facility

902.05 Special Exception Uses

The following uses are allowed in addition to an established principal use, an accessory use, or conditional uses:

- 902.05.01 Agricultural
- 902.05.02 Apiculture
- 902.05.03 Community residential facility, Type 1
- 902.05.04 Day Care Facility
 - 902.05.04.01 Adult Daycare
 - 902.05.04.02 Family Daycare
 - 902.05.04.03 Group Daycare
- 902.05.05 Forestry
- 902.05.06 Horticulture
- 902.05.07 Silviculture
- 902.05.08 Telecommunication Facility (?)

902.06 Minimum Lot Area

902.07 Maximum Gross Density

902.08 Minimum Setbacks

902.09 Encroachments (Setbacks)

902.10 Building Height

902.11 Street Standards

902.12 Parking Standards

902.13 Lighting Standards

903 R-3

903.01 Intent

The R-3 (residential) district provides for the development of a mixture of residential structures to serve varied housing needs and allows limited compatible nonresidential uses.

903.02 Principal Uses

The following principal uses are allowable in the R-3 District:

- 903.02.01 Agriculture, apiculture, forestry, horticulture, silviculture (Remove any?)
- 903.02.02 Boarding/rooming house (1-3 residents)
- 903.02.03 Community residential facility, Type I (1 to 12 residents)

- 903.02.04 Day care, adult (up to 12 adults)
- 903.02.05 Day care, family (up to 6 children)
- 903.02.06 Day care, group (7 to 12 children)
- 903.02.07 **Horticulture**
- 903.02.08 On-site construction office
- 903.02.09 Open space
- 903.02.10 Parks/playgrounds
- 903.02.11 Residence, single-dwelling unit
- 903.02.12 Residence, two-dwelling units
- 903.02.13 Residence, multiple-dwelling units (3 or more units)
- 903.02.14 Trails
- 903.02.15 Utility, distributed power
- 903.02.16 Utility, minor

903.03 Accessory Uses

Each permitted accessory use shall be customarily incidental to the principal use established on the same parcel; be subordinate to and serve such principal use; be subordinate in area, extent, and purpose to such principal use; and contribute to the comfort, convenience, or necessity of users of such principal use.

The following uses shall be allowed only when a principal use has already been established on the parcel:

- 903.03.01 Accessory Uses and Buildings
- 903.03.02 Home Occupations, in compliance with Section 16, of these Regulations.
- 903.03.03 Temporary Uses, in compliance with Section 15 of these Regulations.

903.04 Conditional Uses

The following uses are permitted, upon approval of a CUP by the BoA, in accordance with Section 14, of these Regulations:

- 903.04.01 Artisan shop
- 903.04.02 Bed and breakfast
- 903.04.03 Cemeteries, mausoleums, columbariums **(Remove?)**
- 903.04.04 Community cultural facility
- 903.04.05 Community residential facility, Type II (13 or more residents)
- 903.04.06 Country inn, guest ranch
- 903.04.07 Day care center (13 or more individuals)
- 903.04.08 Educational facility (Higher Education)
- 903.04.09 Educational facility (K-12)
- 903.04.10 General/professional services
- 903.04.11 General repair
- 903.04.12 Mobile home park
- 903.04.13 Parking lot
- 903.04.14 Public safety facility
- 903.04.15 Worship facility

903.05 Special Exceptions

The following uses are allowed in addition to an established principal use, an accessory use, or conditional uses:

- 903.05.01 Agricultural
- 903.05.02 Apiculture
- 903.05.03 Community residential facility, Type 1
- 903.05.04 Day Care Facility
 - 903.05.04.01 Adult Daycare
 - 903.05.04.02 Family Daycare
 - 903.05.04.03 Group Daycare
- 903.05.05 Forestry
- 903.05.06 Horticulture
- 903.05.07 Silviculture
- 903.05.08 Telecommunication Facility (?)

- 903.06 Minimum Lot Area
- 903.07 Maximum Gross Density
- 903.08 Minimum Setbacks
- 903.09 Encroachments (Setbacks)
- 903.10 Building Height
- 903.11 Street Standards
- 903.12 Parking Standards
- 903.13 Lighting Standards

904 R-4/R-O

904.01 Intent

The R-4/R-O (residential-office) districts provide for a compatible mix of higher density residential development with professional and business offices and associated service uses.

