

- C. Sustainability standards. The city encourages the use of sustainable building materials and construction techniques through programs such as U.S. Green Building council's LEED (leadership in energy and environmental design) program, state sustainable building guidelines, and similar programs.
- D. Alternative designs or materials. To encourage creativity, imagination, innovation, and variety in architectural design, the planning commission may recommend modifications of the requirements of this section and the city council may approve such modifications upon determining that the proposed architectural design or exterior facades materials meet all of the following conditions:
 - (1.) The proposed design or material is consistent with the purposes of this section.
 - (2.) The proposed design or material would enhance the architectural appearance of the building and would be equal or superior to designs or materials permitted by this section.
 - (3.) The proposed design or material would be in harmony with the character of adjacent buildings and the surrounding district.

(vii) *Screening standards.*

- A. All service entrances, utility structures associated with a building, and loading docks or spaces shall be screened from the abutting property and from public view from a public street.
- B. Any fences or walls used for screening or other purposes shall be constructed in a durable fashion of brick, stone, and other masonry materials specifically designed as fencing materials. The finished side of the fence shall face the abutting property. Chainlink, wood, vinyl, or barbed wire fences are not permitted.
- C. The composition of the screening material and the placement on the lot shall be left up to the discretion of the property owners as long as the intent of this section is met. A wall cannot be substituted for a planting strip along any public street unless supplemented by landscaping.
- D. Landscaping used for screening shall be evergreen and at least four feet tall with a minimum spread of two feet when planted and no further apart than five feet. Shrubs shall be adequately maintained as that an average height of five to six feet can be expected as normal growth within four years of planting. The average expected height may be reduced to four feet for screening along public streets.
- E. The maximum height for walls and fences shall be six feet or whatever is sufficient to visually screen the use but not less than four feet.
- F. Dumpsters, recycling containers, compactors, and solid waste handling areas are not permitted in any setback or yard and shall be screened from adjacent property and from public view with a six-foot high solid and finished masonry wall with closeable gates. In no instance shall a chainlink fence, wood, vinyl, or barbed wire fence be permitted.

(viii) *Buffer standards.*

- A. All uses, other than single-family detached dwelling units, shall provide landscaping along all property lines abutting residentially used property located adjacent to the MX-3 District. This requirement also applies in situations where an alley with a right-of-way width of 25 feet or less separates uses in the MX-3 District from a non-MX-3 District residential property. Landscaping shall be provided along all property lines abutting the alley when adjacent to residential uses. Multifamily developments in an MX-3 District are exempt from this landscaping requirement when they abut other multifamily uses.
 - B. In no instance shall a chainlink, wood, vinyl, or barbed wire fence be permitted.
- (ix) *Exterior lighting standards.*
- A. Exterior lighting shall be used to provide illumination for the security and safety of entry drives, parking, service and loading areas, pathways, courtyards and plazas, without intruding on adjacent properties and shall comply with the following standards:
 - (1.) Poles and fixtures shall be architecturally compatible with structures and lighting on-site and on adjacent properties.
 - (2.) Security lighting shall be adequate for visibility, but not overly bright.
 - (3.) Metal halide lighting shall be used with a concealed light source of the "cut-off" variety to prevent glare and "light trespass" onto adjacent buildings and sites.
 - (4.) Poles within landscaped areas and plazas shall have a maximum height of 20 feet, measured from grade, and shall be coordinated with city standards.
 - (5.) Poles in parking lots shall have a maximum height of 24 feet measured from finished grade.
 - (6.) Lighting fixtures mounted directly on structures shall be permitted when utilized to enhance specific architectural elements or to help establish scale or provide visual interest.
 - (7.) "Wall packs" shall be permitted only in loading and service areas and shall be down-lit and shielded from view.
 - (8.) Shielded illumination or fixtures shall be permitted to light building mounted signage, building facades, or pedestrian arcades if they are integrated into a building's architectural design.
 - (9.) Lighting should highlight entrances, art, terraces, and special landscape features.
 - (10.) Separate pedestrian scale lighting or other low-level fixtures, such as bollards, shall be incorporated for all pedestrian ways through parking lots and drop-off areas at entrances to buildings.
 - (11.) All primary walkways, steps, or ramps along pedestrian routes shall be illuminated.
 - B. Light intensity.

