5.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC25-00011 (ArrowLeaf Zoning Map Amendment) - A request has been made for a zoning map amendment from Multi-Family Residential 30 units per acre (MF-30) to General Commercial (GC). The ±1.96 acre site is comprised of five parcels located on the west side of Harvard Way ±550 feet north of its intersection with Vassar Street. The site has a Master Plan designation of Suburban Mixed-Use (SMU). [Ward]

PLANNING COMMISSION STAFF REPORT

Date:	November 21, 2024
То:	Reno City Planning Commission
Subject:	Staff Report (For Possible Action - Recommendation to City Council) Case No. LDC25-00011 (ArrowLeaf Zoning Map Amendment) - A request has been made for a zoning map amendment from Multi-Family Residential 30 units per acre (MF-30) to General Commercial (GC). The \pm 1.96 acre site is comprised of five parcels located on the west side of Harvard Way \pm 550 feet north of its intersection with Vassar Street. The site has a Master Plan designation of Suburban Mixed-Use (SMU).
From:	Jeff Foster, Associate Planner
Ward #:	3
Case No.:	LDC25-00011 (ArrowLeaf Zoning Map Amendment)
Applicant:	Mike Daniels, Airleaf L.P.
APN:	013-150-40 and 50 through 53
Request:	Zoning Map Amendment: From Multi-Family Residential 30 units per acre (MF-30) to General Commercial (GC)
Location:	See Case Maps (Exhibit A)
D 114	

Proposed Motion: Based upon compliance with the applicable findings, I move to recommend that City Council approve the zoning map amendment by ordinance.

Summary: This is a request for a zoning map amendment from Multi-Family Residential 30 units per acre (MF-30) to General Commercial (GC) on a ± 1.96 acre site consisting of five parcels. The current MF-30 zoning district conforms to the Suburban Mixed-Use (SMU) Master Plan land use designation; however, the ± 1.96 acre site is effectively an island of five MF-30 zoned parcels completely surrounded by parcels zoned General Commercial (GC), including six additional parcels that are the subject of a separate conditional use permit application for a 168 unit affordable multi-family development (LDC25-00012). The key issue related to this request is compatibility of the proposed zoning with surrounding zoning and development. Staff recommends approval of the zoning map amendment.

Background: Application materials indicate that the subject parcels were subdivided in 1957 and are vacant. The record of survey that created the lots also included interior parcels for streets known as Wooster Way, Iona Way, and Columbia Way. These streets were never improved or dedicated, and the property was not developed as originally contemplated. A reversion to acreage map is planned to eliminate the existing property lines for the subject site and abutting five parcels under common ownership on the west side of Harvard Way to create one parcel. The zoning map amendment is being requested to provide for consistent zoning over the property.

Discussion: The GC district is intended to accommodate a mix of established low-intensity autooriented uses, while supporting the gradual transition of the city's suburban corridors to a mix of higher-density residential, retail, commercial, and other employment- and service-oriented uses. In contrast, the MF-30 district is intended to provide multi-family residential development and limited commercial and retail uses. A comparison of uses allowed within the existing MF-30 zoning district and the proposed GC zoning district is provided as **Exhibit B**.

Analysis:

Compatibility with Surrounding Zoning and Development: The general development pattern along Harvard Way in the project vicinity is commercial and residential in nature. Land uses immediately surrounding the site consist of commercial to the north and east, an undeveloped parcel to the east, undeveloped parcels and a vacant single-family residence to the west, and apartments to the south. The land uses surrounding the site are summarized in the table below.

Adjacer	nt Properties	5
	Zoning	Use
North	GC	Auto repair business
East	GC	Climbing gym and undeveloped parcel
South	GC	Apartments
West	GC	Vacant single-family residence and undeveloped parcels

The Master Plan supports low to moderate density with no minimum density requirements in this area, including a diverse mix of commercial and residential uses. The proposed GC zone would allow a maximum residential density of 45 units per acre. The two apartment developments to the south and southeast are developed at densities of 24 units per acre and 56 units per acre, respectively. Given the surrounding uses and GC zoning, the proposed zoning map amendment to GC is consistent and compatible with the surrounding zoning and development.

Development Standards: The lot and building standards for the existing MF-30 zoning district and proposed GC zoning district are listed in the table below.

Zoning District	MF-30	GC
Setbacks – Front/Side/Rear	15'* / 5' / 10'	10' / 10' / 10'
Height	45'	65'**
Stories	3	5
Lot Width, Minimum	50'	50'
* A 10-foot front setback is permitted 18.04.903(c)(1), Additional Setbacks a ** One foot of additional stepback is r	and Stepbacks for Compatibility.	

Utilities, Services, and Transportation: Since the surrounding area is built out, the required utilities (water, stormwater, sewer and power) and public services (including police and fire) are already in place and can be readily extended to the site. Harvard Way is a local roadway north of Vassar Street, and the nearest bus stop is located ± 0.2 miles to the southwest on Vassar Street.

Master Plan Conformance: The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU) and is located within the Outer Neighborhoods per the Structure Plan Framework of the Reno Master Plan. The SMU land use designation is intended to have a diverse mix of commercial and residential uses. The proposed zoning map amendment to GC is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

- GP 1.5B: Urban Revitalization
- GP 2.1A Growth Tiers
- GP 2.2B: Underutilized Properties

Public and Stakeholder Engagement: The proposed project was reviewed by various City divisions and partner agencies. No comments of concern were received. A courtesy notice was sent out to surrounding property owners upon initial submittal of the project. The applicant presented their project at the November 5, 2024 Ward 3 Neighborhood Advisory Board (NAB) meeting. No comments have been received. Any future comments will be forwarded to the Planning Commission as they are received.

Findings:

<u>General Review Criteria</u>: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

1) <u>Consistency with the Reno Master Plan</u>: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:

- a. Shall weigh competing plan goals, policies, and strategies; and
- b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) <u>Compliance with Title 18</u>: The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) <u>Mitigates Traffic Impacts</u>: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) <u>Provides Safe Environment</u>: The project provides a safe environment for pedestrians and people on bicycles.
- 5) <u>Rational Phasing Plan</u>. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Rezoning (Zoning Map Amendment): All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approved Criteria Applicable to all Applications*, and the following findings:

1) The amendment, together with changed components of the Title, promotes, or does not conflict with, the provisions of NRS Section 278.250(2) (included below):