904.02 Principal Uses

The following principal uses are allowable in the R-4/R-O District:

- 904.02.01 Administrative government agency
- 904.02.02 Administrative services
- 904.02.03 Agriculture, apiculture, forestry, horticulture, silviculture (Remove any?)
- 904.02.04 Boarding/rooming house (1-3 residents)
- 904.02.05 Boarding/rooming house (4-20 residents)
- 904.02.06 Community residential facility, Type I (1 to 12 residents)
- 904.02.07 Community residential facility, Type II (13 or more residents)
- 904.02.08 Day care, adult (up to 12 adults)
- 904.02.09 Day care, family (up to 6 children)
- 904.02.10 Day care, group (7 to 12 children)
- 904.02.11 General/professional services
- 904.02.12 Health care center
- 904.02.13 Horticulture
- 904.02.14 Instructional facility
- 904.02.15 Mobile home park
- 904.02.16 On-site construction office

- 904.02.17 Open space
- 904.02.18 Parks/playgrounds
- 904.02.19 Residence, single-dwelling unit
- 904.02.20 Residence, two-dwelling units
- 904.02.21 Residence, multiple-dwelling units (3 or more units)
- 904.02.22 Restaurant
- 904.02.23 Trails
- 904.02.24 Utility, distributed power
- 904.02.25 Utility, minor
- 904.02.26 Worship facility

904.03 Accessory Uses

Each permitted accessory use shall be customarily incidental to the principal use established on the same parcel; be subordinate to and serve such principal use; be subordinate in area, extent, and purpose to such principal use; and contribute to the comfort, convenience, or necessity of users of such principal use.

The following uses shall be allowed only when a principal use has already been established on the parcel:

- 904.03.01 Accessory Uses and Buildings
- 904.03.02 Home Occupations, in compliance with Section 16, of these Regulations.
- 904.03.03 Temporary Uses, in compliance with Section 15 of these Regulations.

904.04 Conditional Uses

The following uses are permitted, upon approval of a CUP by the BoA, in accordance with Section 14, of these Regulations:

- 904.04.01 Artisan shop
- 904.04.02 Bed and breakfast
- 904.04.03 Cemeteries, mausoleums, columbariums **(Remove?)**
- 904.04.04 Community cultural facility
- 904.04.05 Country inn, guest ranch
- 904.04.06 Day care center (13 or more individuals)
- 904.04.07 Educational facility (Higher Education)
- 904.04.08 Educational facility (K-12)
- 904.04.09 Emergency shelter
- 904.04.10 Financial services
- 904.04.11 General repair
- 904.04.12 Health care facility
- 904.04.13 Indoor entertainment, sports and recreation
- 904.04.14 Parking lot
- 904.04.15 Public safety facility

904.05 Special Exceptions

The following uses are allowed in addition to an established principal use, an accessory use, or conditional uses:

- 904.05.01 Agricultural

- 904.05.02 Apiculture
- 904.05.03 Community residential facility, Type 1
- 904.05.04 Day Care Facility
 - 904.05.04.01 Adult Daycare
 - 904.05.04.02 Family Daycare
 - 904.05.04.03 Group Daycare
- 904.05.06 Forestry
- 904.05.07 Horticulture
- 904.05.08 Silviculture
- 904.05.09 Telecommunication Facility (?)

- 904.06 Minimum Lot Area
- 904.07 Maximum Gross Density
- 904.08 Minimum Setbacks
- 904.09 Encroachments (Setbacks)
- 904.10 Building Height
- 904.11 Street Standards
- 904.12 Parking Standards
- 904.13 Lighting Standards

905 R-U

905.01 Intent

The R-U (residential-urban) districts provide for stand-alone single or duplex structures, and a compatible mix of professional and business offices and associated service uses.

905.02 Principal Uses

The following principal uses are allowable in the R-U District:

- 905.02.01 Administrative government agency
- 905.02.02 Administrative services
- 905.02.03 Agriculture, apiculture, forestry, horticulture, silviculture (Remove any?)
- 905.02.04 Boarding/rooming house (1-3 residents)
- 905.02.05 Community residential facility, Type I (1 to 12 residents)
- 905.02.06 Day care, adult (up to 12 adults)
- 905.02.07 Day care, family (up to 6 children)
- 905.02.08 Day care, group (7 to 12 children)
- 905.02.09 General/professional services
- 905.02.10 Healthcare center
- 905.02.11 Horticulture
- 905.02.12 Instructional facility
- 905.02.13 On-site construction office
- 905.02.14 Open space
- 905.02.15 Parks/playgrounds
- 905.02.16 Residence, single-dwelling unit
- 905.02.17 Residence, two-dwelling units
- 905.02.18 Restaurant
- 905.02.19 Trails

- 905.02.20 Utility, distributed power
- 905.02.21 Utility, minor
- 905.02.22 Worship facility

905.03 Accessory Uses

Each permitted accessory use shall be customarily incidental to the principal use established on the same parcel; be subordinate to and serve such principal use; be subordinate in area, extent, and purpose to such principal use; and contribute to the comfort, convenience, or necessity of users of such principal use.

