5.4 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC25-00010 (Security Circle Yard Zoning Map Amendment) - A request has been made for a zoning map amendment from the Mixed-Use Suburban (MS) zoning district to the Mixed Employment (ME) zoning district. The ±2.2-acre site occupies two parcels located on the northeast corner of the intersection at North Virginia Street and Security Circle (7705 & 7725 Security Circle). The subject site has a Master Plan land use designation of Mixed-Employment (ME). [Ward]

#### PLANNING COMMISSION STAFF REPORT

**Date:** November 21, 2024

**To:** Reno City Planning Commission

Subject: Staff Report (For Possible Action - Recommendation to City Council) Case

No. LDC25-00010 (Security Circle Yard Zoning Map Amendment) - A request has been made for a zoning map amendment from the Mixed-Use Suburban (MS) zoning district to the Mixed Employment (ME) zoning district. The ±2.2-acre site occupies two parcels located on the northeast corner of the intersection at North Virginia Street and Security Circle (7705 & 7725 Security Circle). The subject site has a Master Plan land use designation of

Mixed-Employment (ME).

From: Daniel Martoma, Associate Planner Specialist

Ward #: 4

Case No.: LDC24-00010 (Security Circle Yard Zoning Map Amendment)

**Applicant:** Gerald John Lyons III

**APNs:** 082-491-10 & 082-491-11

**Request:** Zoning Map Amendment: From the Mixed-Use Suburban (MS) zoning

district to the Mixed-Employment (MU) zoning district

**Location:** See Case Maps (Exhibit A)

Proposed Motion: Based upon compliance with the applicable findings, I move to

recommend that City Council approve the zoning map amendment by

ordinance.

**Summary:** The ±2.2-acre site occupies two parcels located on the northeast corner of the intersection of North Virginia Street and Security Circle. This is a request for a zoning map amendment from Mixed-Use Suburban (MS) to Mixed-Employment (ME). The requested amendment is shown in the provided zoning comparison display map (**Exhibit B**). The current MS zoning district does not conform to the Mixed-Employment (ME) Master Plan land use designation. The proposed change to ME zoning will bring the two parcels into conformance with the ME Master Plan land use designation. Key issues related to this request include: 1)

compatibility of the proposed zoning with surrounding zoning districts; and 2) conformance with the Master Plan. The proposed ME zoning is compatible with the surrounding uses and is adjacent to properties that are anticipated to be zoned ME in the future. Staff can make all of the findings and recommends approval of the zoning map amendment.

**Background:** Prior to the Zoning Code RENOvation update, the subject site was zoned Mixed Use/North Virginia Transit Corridor (MU/NVTC). This zoning designation was translated to the Mixed-Use Suburban (MS) zoning district as part of the update. Consequently, there remains land use inconsistencies between the City's zoning map and Master Plan. Where applicable, zoning map amendments are offered at no cost to encourage the reconciliation of zoning inconsistencies with the Master Plan.

**Discussion:** The subject site's zoning of MS does not currently conform to the subject site's designated Master Plan land use of Mixed-Employment (ME). The subject site and its adjacent properties were assigned the ME Master Plan land use designation through the adoption of the *ReImagine Reno* Master Plan. Among the "Employment Land Uses" categories of the Master Plan, ME is specifically designed to provide for concentrated areas of employment and supporting uses, such as small-scale commercial uses. Opportunities for light manufacturing, processing, wholesaling, flex space as well as support services (e.g. small-scale retail) are afforded under the Master Plan land use designation of ME.

**Land Use Compatibility:** The proposed zone change from MS to ME zoning is consistent with the planned zoning and compatible with the existing land uses of the properties in the immediate vicinity. Current zoning and land uses of the properties immediately surrounding the subject site are summarized in the table below:

Adjacent Pro	perties	
	Zoning	Use
North	MS	Food Distribution Center (now vacant)
East	MS	Auto Service and Repair
South	MS	Convenience Store; Adult-use Cannabis Cultivation Facility (now
		vacant); Heavy Machinery & Equipment, Rental, Sales, & Service
West	MF-14	Single-family residences; Multi-family residences

As illustrated in the table above, most of the properties proximal to the subject site have a zoning of MS with the exception being the residential properties located to the west. It should be noted that the properties to the west and the properties to the south are separated from the subject site by Virginia Street and Security Circle, respectively. The zone change from MS to ME will result in differences in the allowed uses for the subject property (Exhibit C). As noted, except for the residential use types allowed, both the MS zoning district and the ME zoning district generally allow similar use types with minor distinctions between them.

**Development Standards:** Development standards for the subject site's existing MS zoning and the proposed ME zoning are noted in the table below:

<b>Zoning District</b>	MS	ME
Setbacks –	10' / *0' or 5' / *0' or 5'	10' / **0' or 10' / **0' or 10'
Front/Side/Rear		
Building Separation	10' between principal buildings	10' between principal buildings
Height	***N/A	****55'
Stories	N/A	4'
Lot Width, Minimum	50'	N/A
FAR, Maximum	N/A	N/A

<sup>\*</sup> The building shall be either placed on the property line or set back a minimum of 5 feet. However, if the building is located immediately adjacent to a residentially zoned property, a minimum setback shall be 5 feet.

*Master Plan Conformance:* The subject site has a Master Plan land use designation of Mixed-Use Employment (ME) and is located along a Suburban Corridor within the Industrial/Logistics Employment Areas per the Structure Plan Framework of the Reno Master Plan. The proposed zoning map change to ME is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

• GP 2.2B: Underutilized Properties

• C-SC.17: Infill and Redevelopment

• EA-ILA.1: Overall Mix

**Public and Stakeholder Engagement:** The project was reviewed by various City divisions and partner agencies, and no noted concerns were identified at the time this report was prepared. The application was reviewed at the Ward 4 Neighborhood Advisory Board (NAB) meeting on October 17, 2024. A courtesy notice was sent out to surrounding property owners, and no comments were received. Any future comments will be forwarded to the Planning Commission as they are received.