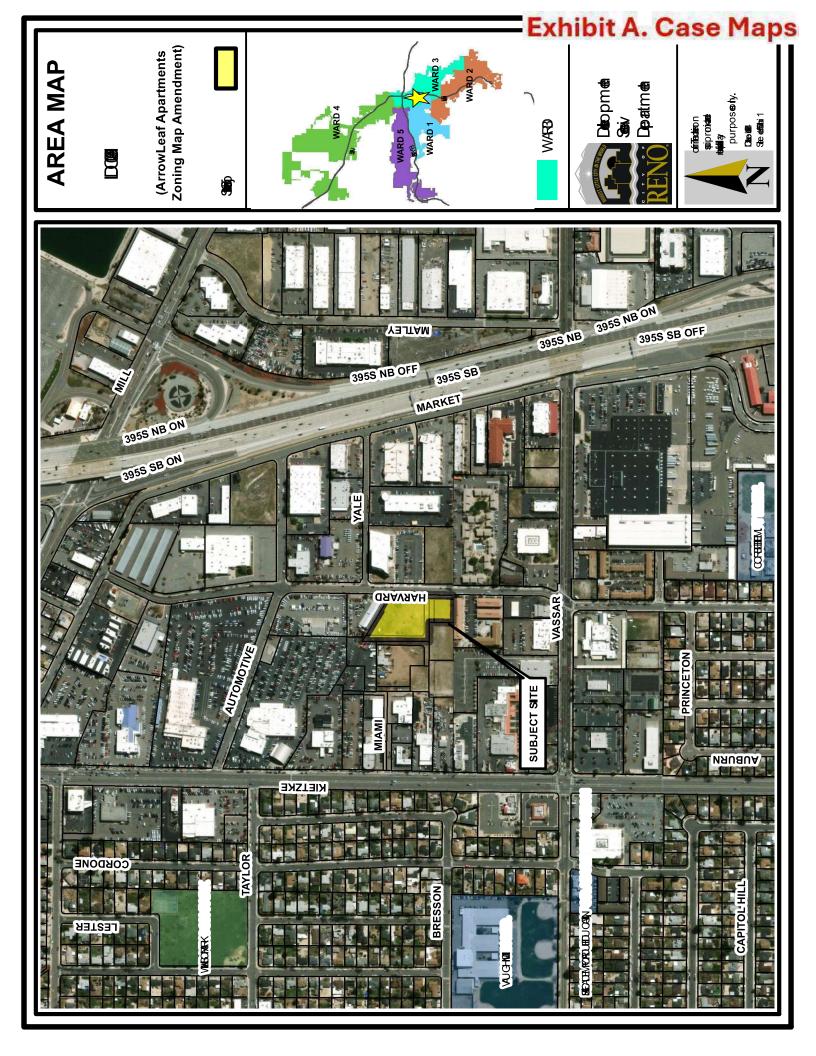
The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

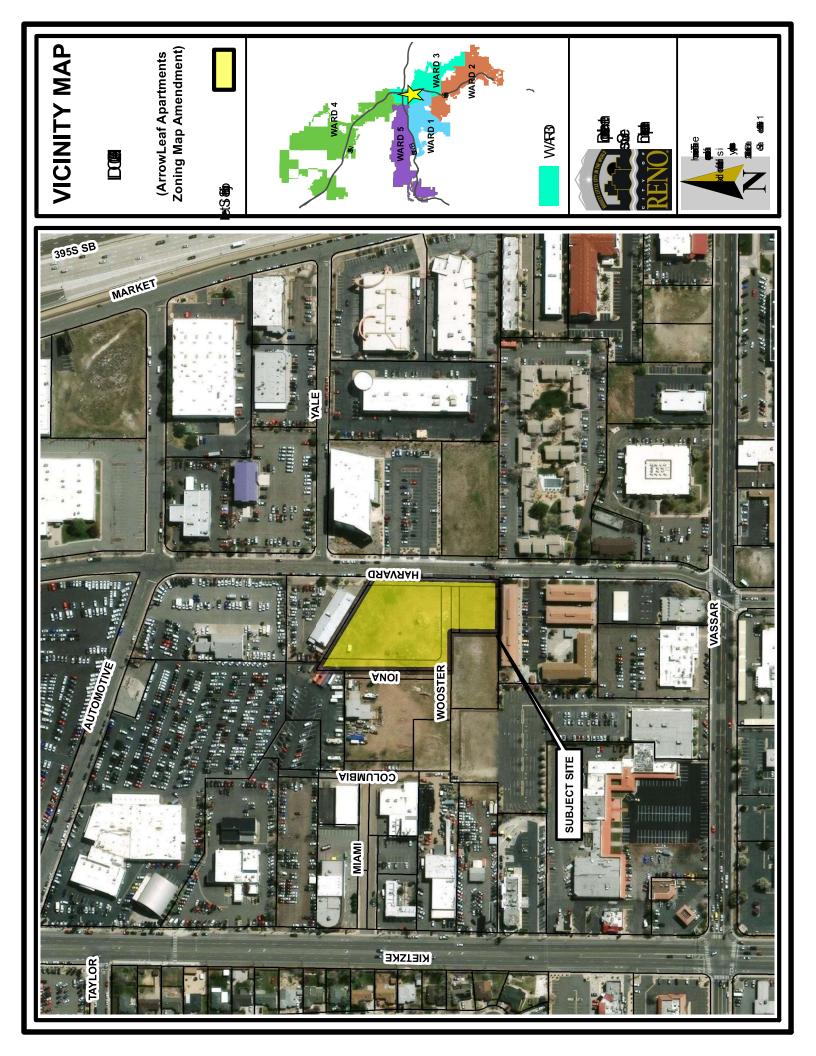
- a. To preserve the quality of air and water resources;
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings;
- e. To provide for recreational needs;
- f. To protect life and property in areas subject to floods, landslides and other natural disasters;

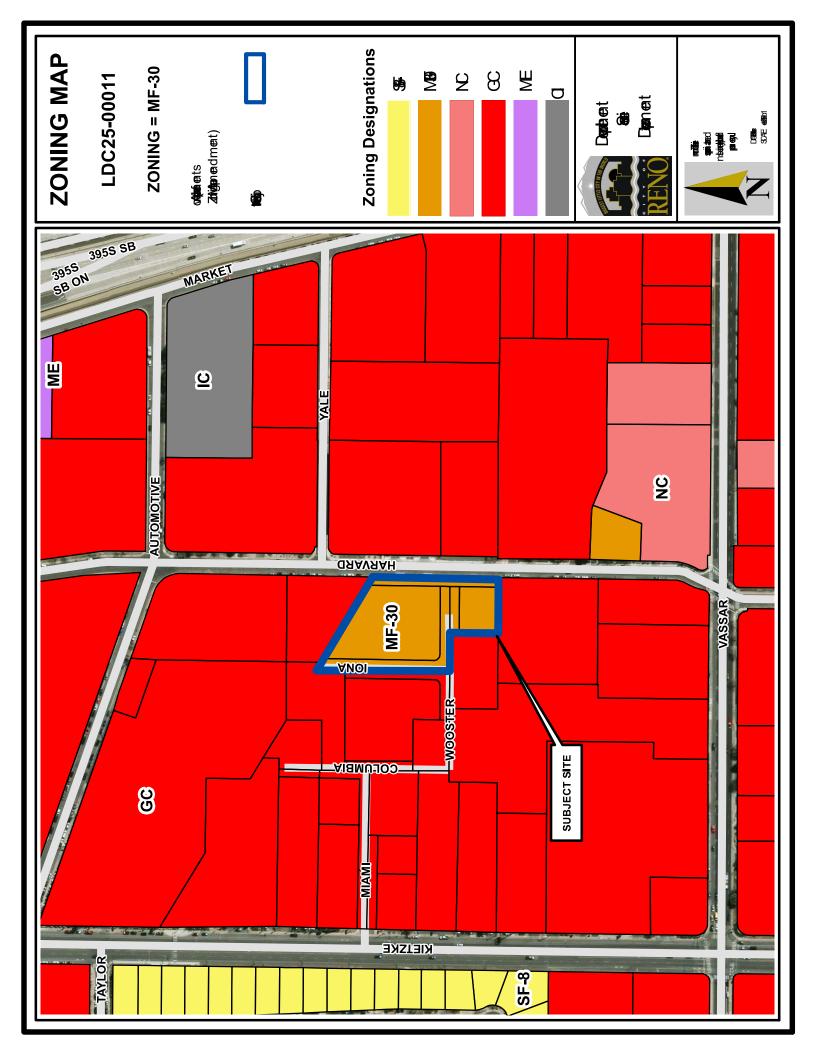
- g. To conform to the adopted population plan, if required by NRS 278.170;
- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
- i. To ensure that the development on land is commensurate with the character and the physical limitations of the land;
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
- k. To promote health and the general welfare;
- 1. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods and, in counties whose population is 700,000 or more, the protection of historic neighborhoods;
- n. To promote systems which use solar or wind energy; and
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.
- 2) The amendment is in substantial conformance the Master Plan.