The following uses shall be allowed only when a principal use has already been established on the parcel:

- 905.03.01 Accessory Uses and Buildings
- 905.03.02 Home Occupations, in compliance with Section 16, of these Regulations.
- 905.03.03 Temporary Uses, in compliance with Section 15 of these Regulations.

905.04 Conditional Uses

The following uses are permitted, upon approval of a CUP by the BoA, in accordance with Section 14, of these Regulations:

- 905.04.01 Artisan shop
- 905.04.02 Bed and breakfast
- 905.04.03 Cemeteries, mausoleums, columbariums **Remove?**
- 905.04.04 Community cultural facility
- 905.04.05 Community residential facility, Type II (13 or more residents)
- 905.04.06 Country inn, guest ranch
- 905.04.07 Day care center (13 or more individuals)
- 905.04.08 Educational facility (Higher Education)
- 905.04.09 Educational facility (K-12)
- 905.04.10 Emergency shelter
- 905.04.11 Financial services
- 905.04.12 General repair
- 905.04.13 Healthcare facility
- 905.04.14 Indoor entertainment, sports and recreation
- 905.04.15 Mobile home park
- 905.04.16 Parking lot
- 905.04.17 Public safety facility

905.05 Special Exceptions

The following uses are allowed in addition to an established principal use, an accessory use, or conditional uses:

- 905.05.01 Agricultural
- 905.05.02 Apiculture
- 905.05.03 Community residential facility, Type 1
- 905.05.04 Day Care Facility
 - 905.05.04.01 Adult Daycare
 - 905.05.04.02 Family Daycare

- 905.05.04.03 Group Daycare
- 905.05.05 Forestry
- 905.05.06 Horticulture
- 905.05.07 Silviculture
- 905.05.08 Telecommunication Facility (?)
- 905.06 Minimum Lot Area
- 905.07 Maximum Gross Density
- 905.08 Minimum Setbacks
- 905.09 Encroachments (Setbacks)
- 905.10 Building Height
- 905.11 Street Standards
- 905.12 Parking Standards
- 905.13 Lighting Standards
- 906 B-1
- 906.01 Intent
The B-1 (neighborhood business) district provides for a compatible mixture of residential, public, and small-scale commercial uses that serve as transitions between zoning districts.
- 906.02 Principal Uses
The following principal uses are allowable in the B-1 District:
- 906.02.01 Administrative government agency
- 906.02.02 Administrative services
- 906.02.03 Agriculture, apiculture, forestry, horticulture, silviculture (Remove any?)
- 906.02.04 Artisan shop
- 906.02.05 Auction sales
- 906.02.06 Bed and breakfast
- 906.02.07 Boarding/rooming house (1-3 residents)
- 906.02.08 Boarding/rooming house (4-20 residents)
- 906.02.09 Community center
- 906.02.10 Community cultural facility
- 906.02.11 Community residential facility, Type I (1 to 12 residents)
- 906.02.12 Community residential facility, Type II (13 or more residents)
- 906.02.13 Country inn, guest ranch
- 906.02.14 Day care, adult (up to 12 adults)
- 906.02.15 Day care center (13 or more individuals)
- 906.02.16 Day care, family (up to 6 children)
- 906.02.17 Day care, group (7 to 12 children)
- 906.02.18 Equipment rental, small
- 906.02.19 Financial services
- 906.02.20 Funeral home
- 906.02.21 General/professional services
- 906.02.22 General repair
- 906.02.23 General retail sales

- 906.02.24 Health care center
- 906.02.25 **Horticulture**
- 906.02.26 Indoor entertainment, sports and recreation
- 906.02.27 Instructional facility
- 906.02.28 Itinerant outdoor sales
- 906.02.29 Medical marijuana dispensary
- 906.02.30 On-site construction office
- 906.02.31 Open space
- 906.02.32 Outdoor concerts and theatrical performances
- 906.02.33 Parking lot
- 906.02.34 Parks/playgrounds
- 906.02.35 Public safety facility
- 906.02.36 Residence, single-dwelling unit
- 906.02.37 Residence, two-dwelling units
- 906.02.38 Residence, multiple-dwelling units (3 or more units)
- 906.02.39 Restaurant
- 906.02.40 Specialized food production
- 906.02.41 Trails
- 906.02.42 Utility, distributed power
- 906.02.43 Utility, minor
- 906.02.44 Veterinary clinic, small animals
- 906.02.45 Worship facility

906.03 Accessory Uses

Each permitted accessory use shall be customarily incidental to the principal use established on the same parcel; be subordinate to and serve such principal use; be subordinate in area, extent, and purpose to such principal use; and contribute to the comfort, convenience, or necessity of users of such principal use.