- (1.) A photometric lighting plan is required for all proposed commercial developments to ensure that adequate and appropriate light levels are provided for each site condition.
 - (2.) Lighting shall not exceed 0.1 footcandle at residential property lines or 0.5 footcandle on nonresidential property lines measured on a vertical plane.
 - (3.) The following minimum levels of illumination must be maintained for each of the specific locations:
 - (A.) Building entrances: Five footcandles.
 - (B.) Sidewalks: Two footcandles.
 - (C.) Bikeways: One footcandle.
 - (D.) Courts/plazas/terraces: 1.5 footcandles.
 - (E.) Ramps: Five footcandles.
 - (F.) Stairways: Five footcandles.
 - (G.) Underpasses: Five footcandles.
 - (H.) Waiting areas: One footcandle.
 - (I.) Parking lots: One footcandle.
- (x) *Signs, banners, flags and pennants.* Where signs, banners, flags, and pennants for identification or decoration are provided, they shall conform to the following:
- A. Wall signs shall have a maximum of 150 total square feet or five percent of the building wall area occupied by the user, whichever is less. Wall signs may be increased by 20 square feet per sign in lieu of a ground mounted or monument sign.
 - B. Signs are permitted to project up to two feet into the minimum setback as measured from the building. Under no circumstances shall a sign project more than four feet from the back of the curb. A minimum overhead clearance of eight feet from the sidewalk shall be maintained.
 - C. Marquee signs are permitted.
 - D. Ground-mounted or monument signs are permitted as follows:
 - (1.) Signs shall not exceed ten feet in height and 40 square feet in area.
 - (2.) Signs shall be located behind the right-of-way and out of any sight distance triangle.
 - (3.) Signs shall be setback five feet from any property line.
 - (4.) No freestanding pole signs shall be permitted.
 - (5.) No off-premises signs shall be permitted.
 - E. Signs shall also conform to sections 36-552 and 36-557.
- (xi) *Landscaping standards.*
- A. The plan for landscaping must include ground cover, bushes, trees, foundation plantings, sculpture, fountains, decorative walks, or other similar

site design features or materials. Landscaping must conform to the requirements of subsection (10) of this section;

- B. Landscaping shall support the purpose and intent of the district, and be consistent with the station area plan or adopted master plans for the district.
- g. *Design manual.* All design guidelines included in the city's Red Rock Transit District design guidelines shall apply. The design guidelines have been adopted as part of the city's comprehensive plan.

(Code 1997, §§ 1330.05(3)—(7), (9)—(14), (16)—(19), 1330.06(3), 1350.18(C), 1350.19(A)—(G); Ord. No. 2016-2, § 1330.05(3), 1-21-2016)

ARTICLE V. - NONRESIDENTIAL DISTRICTS

Sec. 36-226. - Scope.

Except as otherwise provided, this article applies to all nonresidential and mixed-use districts in the city.

(Code 1997, § 1350.01)

Sec. 36-227. - Purpose of business districts.

Business districts shall be established to accomplish the general purpose of this article and the comprehensive plan and for the following specific purposes:

- (1) To group compatible business uses which will tend to draw trade that is naturally interchangeable and so promotes the business prosperity and public convenience;
- (2) To provide an adequate supply of suitable land for businesses and professional services to meet the needs of the community and provide employment opportunities and significant tax base;
- (3) To promote a high quality of business and commercial development and design that produces a positive visual image and minimizes the effects of traffic congestion noise, odor, glare, and similar problems.

(Code 1997, § 1350.02)

Sec. 36-228. - Specific intent of the Business Park/Office/Warehouse District.

The Business Park/Office/Warehouse District is intended to provide locations for office, warehouse, and related uses in a business park setting. Some accessory commercial services may also be a part of this land use type to serve the large employment base.

(Code 1997, § 1350.03)

Sec. 36-229. - Specific intent of the General Business District.