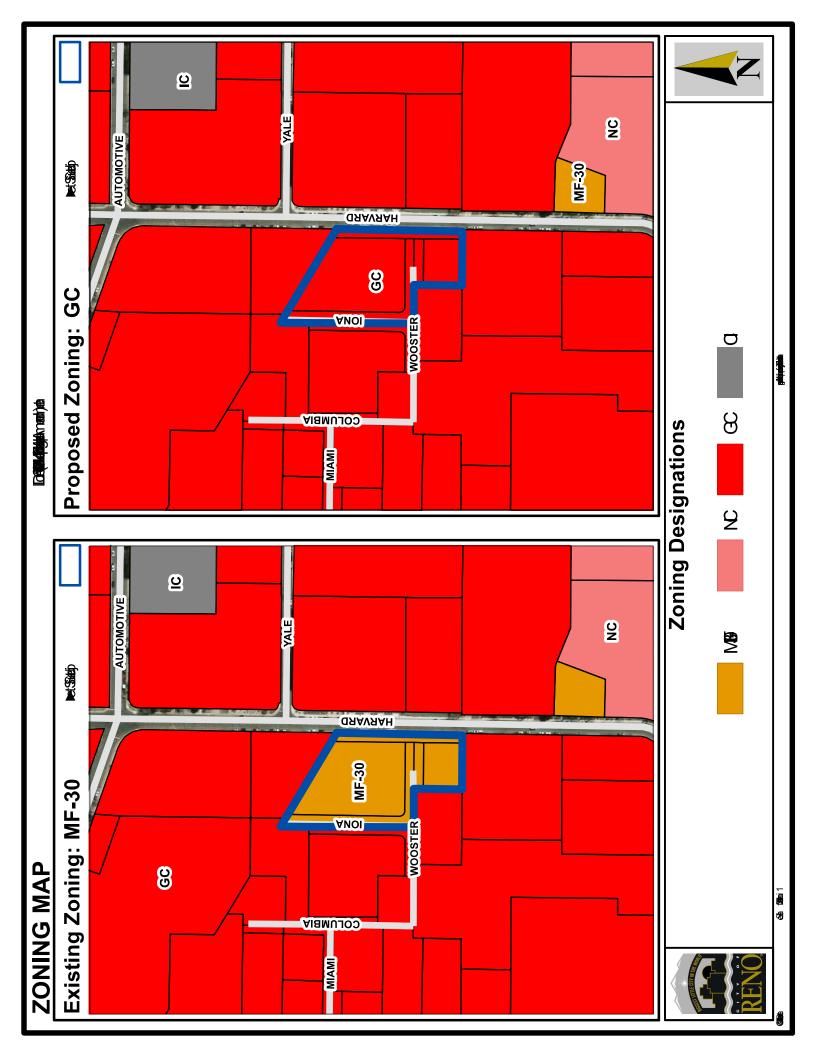
Attachments:

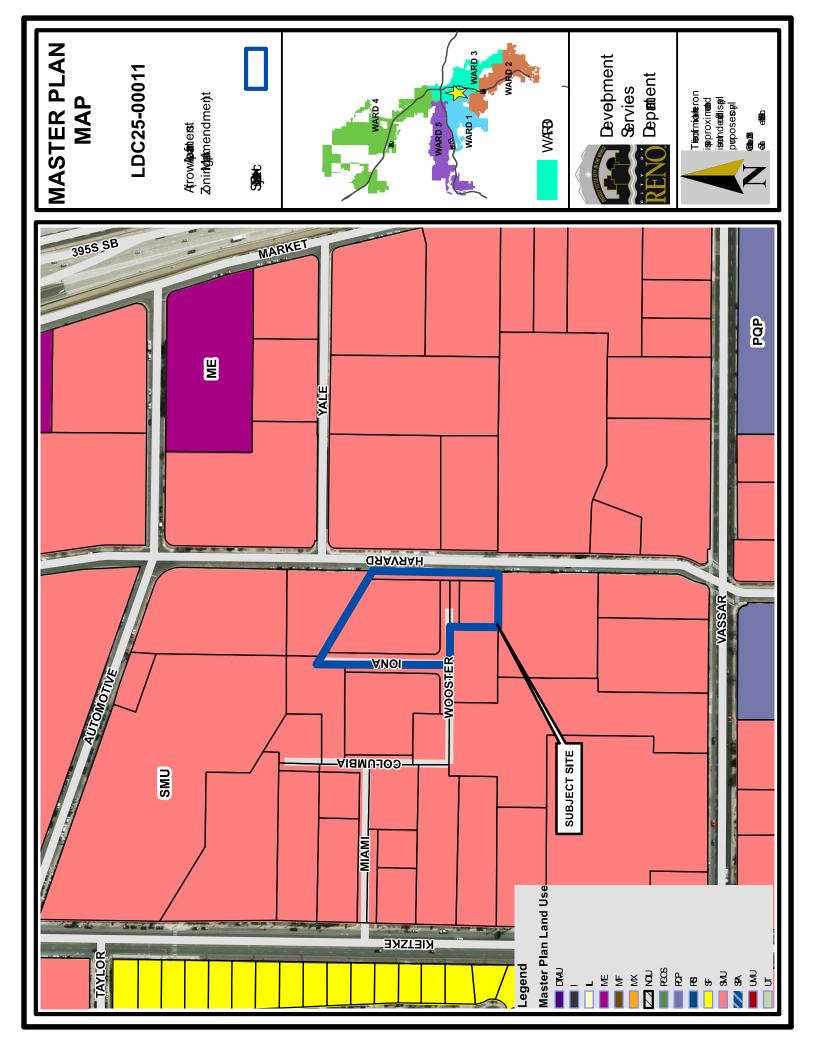
Exhibit A – Case Maps Exhibit B – Comparison of Allowed Uses