The following uses shall be allowed only when a principal use has already been established on the parcel:

- 906.03.01 **Accessory Uses and Buildings**
- 906.03.02 **Home Occupations, in compliance with Section 16, of these Regulations.**
- 906.03.03 **Temporary Uses, in compliance with Section 15 of these Regulations.**

906.04 Conditional Uses

The following uses are permitted, upon approval of a CUP by the BoA, in accordance with Section 14, of these Regulations:

- 906.04.01 Bus terminal
- 906.04.02 Cemeteries, mausoleums, columbariums **(Remove?)**
- 906.04.03 Commercial kennel, animal boarding, stables or other animal-related services
- 906.04.04 Educational facility (Higher Education)
- 906.04.05 Educational facility (K-12)
- 906.04.06 Emergency shelter
- 906.04.07 Health care facility
- 906.04.08 Hotel/motel, lodge, resort

- 906.04.09 Industrial, light
- 906.04.10 Mobile home park
- 906.04.11 Parking structure
- 906.04.12 Pre-release center

906.05 Special Exceptions

The following uses are allowed in addition to an established principal use, an accessory use, or conditional uses:

- 906.05.01 Agricultural
- 906.05.02 Apiculture
- 906.05.03 Community residential facility, Type 1
- 906.05.04 Day Care Facility
 - 906.05.04.01 Adult Daycare
 - 906.05.04.02 Family Daycare
 - 906.05.04.03 Group Daycare
- 906.05.05 Forestry
- 906.05.06 Horticulture
- 906.05.07 Silviculture
- 906.05.08 Telecommunication Facility

906.06 Minimum Lot Area

906.07 Maximum Gross Density

906.08 Minimum Setbacks

906.09 Encroachments (Setbacks)

906.10 Building Height

906.11 Street Standards

906.12 Parking Standards

906.13 Lighting Standards

907 B-2

907.01 Intent

The B-2 (general commercial) district provides for compatible residential uses and a broad range of commercial and service uses that serve large areas of the City and that are normally required to sustain a community.

907.02 Principal Uses

The following principal uses are allowable in the B-2 District:

- 907.02.01 Administrative government agency
- 907.02.02 Administrative services
- 907.02.03 Agriculture, apiculture, forestry, horticulture, silviculture (Remove any?)
- 907.02.04 Agriculture supply sales
- 907.02.05 Artisan shop
- 907.02.06 Auction sales
- 907.02.07 Bed and breakfast
- 907.02.08 Boarding/rooming house (1-3 residents)

- 907.02.09 Boarding/rooming house (4-20 residents)
- 907.02.10 Bus terminal
- 907.02.11 Carnivals and circuses
- 907.02.12 Community center
- 907.02.13 Community cultural facility
- 907.02.14 Community residential facility, Type I (1 to 12 residents)
- 907.02.15 Community residential facility, Type II (13 or more residents)
- 907.02.16 Construction material sales
- 907.02.17 Country inn, guest ranch
- 907.02.18 Day care, adult (up to 12 adults)
- 907.02.19 Day care center (13 or more individuals)
- 907.02.20 Day care, family (up to 6 children)
- 907.02.21 Day care, group (7 to 12 children)
- 907.02.22 Equipment rental, large
- 907.02.23 Equipment rental, small
- 907.02.24 Financial services
- 907.02.25 Funeral home
- 907.02.26 General/professional services
- 907.02.27 General repair
- 907.02.28 General retail sales
- 907.02.29 Health care center
- 907.02.30 Health care facility
- 907.02.31 Horticulture
- 907.02.32 Hotel/motel, lodge, resort
- 907.02.33 Indoor entertainment, sports and recreation
- 907.02.34 Instructional facility
- 907.02.35 Itinerant outdoor sales
- 907.02.36 Manufactured/mobile/modular housing sales
- 907.02.37 Medical marijuana dispensary
- 907.02.38 On-site construction office
- 907.02.39 Open space
- 907.02.40 Outdoor concerts and theatrical performances
- 907.02.41 Parking lot
- 907.02.42 Parks/playgrounds
- 907.02.43 Public safety facility
- 907.02.44 Residence, single-dwelling unit
- 907.02.45 Residence, two-dwelling units
- 907.02.46 Residence, multiple-dwelling units (3 or more units)
- 907.02.47 Restaurant
- 907.02.48 Restaurant, drive-in
- 907.02.49 Specialized food production
- 907.02.50 Tavern
- 907.02.51 Trails
- 907.02.52 Utility, distributed power
- 907.02.53 Utility, minor
- 907.02.54 Vehicle fuel sales
- 907.02.55 Vehicle sales and rental
- 907.02.56 Vehicle services
- 907.02.57 Veterinary clinic, small animals

907.02.58 Worship facility

907.03 Accessory Uses

Each permitted accessory use shall be customarily incidental to the principal use established on the same parcel; be subordinate to and serve such principal use; be subordinate in area, extent, and purpose to such principal use; and contribute to the comfort, convenience, or necessity of users of such principal use.