<sup>\*\*</sup> The building shall be either placed on the property line or set back a minimum of 10 feet. However, if the building is located immediately adjacent to a residentially zoned property, a minimum setback shall be 10 feet. \*\*\* Site plan review required for buildings greater than 55'.

<sup>\*\*\*\*</sup> One foot of additional step back is required adjacent to streets and residentially zoned property for each one foot above the height of 35 feet.

#### **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;
- 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:**

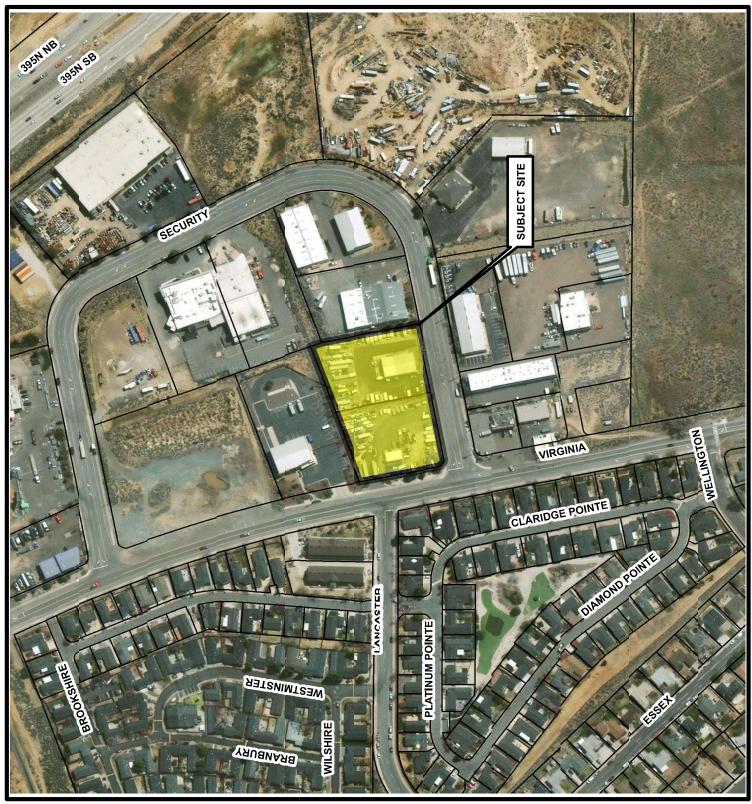
Exhibit A – Case Maps

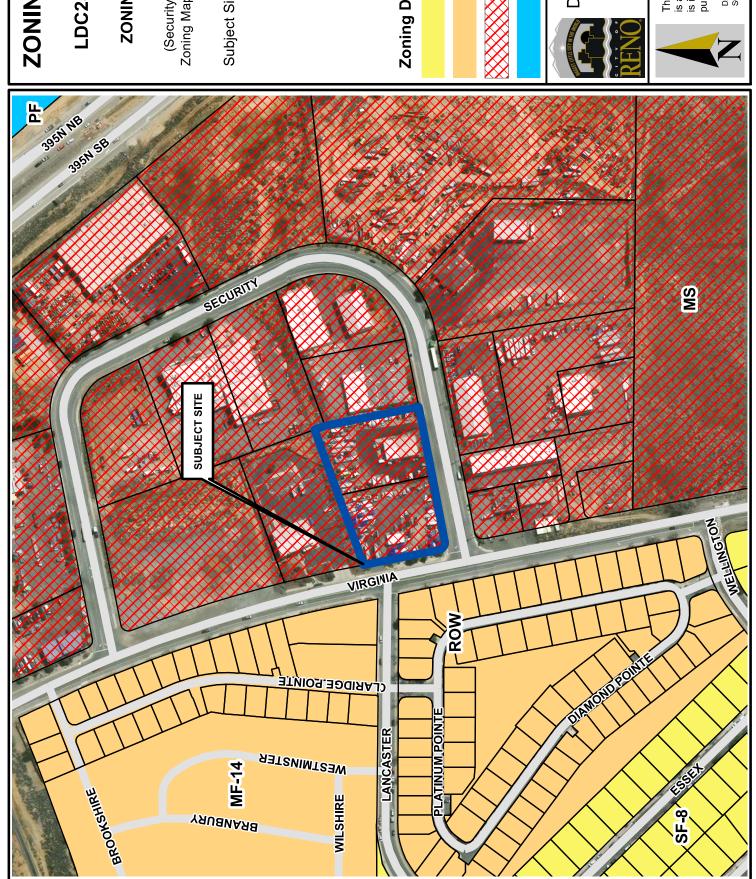
Exhibit B – Zoning Comparison Map Exhibit C – Comparison of Allowed Uses

#### Security Circle Yard Zoning Map Amendment) warp 1 warp 1 warp 2 warp 1 wa



#### (Security Circle Yard Zoning Map Amendment) WARD 1 WARD 1 WARD 2 WARD 2 WARD 3 WARD 3 WARD 4 WARD 6 WARD 6 WARD 6 WARD 6 WARD 6 WARD 7 WARD 7 WARD 7 WARD 7 WARD 6 WARD 6 WARD 6 WARD 6 WARD 6 WARD 7 WARD 7 WARD 7 WARD 7 WARD 6 WARD 7 WARD 7 WARD 7 WARD 7 WARD 6 WARD 6 WARD 6 WARD 6 WARD 7 WARD 7 WARD 7 WARD 7 WARD 7 WARD 6 WARD 6 WARD 7 WARD 6 WARD 6 WARD 7 W