The General Business District is intended to provide the opportunity for diverse businesses to take advantage of the city's location and access to major roadway corridors. The district is intended to provide locations for businesses that serve local and regional needs, and may include retail businesses, highway or

automobile-oriented businesses, and quasi-industrial and wholesale enterprises that do not need an industrial setting, and can be designed or managed to be compatible with surrounding districts.

(Code 1997, § 1350.04)

Sec. 36-230. - Purpose of the industrial districts.

The industrial districts shall be established to accomplish the general purpose of this article and the comprehensive plan and the following specific purposes:

- (1) To provide employment opportunities;
- (2) To group industrial uses in locations accessible to rail and highways, so that the movement of raw materials, finished products, and employees can be carried on efficiently;
- (3) To separate traffic, noise, and other obtrusive characteristics of intense industrial activity from the more sensitive commercial, residential, and open space areas of the city.

(Code 1997, § 1350.05)

Sec. 36-231. - Specific intent of the I-1, Light Industrial District.

The specific intent of the I-1, Light Industrial District shall be to provide areas for the development of research laboratories, small-scale processing, fabricating, storage, manufacturing, and assembly of products. Such uses are non-polluting, not excessively noisy or dirty, limited traffic producers, and do not produce hazardous waste as by-products.

(Code 1997, § 1350.06)

Sec. 36-232. - Specific intent of the I-2, General Industrial District.

The specific intent of the I-2, General Industrial District shall be to provide areas adjacent to major thoroughfares and in areas where public utilities are available for the express use of industrial developments. Designation of industrial districts will help attract industry, stabilizing the tax base and increasing employment in the city.

(Code 1997, § 1350.07)

Sec. 36-233. - Specific intent of the I-S, Industrial Storage District.

The specific intent of the I-S, Industrial Storage District shall be to provide areas bordering city limits and areas adequately buffered with open land to permit storage of petroleum products and other similar storage uses.

(Code 1997, § 1350.08)

Sec. 36-234. - Purpose of the mixed use districts.

The mixed-use districts shall be established to accomplish the general purposes outlined in the comprehensive plan and to foster a development pattern that encourages a mix of supportive residential and commercial uses, and supports a multi-modal transportation system that services all users. These

districts will integrate places to live, shop, work and play. The mixed-use districts are intended to help shape the city's downtown and small town identity.

(Code 1997, § 1350.09)

Sec. 36-235. - Specific intent of the MX-1, Downtown Mixed Use District.

The specific intent of the MX-1, Downtown Mixed Use District shall be to provide sites for small scale retail, commercial, office and service uses, and to support a mix of residential uses. District requirements and standards will create neighborhoods that are aesthetically pleasing, dense, safe, and walkable. This district is primarily intended to integrate residential uses with pedestrian-oriented commercial uses such as specialty retail stores, professional and financial services, offices, sit down restaurants, coffee shops, floral shops, etc. This district shall serve as the center for financial, commercial, professional, and entertainment activities. Inclusion of high density housing above commercial uses in this district will support commercial and entertainment uses and public transit services.

(Code 1997, § 1350.10)

Sec. 36-236. - Specific intent of the MX-2, Commercial Mixed Use District.

The specific intent of the MX-2, Commercial Mixed Use District shall be to provide areas that integrate diverse commercial and residential uses. Minimum lot sizes are larger than those in the downtown district. Development is intended to be compatible with the scale of surrounding areas. Parking areas are restricted in this zone in order to limit the impact on the neighborhood and on areas that are visual gateways to the city.

(Code 1997, § 1350.11)

Sec. 36-237. - Specific intent of the MX-3, Transit-Oriented Mixed Use District.

The specific intent of the MX-3, Transit-Oriented Mixed Use District is to encourage a mixture of residential, commercial, office, and civic uses in proximity to the commuter rail station at densities and intensities that support and increase transit use. The district is also intended to:

- (1) Encourage a safe and pleasant pedestrian environment near the rail station, and limit conflicts between pedestrians and vehicles.
- (2) Maximize access to transit.
- (3) Encourage use of transit infrastructure.
- (4) Provide parking in an efficient and unobtrusive manner
- (5) Reduce parking requirements by encouraging shared parking and alternative modes of transportation.
- (6) Encourage a sense of activity and liveliness along the street level of building facades.