The following uses shall be allowed only when a principal use has already been established on the parcel:

907.03.01 Accessory Uses and Buildings

907.03.02 Home Occupations, in compliance with Section 16, of these Regulations.

907.03.03 Temporary Uses, in compliance with Section 15 of these Regulations.

907.04 Conditional Uses

The following uses are permitted, upon approval of a CUP by the BoA, in accordance with Section 14, of these Regulations:

907.04.01 Animal shelter

907.04.02 Campground/RV park

907.04.03 Casino

907.04.04 Cemeteries, mausoleums, columbariums **(Remove?)**

907.04.05 Commercial kennel, animal boarding, stables or other animal-related services

907.04.06 Contractor yard

907.04.07 Educational facility (Higher Education)

907.04.08 Educational facility (K-12)

907.04.09 Emergency shelter

907.04.10 Industrial, light

907.04.11 Mini-storage facility

907.04.12 Mobile home park

907.04.13 Outdoor entertainment, sports and recreation

907.04.14 Parking structure

907.04.15 Pre-release center

907.04.16 Shopping center

907.04.17 Vehicle repair

907.04.18 Veterinary clinic, large animals

907.04.19 Warehouse

907.05 Special Exceptions

The following uses are allowed in addition to an established principal use, an accessory use, or conditional uses:

907.05.01 Agricultural

907.05.02 Apiculture

907.05.03 Community residential facility, Type 1

907.05.04 Day Care Facility

907.05.04.01 Adult Daycare

- 907.05.04.02 Family Daycare
- 907.05.04.03 Group Daycare
- 907.05.05 Forestry
- 907.05.06 Horticulture
- 907.05.07 Silviculture
- 907.05.08 Telecommunication Facility (?)
- 907.06 Minimum Lot Area
- 907.07 Maximum Gross Density
- 907.08 Minimum Setbacks
- 907.09 Encroachments (Setbacks)
- 907.10 Building Height
- 907.11 Street Standards
- 907.12 Parking Standards
- 907.13 Lighting Standards
- 908 CLM
- 908.01 Intent
The CLM (Commercial-Light Manufacturing) District provides for the community's commercial and light manufacturing needs. These uses generally need access to the City's transportation amenities and should be located to reduce adverse impacts upon residential neighborhoods in the City.
- 908.02 Principal Uses
The following principal uses are allowable in the CLM District:
- 908.02.01 Administrative government agency
- 908.02.02 Administrative services
- 908.02.03 Agricultural commodity storage facility
- 908.02.04 Agriculture, apiculture, forestry, horticulture, silviculture (Remove any?)
- 908.02.05 Agriculture supply sales
- 908.02.06 Artisan shop
- 908.02.07 Auction sales
- 908.02.08 Boarding/rooming house (1-3 residents)
- 908.02.09 Boarding/rooming house (4-20 residents)
- 908.02.10 Bus terminal
- 908.02.11 Carnivals and circuses
- 908.02.12 Commercial kennel, animal boarding, stables or other animal-related services
- 908.02.13 Community center
- 908.02.14 Composting facility/landfill
- 908.02.15 Construction material sales
- 908.02.16 Contractor yard
- 908.02.17 Crematorium
- 908.02.18 Educational facility (Higher Education)
- 908.02.19 Equipment rental, large
- 908.02.20 Equipment rental, small