#### **ZONING MAP**

LDC25-00010

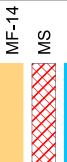
ZONING = MS

Zoning Map Amendment) (Security Circle Yard

Subject Site ▶



#### **Zoning Designations**



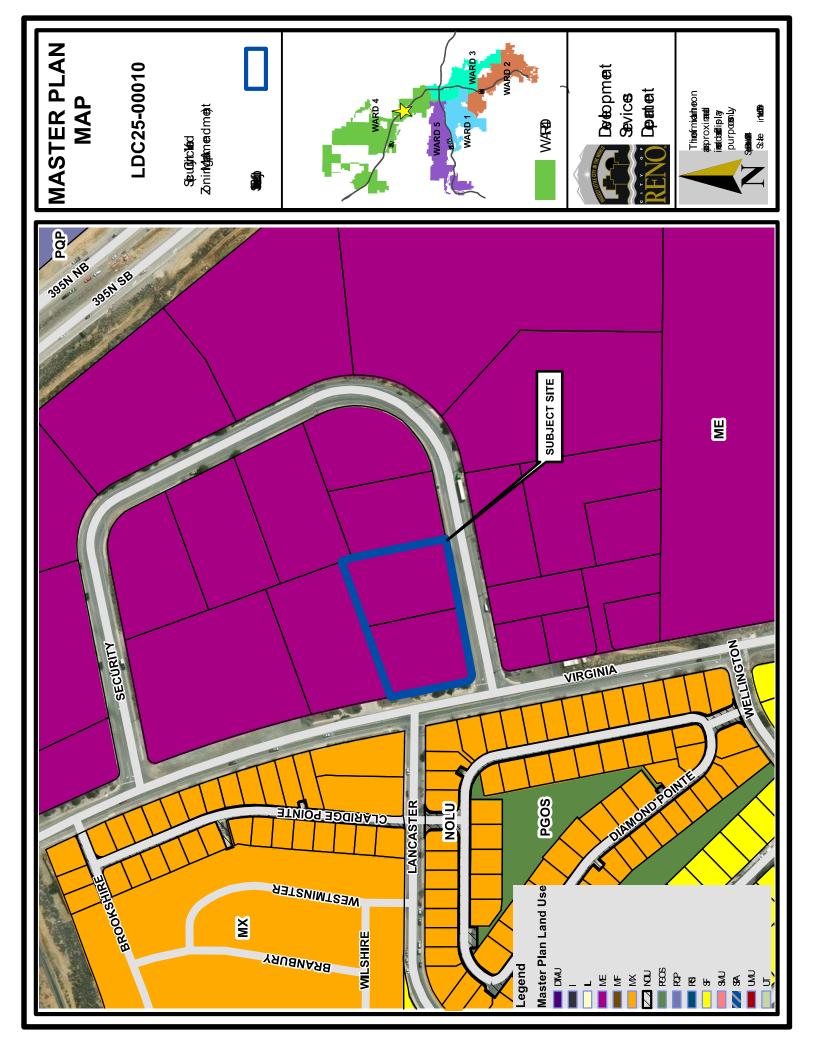






The information heron is approximate and is intended for display purposes only.

DATE: September 2024 SCALE: 1 inch = 250 feet



#### Chapter 18.03 Use Regulations Article 2 Table of Allowed Uses 18.03,206 Table of Allowed Uses

## Table 3-1 Table of Allowed Uses

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

				Res	Residential	ntia	=								M	Mixed-Use	-Use	a					Em	Emp <u>lov</u> ,	7		Sp	Special	=		
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-RD MD-ID	MD-NW	MD-PD	MU	MS	GC	NC	РО	MU-MC	MU-RES	IC I	ME	МА	PGOS	PF	UT5	UT10	UT40	Use-Specific Standards
Group Living																															
Assisted Living Facility								Э Б	Э Б	3 D	4	4	<u>а</u>	Ь	Д.	۵	Д	۵	P 2		۵	Ъ								-	18.03.302(b)(1)
Boarding or Rooming House				O 4	O 4	O 4		O 4	O 4	U		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	۵	<u>_</u>			<u> </u>	<u> </u>									18,03,302(b)(2)
Convent or Monastery				Д.							4	4	<u> </u>	<u>а</u>		<u> </u>	۵	۵			۵	۵					U				18.03.302(b)(3)
Fraternity or Sorority House							$\Box$		U	U	Σ	Σ	Σ	2	Σ Σ	Σ	Σ				Σ	Σ									
Group Home	۵	۵	۵	۵	Д.	Ъ	۵	Ь	۵	۵.	۵	٩	А	А	۵	۵	۵	Д	Ф	۵	Д	۵					Ф	۵	۵	·	18.03.302(b)(4)
Private Dorm									3 3	ص »	٦	4	4	ط ط	۵	<u> </u>	۵				۵	۵					3 3				18.03.302(b)(5)
Single-Room-Occupancy						$\vdash$				д <sub>Е</sub>	٩		4	<u>а</u>	۵	<u> </u>	۵	۵ ۳		$\square$	۵	۵					۵ ۳				18.03.302(b)(6)
Transitional Living Facility																U	U	U									۵				18.03.302(b)(7)
PUBLIC, INSTITUTIONAL, AND CIVIC USES	-, AN	ID C	IVIC	S N S	ES																										
Community and Cultural Facilities	ıra	Fac	Ħ	es																											
Cemetery or Mausoleum	U	U	U											<u>а</u>		۵.	۵	۵						۵	Ь		U	Σ	Σ	. ≥	18,03,303(a)(1)