(Code 1997, § 1350.12)

Sec. 36-238. - Specific intent of the MX-4, General Mixed Use District.

The specific intent of the MX-4, General Mixed Use District is to provide for a mix of residential and commercial uses that provide for a long-term transition from the auto-oriented uses that exist in the district based on past frontage on Highway 61, to uses that are compatible with adjacent residential and mixed use districts. The city anticipates that commercial uses will cluster on and near Hastings Avenue and the Glen Road interchange, and that over the long-term, residential uses may become more dense in this zone.

(Code 1997, § 1350.13; Ord. No. 2016-9, § 1350.13, 11-3-2016)

Sec. 36-239. - Specific intent of the MX-5, Mixed Use Buffer District.

The specific intent of the MX-5, Mixed Use Buffer District is to provide for a mix of residential, commercial, and office uses that provide a transition area and buffer between industrial uses and nearby residential and mixed use districts. The uses in the district must be compatible with nearby residential and mixed use districts and district regulations include setbacks to improve compatibility with adjacent districts.

(Ord. No. 2016-9, § 1350.14, 11-3-2016)

Sec. 36-240. - Dimensional requirements.

For lots and structures in nonresidential districts:

(1) *Nonresidential district requirements.*

Requirements	MX-1	MX-2	MX-3	MX-4	MX-5	B-1 and B-2	I-1	I-2	I-S
Minimum lot area in square feet	2,400	4,000	None	2,400	4,000	15,000	30,000	30,000	30,000
Minimum lot depth in feet	80	100	None	80	100	150	200	200	200
Minimum lot width in feet	30	40	30	30	40	100	100	100	100
Maximum lot coverage	80%	75%	75%	75%	75%	75%	75%	75%	75%
Maximum lot coverage by all impervious surfaces, except single-family residential	80% §	75% §	75% §	75% §		75% §	75% §	75% §	75% §
Maximum lot coverage by all impervious	35%	35%	35%	35%	35%	N/A	N/A	N/A	N/A

surfaces (%); single-family residential uses									
Structure setback standards***									
Minimum front yard setback	0	10**	0	0	10	20	20	20	50
Minimum front yard if across collector or minor street from any residential district	10	10**	10	10	10	50	50	50	100
Minimum side yard	0	5	5	5	5	10	20	20	50
Minimum side yard if adjacent to any residential district	10	10	10	10	10	50	50	50	100
Minimum rear yard	20	20	20	20	20	20	20	20	50
Minimum rear yard if adjacent to any residential district	20	20	20	20	20	50	50	50	100
Parking and driving aisle setback in feet									
Minimum front yard	20	Not allowed	Not allowed	20	Not allowed	20	20	20	20
Minimum front yard if across collector or minor street from any R district	50	Not allowed	Not allowed	50	Not allowed	50	50	50	50
Minimum side yard	5	5	5	5	5	5	5	5	5
Minimum side yard for multifamily, commercial, or industrial uses if adjacent to any R	20	20	20	30	20	30	30	30	30

district									
Minimum rear yard	5	5	5	5	5	5	5	5	5
Minimum rear yard if adjacent to any R district	10	10	10	50	10	50	50	50	50
Maximum building height in feet*	40	28	See table in subsection (3) of this section	40	40	40	40	40	40
	3-sty	2-sty							
Maximum height of storage tank in I-S District									55
Public utilities required, including sewer	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

* Maximum height may be increased upon issuance of a conditional use permit. The setback requirements for increases in height adjacent to single-family residential uses included in this chapter apply.

** See section 36-8, Exceptions to front yard setbacks.

*** Structure setbacks for the MX-1 and MX-2 are as noted by the dimensional provisions unless otherwise specifically approved in a development plan as outlined in a Planned Unit Development.

§ Lot coverage permitted on individual sites will be determined based on compliance with the city's stormwater management standards.