- 908.02.21 Freight terminal
- 908.02.22 Funeral home
- 908.02.23 General/professional services
- 908.02.24 General repair
- 908.02.25 General retail sales
- 908.02.26 Horticulture
- 908.02.27 Indoor entertainment, sports and recreation
- 908.02.28 Industrial, light
- 908.02.29 Instructional facility
- 908.02.30 Itinerant outdoor sales
- 908.02.31 Manufactured/mobile/modular housing sales
- 908.02.32 Medical marijuana dispensary
- 908.02.33 Mini-storage facility
- 908.02.34 On-site construction office
- 908.02.35 Open space
- 908.02.36 Outdoor concerts and theatrical performances
- 908.02.37 Parking lot
- 908.02.38 Parking structure
- 908.02.39 Parks/playgrounds
- 908.02.40 Public safety facility
- 908.02.41 Railroad yard
- 908.02.42 Recycling center
- 908.02.43 Residence, single-dwelling unit
- 908.02.44 Residence, two-dwelling units
- 908.02.45 Specialized food production
- 908.02.46 Trails
- 908.02.47 Utility, distributed power
- 908.02.48 Utility, minor
- 908.02.49 Vehicle fuel sales
- 908.02.50 Vehicle repair
- 908.02.51 Vehicle sales and rental
- 908.02.52 Vehicle services
- 908.02.53 Veterinary clinic, large animals
- 908.02.54 Veterinary clinic, small animals
- 908.02.55 Warehouse
- 908.02.56 Worship facility

908.03 Accessory Uses

Each permitted accessory use shall be customarily incidental to the principal use established on the same parcel; be subordinate to and serve such principal use; be subordinate in area, extent, and purpose to such principal use; and contribute to the comfort, convenience, or necessity of users of such principal use.

The following uses shall be allowed only when a principal use has already been established on the parcel:

- 908.03.01 Accessory Uses and Buildings
- 908.03.02 Home Occupations, in compliance with Section 16, of these Regulations.
- 908.03.03 Temporary Uses, in compliance with Section 15 of these Regulations.

908.04 Conditional Uses

The following uses are permitted, upon approval of a CUP by the BoA, in accordance with Section 14, of these Regulations:

- 908.04.01 Animal shelter
- 908.04.02 Campground/RV park
- 908.04.03 Casino
- 908.04.04 Cemeteries, mausoleums, columbariums **(Remove?)**
- 908.04.05 Community residential facility, Type I (1 to 12 residents)
- 908.04.06 Community residential facility, Type II (13 or more residents)
- 908.04.07 Correctional facility
- 908.04.08 Day care, adult (up to 12 adults)
- 908.04.09 Day care center (13 or more individuals)
- 908.04.10 Day care, family (up to 6 children)
- 908.04.11 Day care, group (7 to 12 children)
- 908.04.12 Educational facility (K-12)
- 908.04.13 Emergency shelter
- 908.04.14 Fuel tank farm
- 908.04.15 Industrial, heavy
- 908.04.16 Industrial park
- 908.04.17 Junkyard
- 908.04.18 Medical marijuana grow operation
- 908.04.19 Outdoor entertainment, sports and recreation
- 908.04.20 Pre-release center
- 908.04.21 Residence, multiple-dwelling units (3 or more units)
- 908.04.22 Restaurant
- 908.04.23 Sexually-oriented business
- 908.04.24 Shopping center
- 908.04.25 Tavern

908.05 Special Exceptions

The following uses are allowed in addition to an established principal use, an accessory use, or conditional uses:

- 908.05.01 Agricultural
- 908.05.02 Apiculture
- 908.05.03 Community residential facility, Type 1
- 908.05.04 Day Care Facility
 - 908.05.04.01 Adult Daycare
 - 908.05.04.02 Family Daycare
 - 908.05.04.03 Group Daycare
- 908.05.05 Forestry
- 908.05.06 Horticulture
- 908.05.07 Silviculture
- 908.05.08 Telecommunication Facility **(?)**

908.06 Minimum Lot Area

908.07 Maximum Gross Density

- 908.08 Minimum Setbacks
- 908.09 Encroachments (Setbacks)
- 908.10 Building Height
- 908.11 Street Standards
- 908.12 Parking Standards
- 908.13 Lighting Standards
- 909 M-I
- 909.01 Intent
The M-I (Manufacturing and Industrial) **District** provides for manufacturing and other industrial uses.
- 909.02 Principal Uses
The following principal uses are allowable in the M-I **District**:
- 909.02.01 Agricultural commodity storage facility
- 909.02.02 Agriculture, apiculture, forestry, horticulture, silviculture **(Remove any?)**
- 909.02.03 Agriculture supply sales
- 909.02.04 Artisan shop
- 909.02.05 Boarding/rooming house (1-3 residents)
- 909.02.06 Boarding/rooming house (4-20 residents)
- 909.02.07 Carnivals and circuses
- 909.02.08 Commercial kennel, animal boarding, stables or other animal-related services
- 909.02.09 Composting facility/landfill
- 909.02.10 Construction material sales
- 909.02.11 Contractor yard
- 909.02.12 Crematorium
- 909.02.13 Equipment rental, large
- 909.02.14 Equipment rental, small
- 909.02.15 Freight terminal
- 909.02.16 Funeral home
- 909.02.17 General repair
- 909.02.18 **Horticulture**
- 909.02.19 Indoor entertainment, sports and recreation
- 909.02.20 Industrial, heavy
- 909.02.21 Industrial, light
- 909.02.22 Industrial park
- 909.02.23 Instructional facility
- 909.02.24 Junkyard
- 909.02.25 Livestock auction yards **(Remove?)**
- 909.02.26 Manufactured/mobile/modular housing sales
- 909.02.27 Medical marijuana dispensary
- 909.02.28 Mini-storage facility
- 909.02.29 On-site construction office
- 909.02.30 Open space
- 909.02.31 Outdoor concerts and theatrical performances