Chapter 18.03 Use Regulations	Article 2 Table of Allowed Uses	18.03.206 Table of Allowed Uses
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P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited $[P/A]_{2}$ = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing [P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

				Res	Residentia	ntial									Σ	Mixed-Use	l-Us	e					-	Em	Employ.			S	Special	ial		
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF8 SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-ID MD-UD	MD-RD MD-ID	MD-RD	MD-PD MD-NW	MU MD-PD	MS	GC	NC	PO	MU-MC	MU-RES		IC	ME	MA	PGOS	PF	UT5	UT10	UT40	Use-Specific Standards
RESIDENTIAL USES																																
Household Living																																
Dwelling, Duplex						U	U	٩	4	۵.	<u>م</u>	4	4	4	<u>н</u>	- - -	<u>م</u>	Σ	Σ	۲ ا	<u>م</u>	<u>م</u>						٩	٩	_∟	٩	18.03.302(a)(1)
Dwelling, Fourplex					<u> </u>	U	U	ط	Ъ	٩	ц Ц	Ч	Ч	Ч	- - -	Р	4	Σ	M	٩V		٩						٩	٩	٩	٩	18.03.302(a)(1)
Dwelling, Live/Work									4	۵.	4	L L	Ч	Ч	4		<u>م</u>	Σ	Σ	~	۵.				٩.							18.03.302(a)(2)
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Dwelling, Triplex					<u> </u>	U	0	д.	Ч	۵	<u>م</u>	д Д	ц Д	ц Д	д Д	Ъ	٩	U	U			₽.						٩	٩	٩	٩	18 o3 3o2(a)(1)
Manufactured Home		<u>ط</u>	<u>د</u>	<u>ط</u>	н -	<u>م</u>	۵.	٩	Ч	۵.	4	4	Ч	4	4	- -	<u>م</u>				۵.	4										18.03.302(a)(6)
Manufactured or Mobile Home Park								U	υ	U																			U	U	U	18.03.302(a)(7)
Mobile Home Subdivision	_ _	4	4	4	4	4	₽	٩	4																							18.03.302(a)(8)

Reno, Nevada – Annexation and Land Development Code Effective October 28, 2022

Exhibit B. Comparison of Allowed Uses

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Chapter 18.03 Use Regulations	Article 2 Table of Allowed Uses	18.03.206 Table of Allowed Uses
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				Res	Residential	ntia									Mix	Mixed-Use	Use						En	Employ.			S	Special	al		
Zone Districts	LLR2.5	LLR1	LLR.5	SF ₃	SF5	SF8	SF11	MF21 MF14	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	РО	MU-MC	MU-RES		ME IC	MA	PGOS	PF	UT5	UT10	UT40	Use-Specific Standards
Group Living																															
Assisted Living Facility							<u> </u>	чъ		<u>م</u>		٩	٩	٩	٩	٩	٩	٩	ч Ъ		٩	٩									18.03.302(b)(1)
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Convent or Monastery				٩						۵.	۵.	٩	٩	۵.	٩	٩	۵.	٩			٩	٩					υ				18.03.302(b)(3)
Fraternity or Sorority House								0	U	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ				Σ	Σ									
Group Home	۵.		_ _		Ч.	<u>д</u>	<u>д</u>	д Д	<u>م</u>	٩	۵.	٩	۵.	۵.	٩.	۵.	۵.	٩	٩	۵.	۵.	٩.					۵.	۵.	۵.	υ	18.03.302(b)(4)
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Transitional Living Facility																U	υ	U									۵.				18.03.302(b)(7)
PUBLIC, INSTITUTIONAL, AND CIVIC USES	L, Al	ND	CIVI	CO	SES																										
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Cemetery or Mausoleum	U	U	υ							<u>م</u>		٩		_	٩	٩		٩						₽.			U	Σ	Σ	Σ	18.03.303(a)(1)

S.o3 Use	Article 2 Table of Allowed Uses	18.03.206 Table of Allowed Uses
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Zone Districts	LLR2.5	LLR1	LLR.5	SF ₃	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	РО	MU-MC	MU-RES	1	IC	ME	MA	PGOS	PF	UT5	UT10	0740 Stano	Use-Specific Standards
Funeral Parlor														Р	Ч	٩	Ч	4	٩			٩				Ч	٩						
Library, Art Gallery, or Museum												٩	٩	٩	۵.	٩	٩	۵.	٩	٩	٩.	۵.	٩			۵.		υ	۵ د	U	U	۵.	
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Minor Government Facility											٩	٩	٩	٩	٩	٦	٦	۵.	٩	٦	ط	٩	٩	٦	ط	٩	۵	Σ	٥ ح	U	U	U	
Prison or Custodial Institution																													υ				
Private Club, Lodge, or Fraternal Organization									υ	U	۵.	٩	٩	٩	٩	٩	٩	٩	۵.		υ	٩				٩	۵.						
Public Meal or Homeless Services Provider													U				4 U			·				υ								18.03.303(a)(2)	o3(a)(2)
Public Park or Recreation Area	۵.	٩	٩	٩	ط	٩	٩	٩	٩	٩	۹.	۵.	٩	٩	٩	۵.	۵.	۵.	٩	٩	٩	٩	۵.	۵.	۵			<u>م</u>	<u>ط</u>		<u>د</u>	P 18.03.303(a)(3) 18.04.107	о3(а)(3) ⊃7
Religious Assembly			υ	υ	υ	υ	υ	υ	υ	υ	٩	٩	٩	٩	٩	٩	٩	٩	٩	٩		٩	٩		υ	٩			۵ د	U	U	C 18.03.303(a)(4)	o3(a)(4)
Educational Facilities																																	
Adult Education	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	۵.	٩	٩	٩	۵.	٩	٩	٩.	∟	٩	٩	۵.	٩	٩	٩	۵.	۵.		۵.			18.03.303(b)(1)	ر1)(α)(2)
Childcare Center	υ	υ	υ	υ					٩	٩	٩	٩	٩	٩	٩	٩	٩	۵.	۵.	٩	٩	٩	٩	٩	٩	٩	٩		<u>م</u>	Σ	Σ	M 18.03.303(b)(2)	(2)(q)Sc