(2) *Additional MX-3 District standards.* The following requirements apply to all buildings or uses in an MX-3 District, unless otherwise specified:

Height and Setbacks	Residential Townhouse	Residential Apt., Condo, Cooperative	Mixed Use Building	Commercial, Civic, not in mixed use building
Height	Three stories or 35 feet, whichever is	Two stories minimum, four stories	Two stories minimum, four stories	No minimum, four stories or 40 feet

	less	maximum*	maximum*	maximum
Setbacks	Front: Maximum of 15 feet	Front: Maximum of 15 feet	Front: Maximum of 15 feet	Front: Maximum of eight feet
	Side: Ten feet	Side: Ten feet	Side: Ten feet	Side: Ten feet
	Rear: 15 feet	Rear: 15 feet	Rear: None required	Rear: None required

* Maximum height may be increased upon issuance of a conditional use permit. Single-story buildings shall have a foot print of no more than 15,000 square feet.

(3) *Densities in the MX-3 District.*

- a. The maximum residential density in the MX-3 District shall be 50 units per acre.
- b. The minimum residential density in the MX-3 District shall be 30 units per acre.
- c. The minimum net FAR (floor area ratio) for residential and nonresidential uses shall be 0.5 FAR.

(4) *Additional requirements in the MX-5 District.* All nonresidential uses in the MX-5 District, except park and open space uses, shall be set back from the common boundary with residential zoning districts and from existing residential uses in the MX-5 District by a minimum of 300 feet.

(Code 1997, § 1350.14; Res. No. 2016-22, 6-16-2016; Ord. No. 2016-9, § 1350.15, 11-3-2016)

Sec. 36-241. - Uses in the nonresidential districts.

(a) *Mixed use districts uses.*

Use	MX-1	MX-2	MX-3	MX-4	MX-5
Residential Uses					
Single-family detached, one dwelling per lot	P	P	N	P	P
Single-family detached, more than one dwelling per lot	PUD	PUD	N	PUD	PUD
Two-family residences	P	P	N	P	P

Townhouse, rowhouse	P	P	P	P	P
Manufactured single-family dwelling	P	P	N	P	P
Mobile homes	N	N	N	N	N
Multifamily, condos, apartments and cooperatives	P	P	P—less than 8 units	P	P
			C—8 or more units		
Congregate housing for senior populations	P	P	P	P	P
Homes for handicapped or infirm including group homes or halfway houses but not containing more than six unrelated persons	P	P	P	P	P
Mixed-use (dwelling unit above-ground floor)	P	P	P	P	P
Live-work building	C	C	C	C	C
PUD	PUD	PUD	PUD	PUD	PUD
Civic and Semi-Public Uses					
Day care facilities in single-family homes with 14 or fewer children being attended to	P	P	N	P	N
Day care facilities in single-family homes with more than 14 children being attended to	C	C	N	C	N
Day care facilities	C	C	C	C	N
Day care facilities in a mixed-use building	P	P	P	P	N
Essential services/public utilities	P	P	P	P	P
Funeral Home	C	C	C	C	N
Hospitals	C	C	C	C	N

Military reserve, national guard centers	C	N	N	N	N
Park and public recreation facilities	P	P	P	P	P
Parking garage (as a principal use)	C	N	C	N	C
Parking lot, surface (as a principal use)	C	N	N	N	N
Penal/correctional facilities	N	N	N	N	N
Place of worship and associated facilities, except schools	C	C	C	C	C
Public facilities, including government offices, emergency services facilities, public works facilities, schools, libraries, museums, post offices and other municipally owned or operated facilities	C	C	C—50,000 square feet maximum	C	C
Schools; trade, college, vocational, and associated facilities	C	C	C—50,000 square feet maximum	C	N
Schools for business, trade, dancing, music	C	C	C	C	N
Social and fraternal clubs and lodges, union halls	P	P	C—10,000 square feet maximum	P	C
Transit stations and related parking facilities	C	C	C	C	N
Commercial Uses					
Administrative support services	P	P	P	P	P
Adult Uses	N	N	N	N	N
Animal boarding, grooming, veterinary clinics, retail sales	C	C	C—10,000 square feet maximum	C	C—10,000 square feet maximum
Artist studios	P	P	P	P	N