#### Table 3-1 Table of Allowed Uses

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

UT40	18.03.303(b)(2)	18,03,303(b)(1)		18.03.303(a)(4)	18.03.303(a)(3) 18.04.107	18.03.303(a)(2)							Use-Specific Standards	
TTS	Σ			C	۵				С	U	۵		UT40	
PGOS	Σ			U	۵				U		U		UT10	ial
PGOS	Σ			U	۵				U		U		UT5	pec
MA	۵	۵		۵	۵			U	Д		۵			S
NKE	_				۵				Σ		U			
NU-RES	<u></u>				_		<u> </u>		<u> </u>					<b>&gt;</b> i
NU-RES	۵				۵		۵		۵		۵	Д		old
MU-RES	۵.			U										Em
MU-MC	۵				-	U								
PO	<u> </u>			_										
NC														
GC	<u>ا</u> م			_										
MS				_								_		
MD-NW	٩													Se
MD-NW	4					O 4								d-D
MD-NW				_										lixe
MD-RD	۵	<u> </u>					<u>م</u>		4		_	Ь		2
MD-ID	۵	Δ.		۵	_		۵		۵		_	Ь		
MD-ED       □ <th>۵</th> <th>_</th> <th></th> <th>۵</th> <th>۵</th> <th>U</th> <th>۵</th> <th></th> <th>۵</th> <th></th> <th>۵</th> <th></th> <th></th> <th></th>	۵	_		۵	۵	U	۵		۵		۵			
MF30	۵	۵		۵	_		۵		۵		۵			
MF21       U       A       U       X         MF14       A       U       X         SF11       A       U       X         SF8       A       U       X         SF5       A       U       X         SF3       A       U       X         LLR.5       A       U       X         LLR1       A       X       X         LLR2.5       A       X       X	۵	۵		۵	۵		۵		۵		۵		MD-ED	
MF14	۵	Σ		U	۵		U						MF30	
SF11	۵	Σ		U	۵		U						MF21	
SF8		Σ		C	۵								MF14	
LLR.5  LLR1  LLR2.5  □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □		Σ		C	۵								SF11	ial
LLR.5  LLR1  LLR2.5  □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □				U	۵								SF8	enti
LLR.5  LLR1  LLR2.5  □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □					۵									esid
LLR1	U				۵								SF3	R
LLR2.5	U			O	۵									
	U				۵									
. s le	U	Σ	Ş		۵								LLR2.5	Ш
Zone Districts  Funeral Parlor  Library, Art Gallery, or Museum  Major Government Facility  Minor Government Facility  Prison or Custodial  Institution  Private Club, Lodge, or Fraternal Organization  Public Meal or Homele Services Provider  Public Park or Recreatif Area  Religious Assembly  Educational Facili  Adult Education	Childcare Center	Adult Education	<b>Educational Facilities</b>	Religious Assembly	Public Park or Recreation Area	Public Meal or Homeless Services Provider	Private Club, Lodge, or Fraternal Organization	Prison or Custodial Institution	Minor Government Facility	Major Government Eacility	Library, Art Gallery, or Museum	Funeral Parlor	Zone Districts	

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.

		Use-Specific Standards	18.04.107	18.03.303(b)(3)	18.03.303(b)(4) 18.04.107	18.03.303(b)(5) 18.04.107	18.04.107	18,03,303(c)(1)				18.04.107	18.03.304(a)(1)
-	_	UT40		Σ	Σ	Σ							Σ
	a	UT10		Σ	Σ	Σ							Σ
	Special	UT5		Σ	Σ	Σ							Σ
•	ž	PF	Ь	۵	۵	۵			U	۵			
		PGOS											
		MA			Ь	۵		Ь					۵
١.	Employ.	ME	Ъ	۵	۵	۵		۵	U	Ь			۵
١,	E	IC				۵		۵					۵
		1				۵							۵
		MU-RES	Ь	Ь	Ь	۵							
		MU-MC	۵	۵	۵	۵		۵	۵	۵			۵
		РО								۵			
		NC								۵			۵
	_	GC	۵		Σ	۵		۵	۵	۵			
:	Mixed-Use	MS	۵	۵	۵	۵		۵	۵	۵			۵
ľ	ed-	MU	۵	۵	۵	۵		۵	۵	۵			۵
:	<u> </u>	MD-PD	Ь	۵	۵	۵		۵	۵	۵			۵
		MD-NW	۵	۵	۵	۵		۵	۵	۵			۵
		MD-RD	۵	۵	۵	۵		۵	۵	۵			۵
		MD-ID	۵	۵	۵	۵		۵	۵	۵			۵
		MD-UD	۵	۵	۵	۵		۵	۵	۵			۵
		MD-ED	Ь	۵	۵	۵		۵	۵	۵			۵
		MF30											
		MF21		Σ									
		MF14		Σ									
:	la	SF11		Σ	Σ								
ľ	Kesidential	SF8		Σ	Σ								
	Sid	SF5		Σ	Σ								
•	ž	SF3		Σ	Σ							ing	
		LLR.5		Σ	Σ							arn	U
	Ţ	LLR1		Σ	Σ							d F	U
	_	LLR2.5		Σ	Σ							, an	U
		Zone Districts	College, University, or Seminary	School, Primary	School, Secondary	School, Vocational or Trade	Healthcare Facilities	Blood Plasma Donor Center	Hospital, Acute and Overnight Care	Medical Facility, Day Use	COMMERCIAL USES	Agriculture, Animals, and Farming	Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility
		Zone	College Semina	School,	School,	School, Trade	Healt	Blood P Center	Hospita Overni	Medica	COMA	Agric	Animal Hospita Kennel