- 909.02.32 Parking lot
- 909.02.33 Parking structure
- 909.02.34 Public safety facility
- 909.02.35 Railroad yard
- 909.02.36 Recycling center
- 909.02.37 Residence, single-dwelling unit
- 909.02.38 Specialized food production
- 909.02.39 Trails
- 909.02.40 Utility, distributed power
- 909.02.41 Utility, major
- 909.02.42 Utility, minor
- 909.02.43 Vehicle repair
- 909.02.44 Vehicle services
- 909.02.45 Veterinary clinic, large animals
- 909.02.46 Veterinary clinic, small animals
- 909.02.47 Warehouse

909.03 Accessory Uses

Each permitted accessory use shall be customarily incidental to the principal use established on the same parcel; be subordinate to and serve such principal use; be subordinate in area, extent, and purpose to such principal use; and contribute to the comfort, convenience, or necessity of users of such principal use.

The following uses shall be allowed only when a principal use has already been established on the parcel:

- 909.03.01 Accessory Uses and Buildings
- 909.03.02 Home Occupations, in compliance with Section 16, of these Regulations.
- 909.03.03 Temporary Uses, in compliance with Section 15 of these Regulations.

909.04 Conditional Uses

The following uses are permitted, upon approval of a CUP by the BoA, in accordance with Section 14, of these Regulations:

- 909.04.01 Animal shelter
- 909.04.02 Cemeteries, mausoleums, columbariums (Remove?)
- 909.04.03 Correctional facility
- 909.04.04 Extractive industries (Remove?)
- 909.04.05 Fuel tank farm
- 909.04.06 Motor vehicle wrecking facility
- 909.04.07 Outdoor entertainment, sports and recreation

909.05 Special Exceptions

The following uses are allowed in addition to an established principal use, an accessory use, or conditional uses:

- 909.05.01 Agricultural
- 909.05.02 Apiculture
- 909.05.03 Forestry

- 909.05.04 Horticulture
- 909.05.05 Silviculture
- 909.05.06 Telecommunication Facility (?)

- 909.06 Minimum Lot Area
- 909.07 Maximum Gross Density
- 909.08 Minimum Setbacks
- 909.09 Encroachments (Setbacks)
- 909.10 Building Height
- 909.11 Street Standards
- 909.12 Parking Standards
- 909.13 Lighting Standards

910 PLI910.01 Intent

The PLI (Public Lands and Institutions) District provides for and applies only to public and quasi-public institutional uses and lands, and recreational, educational, and public service activities for the general benefit of the citizens of the City.

910.02 Principal Uses

The following principal uses are allowable in the PLI District:

- 901.02.01 Administrative government agency
- 901.02.02 Agriculture, apiculture, forestry, horticulture, silviculture (Remove any?)
- 901.02.03 Animal shelter
- 901.02.04 Carnivals and circuses
- 901.02.05 Community center
- 901.02.06 Community cultural facility
- 901.02.07 Community residential facility, Type II (13 or more residents)
- 901.02.08 Day care, adult (up to 12 adults)
- 901.02.09 Day care center (13 or more individuals)
- 901.02.10 Educational facility (Higher Education)
- 901.02.11 Educational facility (K-12)
- 901.02.12 Health care facility
- 901.02.13 Horticulture
- 901.02.14 Instructional facility
- 901.02.15 On-site construction office
- 901.02.16 Open space
- 901.02.17 Outdoor concerts and theatrical performances
- 901.02.18 Outdoor entertainment, sports, and recreation
- 901.02.19 Parking lot
- 901.02.20 Parking structure
- 901.02.21 Parks/playgrounds
- 901.02.22 Public safety facility
- 901.02.23 Trails
- 901.02.24 Utility, distributed power
- 901.02.25 Utility, major

- 901.02.26 Utility, minor
- 901.02.27 Worship facility

910.03 Accessory Uses

Each permitted accessory use shall be customarily incidental to the principal use established on the same parcel; be subordinate to and serve such principal use; be subordinate in area, extent, and purpose to such principal use; and contribute to the comfort, convenience, or necessity of users of such principal use.