Auto body repair and major auto repair, towing services	C	N	N	N	N
Automotive services, car specialty services (not including body repair or major repair)	C	C	C—Maximum 4 repair bays	C	N
Bakeries, delicatessens, coffee shops	P	P	P	P	N
Bakeries, wholesale	P	C	C	C	N
Bed and Breakfast	P	P	N	P	P
Biotechnology	P	P	P	P	P
Brew on premises store	P	P	P—10,000 square feet maximum	P	N
Brewery, craft	P/C*	P/C*	P/C*	P/C*	N
Building materials and services	C	N	N	N	N
Catalog and mail order	P	P	P	P	N
Conference center, 50,000 square feet or less	C	C	C	C	C
Convenience stores	P	P	P	P	C
Data centers	C	C	C	C	C
Entertainment/amusement halls, bowling alley, indoor skating rink	P	P	C	C	N
Fabrication of apparel, leather products and other products from prepared products	P	C	P	C	N
Fabrication of office and computer equipment	P	P	P	P	N
Financial services	P	P	P	P	N
Fitness and recreation centers, in a mixed-use	C	C	C	C	N

building					
Gas, diesel or other motor fuel retail sales	C	C	N	C	C
Grocery and produce sales	C	C	C—50,000 square feet maximum	C	N
Industrial buffer	N	N	N	N	
Internet publishing and broadcasting	P	P	P	P	N
Medical, dental, or veterinary clinics and laboratories	C	C	C—10,000 square feet maximum	C	N
Medical appliance assembly	P	P	P	P	N
Motion picture and sound recording industries	C	C	C	C	N
Offices; general, medical, professional, freestanding, or mixed-use building	P	P	P—to 10,000 square feet;	P	P
			C—larger than 10,000 square feet		
Printing, publishing, bookbinding, blueprinting	C	C	C	C	N
Processing and packaging of drugs, pharmaceuticals, perfumes and cosmetics	C	C	P	C	N
Retail and service establishments, freestanding, or mixed use building	P	P	P—to 10,000 square feet;	P	P—to 10,000 square feet;
			C—10,000 to 50,000 square feet maximum		C—to 50,000 square feet
Research, development and testing laboratory	C	C	C	C	C

Restaurants, including open air or sidewalk cafes, freestanding or in mixed-use buildings; no liquor served	P	P	P	P	N
Restaurants, including open air or sidewalk cafes, freestanding or in mixed-use buildings; liquor served, including a small brewery or winery as an accessory use	C	C	C	C	N
Restaurants with drive-through service	C	C	C	C	N
Service businesses, such as beauty shops, barbershops, dry-cleaning, drop-off/pickup (no on-site processing) in mixed-use buildings	P	P	P	P	P
Small scale manufacturing and artisans	P	P	P—5,000 square feet or less;	P	P
			C—5,000 to 10,000 square feet		
Theaters (with structured parking)	P	P	P	P	N
Theaters	C	C	C	C	N
Towing services (no outside storage of vehicles)	P	C	P	C	C
Vehicle sales, display and service	C	N	N	N	N
Vehicle storage lot	N	N	N	N	C
Warehousing as a primary use	N	N	N	N	C
Accessory Uses					
Drive up facilities	C	C	C	C	C
Gazebo, arbor, play equipment in public or private open space area	P	P	P	P	P

Outdoor sales, in conjunction with permitted use	C	C	N	C	N
Parking lot, as an accessory use	C	C	C	C	C
Renewable energy system	P	P	P	P	P
Rental of vehicles (with limited outside storage)	C	C	C	C	N
Swimming pool	P	P	P	P	N

P = Permitted use.

C = Permitted with a conditional use permit.

N = Not permitted.

PUD = Permitted with a planned unit development.

* Brewery, craft; in MX districts, a conditional use permit is required for one or both of the following:

- (1) A craft brewery with more than 15,000 square feet of floor area to ensure size and design compatibility with the particular location.
- (2) A craft brewery that manufactures more than 5,000 barrels of malt liquor a year in order to ensure operational and design compatibility with the particular location.