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				Re	Residential	antia	-								2	Mixed-Use	U-b	se						Ш	Employ.	у.			Special	cial			
Zone Districts	LLR2.5	LLR1	LLR.5	SF ₃	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES		IC	MA	PGOS MA	PF	UT5	UT10	UT40	Use-Specific Standards	cific ds
College, University, or Seminary											٩	٩	Ъ	4	ط	Ч	4	Ч	Ъ			ц Ц	٩			4						18.04.107	
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School, Secondary	Σ	Σ	Σ	Σ	Σ	Σ	Σ					۵	٩	۵				4	Σ				<u>م</u>			ш д	<u>م</u>		Σ	Σ		M 18.03.303(b)(4) 18.04.107)(4)
School, Vocational or Trade											٩	٩	۵.	۵	۵.	4	<u>م</u>	4	٩					<u>н</u>	4	<u>н</u>	۵.		Σ	Σ		M 18.03.303(b)(5) 18.04.107)(5)
Healthcare Facilities																																18.04.107	
Blood Plasma Donor Center											_	٩	٩	٩	۵.		<u>م</u>	4	д.			۵.			۰ ط	ш д	۵.					18.03.303(c)(1)	(1)
Hospital, Acute and Overnight Care											٩		٩	₽.	٩		4	4	٩		-					U		U					
Medical Facility, Day Use											٩	٩	٩	ط	۵.	<u>ــــــــــــــــــــــــــــــــــــ</u>		4	۵.	<u>д</u>		۵.				۵.		٩					
COMMERCIAL USES																																	
Agriculture, Animals, and Farming	and	Far	mir	פר																												18.04.107	
Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility	U	U	U								۵.	٩	۵.	۵.	۵.			<u>د</u>	٩	<u>م</u>		۵.			<u>د</u>		۵.		Σ	Σ		M 18.03.304(a)(1)	(ד)(

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Stable, Commercial	U	υ														_∟	<u>م</u>	4	-		₽.					٩			Σ	Σ	Σ	18.03.304(a)(3)
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Food and Beverage																																
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Bar, Lounge, or Tavern											4	Ч	Ч	д	д Д	Ъ Б	<u>م</u>	U			٩		٩	٩	٩	٩						
Commercial Kitchen												4	4	<u>д</u>	<u>д</u>	Р	<u>م</u>	<u>م</u>	Р.	<u>^</u>		<u>م</u>		<u>م</u>	٩	٩			Σ	Σ	Σ	
Microbrewery, Distillery, or Winery													<u>د</u>	<u>ц</u>	ط ط	<u>م</u>	<u>م</u>	L	<u>م</u>		<u>م</u>	<u>م</u>	<u> </u>	<u> </u>	<u>م</u>	<u> </u>						18.03.304(b)(1)
Restaurant									Σ	Σ	۵	<u>م</u>	4	<u>н</u>	<u>д</u>	<u>е</u>	<u>م</u>	□	<u>م</u>	Σ	۲ ۲		٩	₽.	₽.	٩						
Restaurant with Alcohol Service									U	υ					<u>م</u>	ط ط		<u>م</u>		Σ			_∟_			_∟_						18.03.304(b)(2)
Lodging																																

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Bed and Breakfast Inn

S.o3 Use	Article 2 Table of Allowed Uses	18.03.206 Table of Allowed Uses
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P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited $[P/A]_{1}$ = permitted by right except when the use-specific standards require enhanced administrative review

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				Res	Residential	ntia									Mi	Mixed-Use	-Use	(I)					Ш	Employ.	loy.			Spe	Special			
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF8 SF5	SF8	SF11	MF14	MF30 MF21		MD-UD MD-ED	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	РО	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT40 UT10		Use-Specific Standards
Hotel-Condominium										<u> </u>	- - -	ط م	ط م		٩	Ч	٩.				٩		٩	٩		P 4					18.03.3	18.03.304(c)(2)
Hotel										ш	ط ط	<u>م</u>	<u>م</u>	<u>م</u>	٩	۵.	۵.	٩			٩					₽ 4					18.03.3	18.03.304(c)(3)
Hotel with Nonrestricted Gaming										5	U			υ		U	U									U 4					18.03.3	18.03.304(c)(4)
Motel																٩		∟ ~								C 4					18.03.3	18.03.304(c)(5)
Motel with Nonrestricted Gaming																	U														18.03.3	18.03.304(c)(6)
Office and Professional Services	II Sei	rvic	es																													
Call Center										ш	ط ط				₽	٩	٩	۵.			٩		٩	٩	٩	₽						
Financial Institution									ш.	<u>م</u>	ط ط	<u>с</u>	ط م		٩	٩	٩	٩	٩	Σ				٩	٩	٩		Σ			18.03.3	18.03.304(d)(1)
Laboratory											₽.	<u>م</u>	<u>م</u>		٩	٩	٩	٩		٩	٩		٩	٩	٩	٩		٩			18.03.3	18.03.304(d)(2)
Office, General								-	Ч	<u>д</u>	ط ط				٩	٩	٩	٩	₽	٩	٩	٩	٩	٩	٩	₽		٩			18.03.3	18.o3.3o4(d)(3)
Recording Studio											ط ط	<u>م</u>	<u>م</u>		٩	۵.	₽.	٩	٩	٩	٩	₽	٩	٩	٩	∟		₽.				

