



**i** Use standards determine where certain land uses and activities can be located in the City. The Code helps identify the land uses that are most compatible with the character and physical environment of specific areas.

## **? WHY DOES THE CODE ADDRESS THIS?**

- All land uses are not appropriate for every property. The Code helps identify the land uses that are most compatible with the character and physical environment of specific areas.
- Certain land uses require a higher level of scrutiny (public hearings and approval from elected officials) based on the size, location or nature of the activity.
- Use-specific standards prevent and mitigate potential noise, odor, and visual impacts of certain activities.



## **↻ WHAT IS NOT CHANGING**

- Existing land uses (activities, businesses, etc.) including designated nonconforming uses
- Many currently identified land use types and associated standards and definitions with some consolidation to simplify the Code

## **+ WHAT IS NEW?**

### **+ New Uses and Definitions**



Expanded housing options such as single-family attached, co-housing, cottage court, and triplex or fourplex dwellings



New standards and definitions for new or consolidated uses (e.g. urban agriculture, government service facility, artisan industrial, and recycling collection facility)

### **+ Enhanced Accessory and Temporary Use Standards**



Separate new use table for accessory uses



New standards and definitions for new uses (e.g., drive-through facilities, electric vehicle charging facilities, and renewable energy facilities)



Clarified applicability of temporary use standards

# Use Standards

## + WHAT IS NEW? + New Principal and Accessory Use Tables

**Table 21.04-1: Principal Use Table**  
A= Allowed Use C= Conditional Use

Current Zone Districts	R-R	R-E	R-1, R-2	R-4	R-5	R-8, MXS-3	R-12, MXS-5	R-16	R-24, MXS-8	R-O, B-1	M-U, BP, C-1, I-O	B-2	CSR/New	C-2	I-O, I-1	I-2	CSR/New	CSR/New		
Proposed Zone Districts	R-R	R-E	RL-2	RL-4	RL-5	RM-8	RM-12	RM-16	RM-24	MU-1	MU-2	MU-3	MU-4	MU-5	I-1	I-2	P-1	P-2	Use-Specific Standards	
<b>1</b> Health Facilities																				
Hospital <sup>90</sup>										C	A	C	C	C						
Medical or Dental Clinic <sup>91</sup>								C	C	A	A	A		A						
Parks and Open Space																				
Park, Lake, Reservoir, Other Open Space	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
<b>Commercial Uses</b>																				
Agriculture and Animal																				
Animal Agriculture <sup>92</sup>	C												C		C	C	C			21.04.030(d)(2)
Animal Care, Boarding, or Sales,	A									A	A	A		A	A					<b>3</b>

- 1** WHAT IS IT?
- 2** WHERE CAN IT GO AND BY WHICH PROCESS?
- 3** DO ADDITIONAL STANDARDS APPLY?

## + Revised and Reorganized Use-Specific Standards

- Follows the same organization as Use Table
- Removed site and building design standards and relocated to relevant development standards chapter (e.g., off-street parking)
- Removed procedural content, including specific criteria for approval and relocated to Administration and Procedures

**i** Use-specific standards prevent and mitigate potential impacts to neighboring properties based on site factors such as compatibility, proximity, safety, environmental, aesthetics, and social aspects.

**(9) Vehicle Fuel Sales, Vehicle Repair, Major and Minor, or Vehicle Wash**

- (i) No above ground equipment for the service of gasoline, oil, air, or water shall be closer than 10 feet to any right-of-way.
- (ii) If the principal use of the property is major or minor vehicle repair, the vehicles intended for repair shall not be stored in any right-of-way or in required parking spaces. Areas for storage of vehicles intended for repair must be screened along any street frontage.