(b) *Business and industrial district uses.*

Use	B-1	B-2	I-1	I-2	I-S
Civic and Public Uses					
Airports	N	N	C	C	N
Cemetery or crematorium	C	N	N	N	N
Day care centers	C	C	C	C	C
Day care centers in a mixed-use building	P	P	C	C	C
Essential services/public utilities	P	P	P	P	P
Funeral home	P	P	N	N	N

Hospitals	C	C	N	N	N
Medical clinics	P	P	N	N	N
Military reserve, national guard centers	C	C	N	N	N
Park and public recreation facilities	P	P	P	P	P
Parking garage (as a principal use)	C	C	N	N	N
Parking lot, surface (as a principal use)	N	C	P	P	P
Penal/correctional facilities	N	N	C	C	N
Place of worship and associated facilities, except schools	P	P	N	N	N
Post office	P	P	N	N	N
Public facilities including government offices, emergency services facilities, public works facilities, schools, libraries, museums, and other municipally owned or operated facilities	C	C	C	C	C
Sanitary landfill	N	N	C	C	N
Schools-trade, college, vocational, and associated facilities	P	P	C	N	N
Schools for business, trade, dancing, music	C	C	C	N	N
Social, fraternal clubs and lodges, union halls	P	P	N	N	N
Transit stations and related parking facilities	C	C	N	N	N
Commercial Uses					
Adult uses (bookstore, theater, nightclub, nude or partially nude dancing)	N	N	N	C	C
Animal boarding, grooming, retail sales	N	C	N	N	N
Auto painting and body work	N	N	C	N	N
Auto storage	N	C	C	P	C

Bakery, wholesale	N	C	N	N	N
Biotechnology businesses	C	C	N	N	N
Brewery, craft	P	P	P	N	N
Building materials and services	N	C	N	N	N
Commercial greenhouse operations	C	C	P	N	N
Convenience stores	P	P	N	N	N
Data centers	N	C	N	N	N
Distillery, craft	P	P	P	N	N
Fabrication of apparel, leather products and products from prepared products	N	P	N	N	N
Fabrication of office and computer equipment	N	P	N	N	N
Gas, diesel or other motor fuel retail sales	P	P	N	N	N
Hotels, motels	P	P	N	N	N
Industrial buffer	N	N	P	P	P
Medical, dental or veterinary clinics and laboratories	N	C	N	N	N
Printing, publishing, bookbinding, blueprinting	N	C	N	N	N
Processing and packaging of drugs, pharmaceuticals, perfumes and cosmetics	N	C	N	N	N
Restaurants, traditional or liquor served; bar and grill	P	P	N	N	N
Salvage yards (auto or scrap iron)	N	N	N	P	N
Small brewery or winery as an accessory use to a bar or restaurant	P	P	P	N	N
Storage, mini-storage, cold-storage	N	N	N	N	P
Vehicle sales, display and service	N	C	N	N	N

Vehicle storage lot	N	C	N	N	N
Veterinary clinic, animal hospital	C	C	P	N	N
Wholesale sales	P	P	N	N	N
Winery, craft	P	P	P	N	N
Warehouse and Industrial Uses					
Manufacturing	C	C	P	P	N
Micro- and regional brewery	N	P	P	N	N
Retail sale, installation and remanufacturing of vehicle parts and accessories	N	N	P	N	N
Storage and distribution of bulk petroleum products, oil and gasoline	N	N	N	N	C
Storage, mini-storage, cold storage	N	N	N	N	P
Warehousing	C	C	P	P	N
Accessory Uses					
Outdoor sales, in conjunction with a permitted use	N	C	N	N	N
Parking lot, as an accessory use	P	P	P	P	P
Renewable energy system	P	P	P	P	P

P = Permitted use.

C = Permitted with a conditional use permit.

N = Not permitted.

(Code 1997, § 1350.15; Ord. No. 2016-9, § 1350.16, 11-3-2016; Ord. No. 2016-11, § 1350.16, 11-17-2016)