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards. Mixed-Use	jhte jhte jhte or co	 Fable 3-1 Lable Of Allowed USES P = permitted by right M = minor conditional use permit required A = accessory use permitted by right Blank = use prohibited [P/A]₁ = permitted by right except when the use-specific standards require enhanced administrative review [P/A]₂ = permitted by right except when the use-specific standards require public hearing [P/A]₂ = permitted by right except when the use-specific standards require enhanced administrative review or public hearing [P/A]₂ = permitted by right except when the use-specific standards require enhanced administrative review or public hearing [P/A]₂ = permitted by right except when the use-specific standards require enhanced administrative review or public hearing [P/M/C/A]₄ = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards. 	ndit t wh t wh t wh onal	ional en th en th en th ly pe	l use ne us ne us ne us trmit	al use permit the use-spec the use-spec the use-spec permitted on Residential	ecifi ecifi only	ic sta ic sta in ge	ndar ndar eogra	ds re ds re ds re gphic	[P/A] ¹ = permitted by right except when the use-specific standards require enhanced administrative review [P/A] ² = permitted by right except when the use-specific standards require public hearing [P/A] ₃ = permitted by right except when the use-specific standards require enhanced administrative review or public hearing [P/M/C/A] ₄ = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.	e puk e enh is exp	olic n nance olicit	d ad ly list	imini) ted w	suay strat vithin	[P/A] ₁ = permitted by right except when the use-specific standards require enhanced administrative review [P/A] ₂ = permitted by right except when the use-specific standards require public hearing [P/A] ₃ = permitted by right except when the use-specific standards require enhanced administrative review [P/M/C/A] ₄ = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific at a second structure and a second structure within the use-specific and a second structure and a second structure areas explicitly listed within the use-specific areas explicitly listed areas explicitly listed areas areas explicitly listed areas	eviev use-	v or p speci	ublic fic st	c hea tanda	aring ards.		Employ			0	Snecial			
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	0.5	MF14	MF21	MF30	MD-0D MD-ED	MD-UD	MD-RD MD-ID	MD-NW	-	MU	MS	GC	NC	РО	MU-MC	MU-RES				PGOS MA	PF .	UT5	UT10	UT40	Use-Specific Standards
Personal Services																															
Cleaners, Commercial											۵. ۲	- - -	<u>م</u>			٩	٩	٩	ф.		٩			<u>م</u>	۵.						18.04.107
Personal Service, General										٩	ц Д	- - -	ط 0	₫.	۹.	٩	٩	٩	٩	٩	٩	٩	_ ط	4	- - -	^	٩				18.03.304(e)(1)
Tattoo Parlor, Body Painting, and Similar Uses																٩	_	٩			۵.			4	ط ط						
Wedding Chapel											<u>د</u>	д Д	<u>م</u>	۵.	٩.	٩.	۵.	٩			۵.	٩			<u>L</u>	۵.					
Recreation and Entertainment	tain	mer	F																												
Adult Business																							с 4	Ч 4	C 4						18.03.304(f)(1)
Amusement or Recreation, Inside										٩	۰ ط	<u></u> Ч	- - -	<u>م</u>	<u> </u>	۵.	٩	٩	٩		٩			4	<u></u> д	U 4	<u> </u>				18.03.304(f)(2)
Amusement or Recreation, Outside											Σ	Σ	Σ	Σ	Σ	Σ	Σ	υ			Σ		U	U	U U	U U	-	υ	υ	U	18.04.107
Casino (see Hotel with Nonrestricted Gaming)																															
Convention Center											<u>د</u>	0	U	0	U	υ															
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			2	Resid	Residential	tial									Mix	Mixed-Use	Jse					H	Em	Employ.	Υ.		SI	Special	al	Π	
Zone Districts	LLR1 LLR2.5	LLR.5	SF ₃	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-RES MU-MC	I MU-RES	IC	ME	MA	PGOS	PF	UT5	UT10	UT40	Use-Specific Standards
Escort Service/Outcall										٩																					
Event Center/Banquet Hall									U	<u> </u>	٩	<u>م</u>	٩	۵.	۵	٩	۵.	٩	۵		<u>م</u>	<u>م</u>	<u>م</u>	<u> </u>	<u> </u>	U	υ				
Gun Range, Indoor																		U				U			U		U				
Recreational Vehicle Park														U		υ	υ	υ													18.03.304(f)(4)
Sports Arena, Stadium, or Track										U	υ	υ	υ	υ	υ	υ	υ	U			υ	υ		U	U	U	υ				18.04.107
Retail																															
Building, Lumber, and Landscape Material Sales														۵.		Γ 4	٩	٩			۵	д.	<u>م</u>	٩	٩.						18.03.304(g)(1)
Cannabis Dispensary, Medical										ς 4		P 4	P 4	C 4	P 4	C 4	C 4				P 4			C 4							18.03.304(g)(2)
Cannabis Dispensary, Adult-use																С 4	С 4	С 4			С 4			C 4							18.03.304(g)(3)
Convenience Store										₽.	۵.	٩	٩	٩	٩	٩	۵.	٩	U		٩	۵	Σ	4	٩						
General Retail, less than 10,000 Square Feet									₽.	_	٩	٩	٩	₽	٩	٩	۵.	٩	٩		н 4	- -	<u>م</u>	₽.	٩.						18.03.304(g)(4)
General Retail, 10,000 Square Feet or more										₽.	٩	۵.	٩	۵.	٩	٩	₽.	٩	₽.		₽.	۵.	₽	₽.	₽.						18.03.304(g)(5)

Chapter 18.03 Use Regulations	Article 2 Table of Allowed Uses	18.03.206 Table of Allowed Uses
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				Re	Residentia	enti	a								2	Mixed-Use	л-р	Se						En	Employ.			S	Special	a		
Zone Districts	LLR2.5	LLR1	LLR.5	SF ₃	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	IC I	ME	MA	PGOS	PF	UT5	UT10	UT40	Use-Specific Standards
General Retail, Package Alcohol Sales													U		υ	Ĕ	U	U	U		Ĕ	U		U	0	U						18.03.304(g)(6)
Pawn Shop																	U 4	U 4	U 4			U 4			0 4	U 4						18.03.304(g)(7)
Plant Nursery or Garden Supply											٩	٩	٩	٩	_ _	L L		4	4	4			4	д Д	<u>م</u>	<u>م</u>						
Transportation, Vehicles, and Equipment	les,	anc	J Ec	dint	me	int																										
Airport Operations and Facilities																										4						18.04.107
Auto Service and Repair													U 4		U 4	- '	P 4	L L	4	Σ				Ч Ч		⊾ ∑						18.03.304(h)(1) 18.04.107
Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental													U 4		U 4		0 4	U	U					ط ط	0	()						18.03.304(h)(2)
Bus or Other Transportation Terminal											υ	υ	υ		υ		U	υ	U				-	 		٩.		۵.				18.03.304(h)(3)
Car Wash													U		U	~		Σ	Ъ					Р	<u>م</u>	<u>م</u>	-					
Gas Station													υ		U		- -	Σ	۵.					а а								18.03.304(h)(4) 18.04.107
Parking Lot, Open											₽.	٩	٩	ط		4		4	۵.	<u>م</u>	4		4	ط ط	<u>م</u>			₽.				18.03.304(h)(5)
Public Transit or School Bus Shelter	٩	۵.	٩	٩	٩	٩	۵.	٩		٩	۵.	۵.	۵.	۵.		4		4	<u>م</u>	4	<u>م</u>		4	<u>д</u>		<u>م</u>	<u>م</u>	₽.				

[P/M/C/A]4 = permitted or conditionally permitted only in geog Residential	or co	 [P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review [P/A]2 = permitted by right except when the use-specific standards require public hearing [P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing [P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards. Specific standards 	t wh t wh onal	en th en th ly pe Re	the use-spect the use-spect permitted or Residential	e-sp e-sp ted o	ecifi ecifi only	c sta c sta c sta in ge	 [P/A]2 = permitted by right except when the use-specific standards require public hearing [P/A]2 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing [P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards. [P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards. 	ds re ds re aphic	ands require provid meaning ands require enhanced administrative review or public hearing graphic areas explicitly listed within the use-specific standards. Mixed-Use	e en Bs ex	hand plici	ed a tly lis	ng dmir sted M	ards require public hearing ards require enhanced administrative review yraphic areas explicitly listed within the use-spectron of the second	ative in th <mark>d-U</mark> s	e uso	ew o e-sp(r puł	olic h star	iearii ndarc	و <mark>بر</mark>	E E	Employ.			S	Special	_		
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-PD MD-NW	MD-PD	MU	GC MS	NC	PO	MU-MC	MU-RES		IC	ME	MA	PGOS	PF	UT5	UT10	UT40	Use-Specific Standards
Truck Stop/Travel Plaza																	0	U					U	0		U						18.03.304(h)(6) 18.04.107
PUBLIC AND QUASI-PUBLIC UTILITIES AND SERVICES	JBLI	Б О		TIES	AN	D S	ERV	/ICE	s us	USES																						
Communications and Broadcasting	Bro	adc	ast	ing																												
Communication Facility, Equipment Only	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ		4	4	4	Ч	Ч	4	Ъ Д	4	Σ			٩	4				Σ				18.03.305(a)(1)
TV Broadcasting and Other Communication													4	<u>ц</u>	4	- - -		<u>Ч</u>	д_		۵.		٩	4	٩.	۵.		ط				18.03.305(a)(2)
Utilities																																
Utilities, Major	U	U	U	U	υ	U	υ	υ	U	U	U	U	U	U	U	U	U	U	0	0	0	U	0	0	U	υ	U	υ	υ	U	υ	18.03.305(b)(1)
Utilities, Minor	٩	ط	ط	ط	ط	ط	٩	٩	4	۵.		4	4	4	4	Р		<u>д</u>	4				4	<u>م</u>		۵.	٩	ط	U	U	υ	18.03.305(b)(2)
INDUSTRIAL USES																																18.04.107
Manufacturing and Processing	e o c	ssin	p																													
Animal and Animal Byproduct Processing																							0						υ	U	υ	18.03.306(a)(1)
Cannabis Cultivation													4			٩		<u>م</u>					٩.	4	٩.	٩.						2