The following uses shall be allowed only when a principal use has already been established on the parcel:

- 910.03.01 Accessory Uses and Buildings
- 910.03.02 Home Occupations, in compliance with Section 16, of these Regulations.
- 910.03.03 Temporary Uses, in compliance with Section 15 of these Regulations.

910.04 Conditional Uses

The following uses are permitted, upon approval of a CUP by the BoA, in accordance with Section 14, of these Regulations:

- 910.04.01 Bus terminal
- 910.04.02 Cemeteries, mausoleums, columbariums (Remove?)
- 910.04.03 Correctional facility
- 910.04.04 Emergency shelter
- 910.04.05 Extractive industries (Remove?)
- 910.04.06 Pre-release center

910.05 Special Exceptions

The following uses are allowed in addition to an established principal use, an accessory use, or conditional uses:

- 910.05.01 Agricultural
- 910.05.02 Apiculture
- 910.05.03 Day Care Facility
 - 910.05.03.01 Adult Daycare
- 910.05.04 Forestry
- 910.05.05 Horticulture
- 910.05.06 Silviculture
- 910.05.07 Telecommunication Facility (?)

910.06 Minimum Lot Area

910.07 Maximum Gross Density

910.08 Minimum Setbacks

910.09 Encroachments (Setbacks)

910.10 Building Height

910.11 Street Standards

910.12 Parking Standards

910.13 Lighting Standards

911 Airport911.01 Intent

The Airport **District** provides for airport uses and facilities necessary for the operation, maintenance, and protection of airports. Associated retail and service uses, public institutional uses, aeronautical related manufacturing, public service, and limited recreational activities are also permitted.

911.02 Principal Uses

The following principal uses are allowable in the Airport **District**:

- 911.02.01 Administrative government agency
- 911.02.02 Administrative services
- 911.02.03 Agriculture, apiculture, forestry, horticulture, silviculture **(Remove any?)**
- 911.02.04 Airport
- 911.02.05 Community cultural facility
- 911.02.06 Freight terminal
- 911.02.07 Fuel tank farm
- 911.02.08 **Horticulture**
- 911.02.09 Industrial, light
- 911.02.10 Instructional facility
- 911.02.11 On-site construction office
- 911.02.12 Open space
- 911.02.13 Outdoor concerts and theatrical performances
- 911.02.14 Parking lot
- 911.02.15 Parking structure
- 911.02.16 Public safety facility
- 911.02.17 Restaurant (inside airport terminal)
- 911.02.18 Tavern (inside airport terminal)
- 911.02.19 Trails
- 911.02.20 Utility, distributed power
- 911.02.21 Utility, minor
- 911.02.22 Vehicle sales and rental

911.03 Accessory Uses

Each permitted accessory use shall be customarily incidental to the principal use established on the same parcel; be subordinate to and serve such principal use; be subordinate in area, extent, and purpose to such principal use; and contribute to the comfort, convenience, or necessity of users of such principal use.

The following uses shall be allowed only when a principal use has already been established on the parcel:

- 911.03.01 Accessory Uses and Buildings
- 911.03.02 Home Occupations, in compliance with Section 16, of these Regulations.
- 911.03.03 Temporary Uses, in compliance with Section 15 of these Regulations.

911.04 Conditional Uses

The following uses are permitted, upon approval of a CUP by the BoA, in accordance with Section 14, of these Regulations:

- 911.04.01 Cemeteries, mausoleums, columbariums (Remove?)
- 911.04.02 Day care center (13 or more individuals)
- 911.04.03 Extractive industries (Remove?)
- 911.04.04 Hotel/motel, lodge, resort
- 911.04.05 Indoor entertainment, sports and recreation
- 911.04.06 Outdoor entertainment, sports and recreation
- 911.04.07 Parks/playgrounds
- 911.04.08 Restaurant (outside airport terminal)
- 911.04.09 Tavern (outside airport terminal)

911.05 Special Exceptions

The following uses are allowed in addition to an established principal use, an accessory use, or conditional uses:

- 911.05.01 Agricultural
- 911.05.02 Apiculture
- 911.05.03 Community Residential Facility – Type-1
- 911.05.04 Forestry
- 911.05.05 Horticulture
- 911.05.06 Silviculture
- 911.05.07 Telecommunication Facility (?)

911.06 Minimum Lot Area

911.07 Maximum Gross Density

911.08 Minimum Setbacks

911.09 Encroachments (Setbacks)

911.10 Building Height

911.11 Street Standards

911.12 Parking Standards

911.13 Lighting Standards