3-7

# **Table 3-1 Table of Allowed Uses**

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

		strative review or public hearing	ithin the use-specific standards,
	c hearing	nced adm	icitly liste
-	ilre public	uire enhar	reas expl
	aards requ	Jards requ	graphic a
	ific stanc	ific stanc	aly in geo
	nse-sbec	nse-spec	mitted or
	when the	when the	nally per
	it except i	t except	r conditio
	rign	righ	ō р
	rted by I	tted by	ermitte
	ermi	ermi	<b>4</b> = p
	d II	<b>3</b> = p	5
	P/A/4	[P/A]3	[P/M/

				Re	sid	Residential	ia								2	Mixed-Use	d-U	Se						Em	Employ.			Sp	Special	- e		
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	PO NC	MU-MC	MU-RES	I NULDES	IC .	ME	MA	PGOS	PF	UT5	UT10	UT40	Use-Specific Standards
Farm																											۵		۵	۵	۵	18.03.304(a)(2)
Stable, Commercial	U	U															д	А	_	$\vdash$	<u> </u>	<u>م</u>	$\vdash\vdash$			۵	Щ		Σ	Σ	Σ	18.03.304(a)(3)
Urban Farm	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	18.03.304(a)(4)
Food and Beverage																							•								•	
Bakery, Retail									Σ	Σ	۵	۵	۵	۵	۵	۵	4	۵	4	۷	A	А	_	۵	۵	2 Б						
Bar, Lounge, or Tavern											Д	۵	۵	۵	۵	٩	4	В	U		<u> </u>	۵.	۵	۵	۵	۵						
Commercial Kitchen											۵	۵	۵	۵			4	4	_		<u> </u>	<u>а</u>	_	_	۵	۵			Σ	Σ	Σ	
Microbrewery, Distillery, or Winery											۵	۵	۵	۵	۵	4	4	4	4	<u> </u>		<u>а</u>	۵	۵	۵	۵						18.03.304(b)(1)
Restaurant									Σ	M	Ь	Д	Д	۵	Д.	Ь	Р	А	Ь		M		Ь	Д	Д	Д						
Restaurant with Alcohol Service									U	U	۵	۵	۵	۵	۵	_	4	۵	۵	Σ	<u> </u>		_	۵	۵	۵						18.03.304(b)(2)
Lodging																																
Bed and Breakfast Inn	Σ	Σ	Σ	Σ	Σ	Σ		Σ	Д	۵	Д	۵	۵	۵	۵	4	٩	4		Σ	Σ Δ	А	_									18.03.304(c)(1)

### **Table 3-1 Table of Allowed Uses**

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

	Resi	Residential	_							Miÿ	ked-	Mixed-Use				П		En	Employ.	,	Н	Sp	Special	_		
Zone Districts	SF5 SF3 LLR.5 LLR1 LLR2.5	SF8	MF14 SF11	MF21	MF30	MD-ED	MD-ID MD-UD	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	РО	MU-MC	MU-RES	IC I	ME	MA	PGOS	PF	UT5	UT10	UT40	Use-Specific Standards
Hotel-Condominium						А	Р	ЬР	۵	Ъ	Ь	Д				Ь	_	ЬР		О 4						18.03.304(c)(2)
Hotel						4	_ <sub>Ч</sub>	РР	۵	۵	Ь	Ь	Ь							О 4						18.03.304(c)(3)
Hotel with Nonrestricted Gaming			$\vdash$			U	$\vdash$		U		U	O					$\vdash$	$\vdash$		O 4						18.03.304(c)(4)
Motel											۵		ع ع							О 4						18.03.304(c)(5)
Motel with Nonrestricted Gaming												U													<u> </u>	18.03.304(c)(6)
Office and Professional Services	al Services																									
Call Center						Д.		ЬР	Д.	Д	۵	Д	Ь			Ъ	-	ЬР	۵ ا	۵ ا						
Financial Institution					۵	٩	- В	А	۵	۵	۵	۵	۵	۵	Σ			Δ.	<u> </u>	۵		Σ			·	18.03.304(d)(1)
Laboratory							А	А	۵	۵	۵	۵	Ь		۵	۵	_	А		۵		۵			<u> </u>	18.03.304(d)(2)
Office, Genera				۵	۵	А	Р	ЬР	۵	۵	Ь	۵	Ь	Д	۵	Д	4	А	А	۵ ا		۵			· .	18.03.304(d)(3)
Recording Studio						۵	А	<u>а</u>	۵	۵	Ь	۵	Ь	Ъ	۵	۵	۵	а.	<u>а</u>	٥		۵				