Chapter 18.03 Use Regulations

Chapter 18.03 Use Regulations	Article 2 Table of Allowed Uses	18.03.206 Table of Allowed Uses
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P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited $[P/A]_{1}$ permitted by right except when the use-specific standards require enhanced administrative review

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				Res	side	Residential	_								Mi	xed.	Mixed-Use							Employ.	loy.			Special	cial			
Zone Districts	LLR2.5	LLR1	LLR.5	SF ₃	SF ₅	SF8	SF11	MF14	MF21	MF ₃ o	MD-0D MD-ED	MD-ID MD-UD	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	РО	MU-MC	MU-RES	I	IC	ME	MA	PF PGOS	UT5	UT10	UT40		Use-Specific Standards
Cannabis Cultivation Facility, Medical												Ч 4	Р 4			Ч 4	₽ 4						Р 4	Ч 4	С 4	с 4					18.03	18.03.306(a)(3)
Cannabis Independent Testing Laboratory, Adult-use												C 4	0 .+			C 4	C 4	C 4			C 4		C 4	L 4	C 4	C 4					18.03	18.03.306(a)(4)
Cannabis Independent Testing Laboratory, Medical												P 4	с + Ф 4			P 4	P 4	ς 4			Ч 4		P 4	G 4	C 4	C 4					18.05	18.03.306(a)(5)
Cannabis Production Facility, Adult-use												Ρ 4	0 -			ς 4	₽ 4						P 4	C 4	Γ 4	C 4					18.0	18.03.306(a)(6)
Cannabis Production Facility, Medical												Α 4	0 -			С 4	₽ 4	Π 4					P 4	C 4	Γ 4	C 4					18.0	18.03.306(a)(7)
Chemical Processing and/or Manufacture																							υ	υ		υ						
Collection Station																		U					٩	٩	υ	₽ ~		υ	0			
Crematorium											9	C C	υ	U	U	U	υ	U			U		٩	٩	U	~ D					18.0	18.03.306(a)(8)
Custom and Craft Manufacturing										_	4	4	Ч Ч	<u>م</u>	₽.	۵.	۵.	٩	٩		٩	Р	Ч	ط	٩	٩		υ	0	0		
Food Processing or Wholesale Bakery											<u> </u>	Ч Ч	<u>م</u>	<u>م</u>	4	٩	۵.	٩			٩		٩	٩	٩	۵.						
Hazardous Waste Facility										-	0	0	U U	0	U	U	υ				U	υ	~ D	ч Ъ	۲ D	× ل					18.0	18.03.306(a)(9)

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				Res	Residential	ntia									Mi>	<pre></pre>	Mixed-Use						ш	Employ.	oy.			Special	cial		
Zone Districts	LLR2.5	LLR1	LLR.5	SF ₃	SF5	SF8	SF11	MF14	MF21	MF ₃ o	MD-UD MD-ED	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	РО	MU-MC	MU-RES	1	IC	ME	MA	PGOS	UT ₅ PF	UT10	UT40	Use-Specific Standards
Indoor Manufacturing, Processing, Assembly, or Fabrication																٩	۵.				٩		٩	٩		۵.				U	
Maintenance, Repair, or Renovation Business												д_		٩		٩	٩	٩			٩	٩	٩	٩	۵_	٩					
Outdoor Manufacturing, Processing, Assembly, or Fabrication																							U	U	U	U					
Printing and Publishing										-	ط ط	<u>م</u>	۵.	٩	٩	٩	٩	٩			۵.	٩	٩	٩	۵	٩					
Resource and Extraction	U																														
Asphalt or Concrete Batch Plant																							υ							U	
Mining Operations																							υ				υ			U	
Storage, Distribution, and Warehousing	and	Ng	areh	inor	sing	_																									
Heavy Machinery and Equipment, Rental, Sales, and Service																4	4 U	U					٩	٩	U 4	۵.					18.03.306(b)(1)
Mini-warehouse									U	U	U U	0		U		U	U	U	υ		υ		٩	٩		۲ D					18.03.306(b)(2)
Outdoor Storage																4	υ				υ		۵.	۵.	U 4	۵.					18.03.306(b)(3)

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Zone Districts	LLR2.5	LLR1	LLR.5	SF ₃	SF5	SF8	SF11	MF14	MF21	MF ₃ o	MD-0D MD-ED	MD-ID MD-UD	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	РО	MU-MC	MU-RES	1	IC	ME	MA	PGOS	PF	UT ₅	UT10	UT40	Use-Specific Standards
Railroad Yard or Shop																С							Р			Ч		Р				
Salvage or Reclamation of Products, Indoors																							٩	۵.	U	۵.						
Septic Tank Services																							U								U	
Tow Yard																							٩	٩	U 4	۵.					198	18.03.306(b)(4)
Transfer Station																							U								18	18.03.306(b)(5)
Truck Terminal																							U	U	υ	υ						
Warehouse or Distribution Center												ч - Т				U	Ч н						۵.	۹.	₽ 4	۵.		υ				
Wholesale																٩	₽.	٩					٩	٩	٩	٩					18	18.03.306(b)(6)
Wrecking Yard, Salvage Yard, or Junk Yard																							υ			υ						
ACCESSORY USES																																
Automated Teller Machine, Freestanding									4	A	A A	A A	۲ ۲	A	<	۲	A	A	A	<	A	A	A	∢	R	∢	×	A				
Ball Court	Þ	∢	∢	∢	∢	∢	4	Þ	<	A	A	A A	<pre></pre>	A	۷	۲	۲	A	∢	∢	۲	A	¢	∢	۲	∢	Þ	<	<	<	A 18	18.03.405(a)

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Zone Districts	LLR2.5	LLR1	LLR.5	SF ₃	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-RD MD-ID	MD-NW MD-RD	MD-PD	MU PD	MS	GC	NC	РО	MU-MC	MU-RES	1	IC	ME	MA	PGOS	PF	UT ₅	UT10	UT40	Use-Specific Standards
Caretaker Quarters								∢	∢	A	′ ∀	∀ ∀	A A	A A	A A	A 1	A	A	۲	۲	۲	∢	A	A	۷			A			Ĥ	18.03.405(b)
Childcare, In-Home (1-6 Children	<	<	<	4	<	<	∢	∢	<	A	<	4	4	A A	<	<	∢	×	∢	∢	∢	∢			∢			ر ۲	<	<	۲ ۲	18.03.405(c)
Childcare, In-Home (7–12 Children)	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Z	≥ ∑	Σ Σ	Σ	Σ	Σ	Σ	Σ	Σ			Σ			Σ	<	` <	A	18.03.405(d)
Community Center, Private						A	A	∢	A	A	۲ ۲	∀ ∀	A	A	A	A	A														-	18.03.405(e)
Drive-Through Facility (Food Service)												y 7	U 4	0 4		0 4	Σ	4					∢	4 r	∢	4 ⊓					Ä	18.03.405(f)
Drive-Through Facility (Non-Food Service)												2	Σ	Z	Σ	Σ	Σ	4		Σ			A	۲	۷	٨					1	18.03.405(g)
Gaming Operation, Restricted											∢	`	₹ ₹	A A	_	A	∢	A	<	∢	۷		∢	∢	۷	∢		A			Ä	18.03.405(h)
Guest Quarters	A	A	∢	A	A	A	A	∢								A	A								۷						-	18.03.405(i)
Helipad											Σ	∠ ∢	Σ	≥ ∢	Σ	Σ	Σ	Σ					Σ	Σ	Σ	∢		A		_	Σ	18.03.405(j)
Home Occupation	<	<	<	∢	<	∢	۷	∢	A	<	<	4	A	A A	A	A	∢	A	۲	۲	۷	∢					∢	<	<	<	۲ ۲	18.03.405(k)
Live Entertainment								A 4		A 4	ч н А н	4 T	A L	A A ¹	∀ ⊓	∀ ⊓	A 4	A 4	Ч ч	A 4	A 4	4 r	₹ ⊓	A ⊾	A 4	< ⊦	< ⊦	A 4			H I	18.03.405(l)
Outdoor Storage											<pre></pre>	≁ ∀	∢	A	_	A ч	< ⊾	A 4	<		∢ ⊓		A	∢	A	∢					н Н	18.03.405(m)

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited $[P/A]_{1}$ permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

				Re	Residential	ntia	_								2	Mixed-Use	D-p	ŝ						Επ	Employ.			0,	Special	cial		
Zone Districts	LLR2.5	LLR1	LLR.5	SF ₃	SF5	SF8	SF11	MF14	MF21	MF30	MD-OD MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-RES MU-MC	I MU-RES	IC	ME	MA	PGOS	PF	UT5	UT10	UT40	Use-Specific Standards
Package Alcohol Sales Accessory to a Primary Use									A ⊾	A L	Σ	Σ	Σ	Σ	Σ	Σ	× ⊓	A 4	A H	A A	A /	A 4 1 1	A A ¹	A A	A 1	A 1						18.03.405(n)
Retail Sales Associated with a Primary Use											<		` ∢	<	` ∢	<	<pre></pre>	¥	A	∢ ∢	↓	∢ ∢	A A	₹	A							18.03.405(0)
Satellite Dish	<	<	<	<	<	<	<	<	<	A	` <	<	<	<	<	<	<	4	V	4	<	4	⊲ <	< <	<	<	<	<	٢	٢	<	18.03.405(p)
Sidewalk Café									∢	<	×	` ∢	` ∢	`	` ∢	<	<	×	A	≁ ∀	+ ▼	∢	A	A	A	A						18.03.405(q)
Stable, Private	۷	۲	∢	۲																							۷		∢	∢	۷	18.03.405(r)
Utilities, Alternative Systems	∢	<	∢	∢	∢	A	4	A	<	A	<	<	<	 _	<	▼	<	×	A	₹ ₹	4	₹ ₹	∢ ∢	A A	A	<	<	۲	4	∢	A	18.03.405(5)
TEMPORARY USES																																
Asphalt or Concrete Batch Plant	υ	υ	υ	υ	υ	υ	υ	υ	υ	U	U	U	U	U	U	U	U	U	U	0	U	0	0	U U	0	U	U	U	υ	U	U	18.03.503(a)
Carnival, Circus, Entertainment Event, Amusement Ride											<u>ــــــــــــــــــــــــــــــــــــ</u>	<u>ط</u>	<u>д</u>	<u>ط</u>	4	- Ц - Ц	<u> </u>	<u>д</u>	۵.		<u> </u>	ц Д	۵		۵.			۵.				18.03.503(b)
Christmas Tree Sales Lot and Similar Uses											<u>م</u>	4	4	4	<u>م</u>	4	<u>م</u>	<u>с</u>	<u>م</u>	4		ц Ц	<u>а</u>	<u>م</u>	<u>م</u>	<u>م</u>	<u>م</u>		₽.	₽.		18.03.503(c)
Construction Field Office	⊾	٩	٩	₽	٩	٩	٩	₽	4	٩	<u>ــــــــــــــــــــــــــــــــــــ</u>	<u>د</u>		4	4	4	<u>ل</u>	<u>د</u>	4	4	4	<u>с</u>	д Д	<u>م</u>	₽.			₽.				18.03.503(d)

hapter 18.03 Use Regulations	Article 2 Table of Allowed Uses	18.03.206 Table of Allowed Uses
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P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited $[P/A]_{1}$ = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing [P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

				Re	Residential	ntia									M	Mixed-Use	-Use	0						Employ.	oloy			Sp	Special	le		
Zone Districts	LLR2.5	LLR1	LLR.5	SF ₃	SF5	SF8	SF11	MF14	MF21	MD-ED MF30	MD-UD MD-ED	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	РО	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40	Use-Specific Standards
Garage Sale	٩	٩	۵.	4	Ч	ц.	Ч	Ч	P	Р																						18.03.503(e)
Parking Lot, Open											- - -	<u>с</u>	ط د	4	<u>م</u>	4	۵.	٩	٩.	₽.	₽.	۵.	٩	٩	٩	Р	٩	۵.				18.03.503(f)
Real Estate Sales Office	٩	٩	٩	٩	Ч	Ч	Ч.	L L	P	4	Ч Ч	<u>с</u>	ط د		4	٩	٩.	٩	٩	٩.	₽.	٩	٩	Ч	٩	Р	Ч	٩	٩	٩	٩	18.03.503(g)
Stockpiling	۵	٩	٩	۵.		<u>ــــــــــــــــــــــــــــــــــــ</u>	<u>م</u>	4	L L	<u>н</u>	ط ط	ط م	4		₽.	۵.	۵.	٩	٩	٩	₽.	۵.	٩	ط	٩	Р	٩	٩	٩	٩	٩	18.03.503(h)
Urban Farm	٩	ط	۵.	٩	4	4	4	4	4	<u>د</u>	ط ط	<u>م</u>	<u>م</u>		<u>م</u>	٩.	۵.	₽	٩	₽.	_	₽.	٩	٩	٩	٩	٩	٩	٩	۵.	٩	18.03.503(i)
Vegetation Management	٩	ط	٩	ط		4	4	4	<u>ط</u>	L L	ط ط	<u>م</u>	<u>م</u>		<u>م</u>	٩	٩	٩	٩	۵.		٩	٩	٩	٩	٩	٩	٩	ط	٩	٩	18.03.503(j)

(Ord. No. 6614, § 1.1, 12-8-21)