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/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.	or c	ondir	tiona	ally p	oerm	itted	uo p	y E	geog	rap	nic a	reas	exp	icitly	/ liste	geographic areas explicitly listed within the use-specific standards.	thin	the	use-s	peci	fic st	anda	rds,									
				Re	Residential	ınti									Ž	Mixed-Use	SU-Y	in in						Emp	Employ.			Sp	Special	-e		
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MU MD-PD	MS	GC	NC	PO	MU-MC	MU-RES	1	IC	ME	MA	PGOS	PF	UT5	UT10	UT40	Use-Specific Standards
Personal Services																																
Cleaners, Commercial											۵	Ь	_	4	۵	ЬР	Ф	Δ	σt.		Ф		۵	Ъ	۵							18,04,107
Personal Service, General										۵	4		_	_	۵	ЬР	۵	Δ.	_	۵	Ь	Ь	۵	۵	Ь	Ь		۵				18.03.304(e)(1)
Tattoo Parlor, Body Painting, and Similar Uses													$\vdash$			Δ.	۵	۵		$\vdash$	۵		۵	۵	۵	Ъ						
Wedding Chapel											۵	_	_	_		А	Ь	Д .			۵	۵				Ъ						
Recreation and Entertainment	tain	ıme	int																													
Adult Business																							Ф 4	Ф 4	О 4							18.03.304(f)(1)
Amusement or Recreation, Inside										<u> </u>	۵	<u>م</u>	_	_	<u> </u>	А	۵	۵	۵		۵		۵	۵	۵	Ъ	U	۵				18.03.304(f)(2)
Amusement or Recreation, Outside											Σ	Σ	Σ	Σ	Σ	N N	M	0 /	<b>,</b> ,		Σ		U	O	U	C	C		U	U	U	18.04.107
Casino (see Hotel with Nonrestricted Gaming)									$\Box$			$\vdash \vdash$	$\vdash \vdash$			$\vdash \vdash$				$\vdash\vdash$	Ш											
Convention Center											۵	U	U	U	U	0	( )															
Country Club, Private	O	U	V	U	U	U	U	J	J	U	۵		_		۵ .	ЬР	Д.				۵				Д	Ъ						18.03.304(f)(3)

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

[P/A]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.	ght ex or co	xcep	t wh	en th Ily pe	ermit	e-sp ted	ecific	c sta in ge	ndar	ds re aphi	quir c are	e enl as e)	hanc ¢plic	ed a itly li	dmir sted	nistra with	ative nin th	revi	ew c	or pu secifi	blic   c sta	heari ndar	ing ds,										
				Res	Residential	ntia									Mi	Mixed-Use	Use						ш	Employ.	oy.			Spe	Special				
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	MF14 SF11	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	UT40	Use-Specific Standards	U
Daytime Entertainment Venue							$\vdash \vdash$		O O	۵.	۵	۵	۵	۵	۵	۵	Σ	Σ	Σ		Σ		۵	۵	۵	۵	U	U			18	18.03.304(f)(4)	
Escort Service/Outcall										۵																							
Gun Range, Indoor																		U					U			U		U					
Live Entertainment										Σ	Σ	Σ	Σ	Σ	Σ	U	O	U	U		U		U	U	U	U	U	U	U	U	C 18	18,03.304(f)(5)	
Recreational Vehicle Park							$\vdash$	_						U		U	U	U														18.03.304(f)(6)	
Sports Arena, Stadium, or Track										U	O	U	U	O	U	U	U	U			C		U		U	U	U	U			18	18.04.107	
Retail																																	
Building, Lumber, and Landscape Material Sales														۵		Ф 4	۵	۵			۵		۵	۵	۵	۵					18	18.03.304(g)(1)	
Cannabis Dispensary, Medical										Ф 4		Ф 4	Ф 4	Ф 4	Ф 4	Ф 4	Ф 4				Ф 4				О 4						18	18.03.304(g)(2)	
Cannabis Dispensary, Adult-use							$\vdash\vdash$									Ф 4	Ф 4	Ф 4			Д 4				Ф 4			Н			18	18.03.304(g)(3)	
Convenience Store										Ь	Ь	Ь	۵	Ф	Ф	Д	Ь	Д	U		Ь		Ь	Σ	Ъ	Ь							
General Retail, less than 10,000 Square Feet											Δ.	۵		۵	۵	۵	۵	۵	۵		۵	Ъ	۵	۵	۵	۵					18	18.03.304(g)(4)	

Artide 2 Table of Allowed Uses 18,03,206 Table of Allowed Uses

#### **Table 3-1 Table of Allowed Uses**

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	side	Residential	al								<	Mixed- <u>Use</u>	9-P	Se						Em	Employ.	×.		Sp	Special	_		
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC NC	PO	MU-KES	MU-RES	IC	ME	MA	PGOS	PF	UT5	UT10	UT40	Use-Specific Standards
General Retail, 10,000 Square Feet or more											Ь	Д	Д	۵	۵	Ь	٦	٩	А	Д.			А	Ь	۵	۵						18.03.304(g)(5)
Pawn Shop																	O 4	O 4	O 4			O 4	$\vdash$		O 4	O 4	Щ					18.03.304(g)(6)
Plant Nursery or Garden Supply											۵	۵	۵	۵	۵	_	_	4	_			<u> Ч</u>	<u>م</u>	_	<u> </u>	۵						
Transportation, Vehicles, and Equipment	cles	, an	Δ	qui	pm	Jen				•																						
Airport Operations and Facilities																										4						18.04.107
Auto Service and Repair													O 4		O 4		Ф 4	ط	٦	Σ			۵	۵	Σ	۷					, , , ,	18.03.304(h)(1) 18.04.107
Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental													O 4		O 4		O 4	U	U				۵	<u> </u>	U	۵.					,	18.03,304(h)(2)
Bus or Other Transportation Terminal											U	U	U		U		U	U	U		$\vdash$	$\vdash$	Δ.	۵		۵		۵				18.03.304(h)(3)
Car Wash													U		U		U	Z					4	۵.	Δ.	۵.						
Gas Station													U		U		U	≥	۵					_	_	۵					, , , ,	18.03.304(h)(4) 18.04.107
Parking Lot, Open											۵	۵	۵	۵		۵	А	4	4	4	4	<u>م</u>	Ь	۵	Δ.	۵		۵				18.03.304(h)(5)
Public Transit or School Bus Shelter	۵	۵	۵	۵	۵	۵	۵	۵	Ь	۵	۵	۵	۵	۵	۵	_	4	4		4	4	Р	Д Д	_	<u> </u>	<u> </u>	۵	۵				

3-12

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

#### **Table 3-1 Table of Allowed Uses**

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

				Res	Residential	ntia									Mi	Mixed-Use	Use						Ē	Emp <u>lov</u> .	خ		31	Special	ial		
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF30 MF21	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	РО	MU-MC	MU-RES	I	IC	ME	PGOS MA	PF	UT5	UT10	UT40	Use-Specific Standards
Cannabis Cultivation Facility, Medical												Д 4				Д 4	P 4						Ф 4	Q 4	P F	Ф 4					18,03,306(a)(3)
Cannabis Independent Testing Laboratory, Adult-use												О 4	₾ 4			Ф 4	Ф 4	Ф 4			Ф 4		₽ 4	□ 4	Р Н 4	С 4					18,03,306(a)(4)
Cannabis Independent Testing Laboratory, Medical												C 4	С 4			C 4	Ф 4	C 4			C 4		C 4	C 4	Д 4	C 4					18.03.306(a)(5)
Cannabis Production Facility, Adult-use												О 4				О 4	О 4						Ф 4	□     4	Р Р	Ф 4					18.03.306(a)(6)
Cannabis Production Facility, Medical												Ф 4				Ф 4	О 4	О 4					Ф 4	Q 4	Р Р	Ф 4					18.03.306(a)(7)
Chemical Processing and/or Manufacture						$\vdash \vdash$		$\vdash \vdash$		$\vdash$													U	U		U	$\vdash \vdash$				
Collection Station																		U					_		U .	2 P		U	U		
Crematorium											O	0		U	U	C	O	U			U		4		U .	2 B					18.03.306(a)(8)
Custom and Craft Manufacturing						$\vdash$		$\vdash$		۵	۵	۵		۵	۵	۵	Ь	۵	۵		۵	۵	۵		4	۵		U	U	U	
Food Processing or Wholesale Bakery								$\vdash$			۵	۵	۵	۵	۵	۵	Ь	۵			۵		_		4	۵					
Hazardous Waste Facility										U	0	U	U	U	U	U	U				U	U	P 2	2 P	P F	P 2					18.03.306(a)(9)

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

				Res	ider	Residential									ΨÎ	Mixed-Use	Use						ш	Employ.	oV.			Special	cial		
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF30 MF21	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	UT5 PF	UT10	UT40	Use-Specific Standards
Indoor Manufacturing, Processing, Assembly, or Fabrication																۵	Ь				۵		۵	۵	۵	۵				U	
Maintenance, Repair, or Renovation Business												Ь		۵		۵	۵	۵			۵	Ь	Ь	۵	۵	۵					
Outdoor Manufacturing, Processing, Assembly, or Fabrication																							C	U	U	U					
Printing and Publishing										Δ.	۵	<u> </u>	<u> </u>	_	۵	۵	۵	۵			Д	Ь	Ъ	۵	۵	۵					
Resource and Extraction	lon																														
Asphalt or Concrete Batch Plant																							U							U	
Mining Operations																							U				U			U	
Storage, Distribution, and Warehousing	, and	N K	are	hou	Isin	5												1													
Heavy Machinery and Equipment, Rental, Sales, and Service																4	O 4	U					۵	۵.	O 4	۵					18.03.306(b)(1)
Mini-warehouse								$\dashv$	U	U	· · ·	· ·		U		U	U	U	U		U		۵	_	۵	2 2					18.03.306(b)(2)
Outdoor Storage																4	U				U		Д	۵	O 4	Ъ					18.03.306(b)(3)

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

				Res	Residential	ntia	_								2	Mixed-Use	9	Se						ᇤ	Employ.	>			Special	cial		L	
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-0D	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	ı	IC	ME	MA	PF PGOS	UT5	UT10	UT40		Use-Specific Standards
Railroad Yard or Shop																	U							Ь			Ь	Ь					
Salvage or Reclamation of Products, Indoors									$\vdash$							$\vdash$					$\vdash$	$\vdash \vdash$			۵	U			$\vdash$	$\vdash\vdash$			
Septic Tank Services																								U							U		
Tow Yard																								٩		O 4	۵					18,(	18.03.306(b)(4)
Transfer Station																							-	U								18,(	18,03,306(b)(5)
Truck Terminal																									U	U	U						
Warehouse or Distribution Center									$\vdash$			<u> </u>	۲ –				U	٦ -				$\vdash$		_	<u>a</u>		۵	U	( )	$\vdash\vdash$			
Wholesale																_	4	Ь						4	4	Д Д	۵					18,0	18,03,306(b)(6)
Wrecking Yard, Salvage Yard, or Junk Yard																								U			U						
ACCESSORY USES																																	
Automated Teller Machine, Freestanding									✓	\ \				<b>∀</b>	Α		A	4		< <			Α		<	4	4	A					
Ball Court	⋖	₹	⋖	<	⋖	<	<	<	<u> </u>	<u> </u>	4	4		< <	<	<	<	4	<	<	<	<	<	<b>∀</b>	<	4	4	A A	4	4	A .		18.03.405(a)

#### **Table 3-1 Table of Allowed Uses**

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	sid	Residential	a								2	Mixed-Use		e e						Em	Employ.			Sp	Special	_		
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MS MU	GC	NC	PO	MU-MC	MU-RES	I DEC	IC	ME	MA	PGOS	PF	UT5	UT10	UT40	Use-Specific Standards
Caretaker Quarters								Α	Α	Α	Α	Α	V	A	Α	Α /	A	A	A	A A	A A	۱ A	۷ V	Α	<			Α				18,03,405(b)
Childcare, In-Home (1-6 Children	⋖	<	⋖	⋖	⋖	⋖	A	⋖	⋖	⋖	A	⋖	<	< <	<	4	۷ ۷	A		<b>∀</b>	۷ ۷	∢			∢		Щ	< -	⋖	A	⋖	18,03,405(c)
Childcare, In-Home (7-12 Children)	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Σ	Z Z	×	M	_		Σ			Σ	⋖	<	⋖	18.03.405(d)
Community Center, Private						⋖	⋖	⋖	⋖	⋖	4	4	<	<	(	4	A A	< <														18,03,405(e)
Drive-Through Facility (Food Service)													O 4		O 4	7	O 4	Σ	4				⋖	< -	⋖	< -						18,03,405(f)
Drive-Through Facility (Non-Food Service)													Σ	Σ	Σ		Σ	A			Σ		⋖	⋖	⋖	∢						18.03.405(g)
Gaming Operation, Restricted											<		<	<	<		4	A	$\vdash$	<b>∀</b>	۷ ۷		⋖	<	⋖	∢		⋖				18,03,405(h)
Guest Quarters	⋖	⋖	⋖	⋖	⋖	⋖	⋖	⋖									A	7							⋖							18.03.405(i)
Helipad											Σ	<	Σ	<	Σ	_	Σ	2	Σ				Σ	Σ	Σ	∢		⋖			Σ	18.03.405(j)
Home Occupation	⋖	A	V	V	⋖	Α	A	٧	٧	A	A	4	⋖	<	` ∀	Α	A	A	A	A	A	A A	_				∢	∢	⋖	⋖	⋖	18.03.405(k)
Outdoor Storage											A	4	<		<		4 -	4 -		Α	4 -		⋖	⋖	⋖	∢	Щ					18.03.405(1)
Retail Sales Associated with a Primary Use											4	<	A	<	<	∢	A A	4	4		A	4	∢	<	<		Щ					18.03.405(m)

#### Table 3-1 Table of Allowed Uses

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	sid	Residential	ial									Mixed-Use	1-pa	Jse						Ē	Emp <u>lov.</u>	, S			Special	cial		
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	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	PF PGOS	UT5	UT10	UT40	Use-Specific Standards
Satellite Dish	⋖	⋖	4	٧	A	⋖	⋖	⋖	⋖	А	٧	٧	⋖	⋖	٧	⋖	⋖	<	<	<	⋖	⋖	4	Α	<	4	/ V	A	A A	Α	Α	18,03,405(n)
Sidewalk Café									⋖	A	⋖	⋖	<	⋖	⋖	<	⋖	⋖	<	<	⋖	⋖	$\Box$	₹	<	4	⋖					18,03,405(o)
Stable, Private	⋖	⋖	⋖	⋖																							<u> </u>	<	⋖	⋖	4	18.03.405(p)
Utilities, Alternative Systems	⋖	⋖	⋖	⋖	⋖	⋖	⋖	⋖	⋖	⋖	⋖	⋖	<	⋖	⋖	⋖	<	⋖	<	<	<	⋖	⋖	<	< <	4	< <	<b>∀</b>	4	⋖	⋖	18,03,405(q)
TEMPORARY USES																																
Asphalt or Concrete Batch Plant	U	U	U	U	U	U	U	U	U	С	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	O O	U	0	18.03.503(a)
Carnival, Circus, Entertainment Event, Amusement Ride											۵	Д	۵	۵	۵	۵	۵.	۵	۵			۵	۵			۵		۵.				18.03.503(b)
Christmas Tree Sales Lot and Similar Uses											Ъ	۵	۵	۵	۵	۵	۵	۵	۵	۵		۵	۵	۵.	4	4	٦	<u>а</u>	Δ	Δ.	<u> </u>	18,03,503(c)
Construction Field Office	Д	۵	۵	Д	Д	۵	۵	۵	۵	Ь	Ь	Д	Д	۵	۵	۵	۵	۵	۵	۵	۵	۵	۵	۵.	4	ط	۵.	Δ.				18,03,503(d)
Garage Sale	۵	۵	۵	Д	Ъ	۵	۵	۵	۵	Ь																						18,03,503(e)
Parking Lot, Open											Ь	Д	Д	۵	۵	۵	۵	۵	۵	۵	۵	۵	Д	Д.	А	4	Р	А				18,03,503(f)
Real Estate Sales Office	۵	۵	Д	Ь	Ь	۵	۵	۵	۵	Ь	Ь	Д	Ъ	۵	۵	Д	۵	۵	۵	۵	۵	۵	۵	Д.	4	4	<u> Ч</u>		<u>а</u>	Δ.	_	18,03,503(g)

#### Table 3-1 Table of Allowed Uses

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

				Resi	Residential	ıtial									Mix	Mixed-Use	Use						Ē	<b>Employ</b>	<u>&gt;</u>		,	Special	cial		
Zone Districts	LLR2.5	LLR1	LLR.5	SF3	SF8 SF5	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	PF PGOS	UT5	UT10	UT40	Use-Specific Standards
Stockpiling	Ь	<u></u>	_	J d	٠	д д д д д	۵	<u>۵</u>	Ь	۵	Ь	Ь	۵	Ъ	Ь	Ь	Ь	Ь	Ь	۵	Ь	Ь	_ _	_	А	4	ЬР	۵	۵	۵	18,03,503(h)
Urban Farm	۵	۵	۵	ЬР	<u>م</u>	Ч	۵	۵	Ъ	۵	۵	۵	۵	۵	۵	۵	۵	Ъ	۵	۵	۵	۵	_	_	۵.	٩	ЬР	۵	۵	۵	18,03,503(i)
Vegetation Management	۵	۵	4	4	<u>а</u>	А	۵		Δ.	۵	۵	۵	۵	۵	۵	۵	Д	Ф	۵	۵	۵	۵	<u> </u>	<u> </u>	4	٩	А	۵	۵	۵	18.03.503(j)