

High Impact Uses in C-2 Zones Development Code Amendment



Draft August 25, 2023

SECTION 1. Subsection amended. Section 15-38-2B of the Ogden Municipal Code

is amended to read as follows:

B. Landscaping Setbacks And Coverage:

1. Notwithstanding the required landscaping for those setbacks which are listed in subsection A of this section, there may be additional landscaping required based on other provisions of this title. Additional requirements include, but are not limited to, installation of landscaping in public right of way (subsection 15-4-5.E.2 of this title), preserving existing trees (subsections 15-4-5.E.6 and 15-4-.E.6 of this title), setbacks when next to residential zones (subsection 15-4-5F of this title), screening of service and storage areas (subsection 15-4-5G of this title), and parking lot landscaping (subsections 15-12-9B and C of this title) and additional mitigation for high impact C-2/CP-2 uses adjacent to residentially zoned property (section 15-38-3 of this title).

2. For commercial and mixed commercial residential developments, a minimum ten percent (10%) of the total site shall be landscaped. A maximum of fifteen percent (15%) of the required landscaping can be in turf grass provided it has a minimum of width of fifteen feet (15'). All required landscaping areas in front yard setbacks, side yard setbacks, and other required setback for parking less than ten feet (10') in width and side yard setbacks facing a street shall be landscaped only with water-wise landscape plantings. Plant selections shall be those plants listed as water-wise by various regional resources as acceptable plantings for northern Utah climate and irrigated by an acceptable drip irrigation system that meets the requirements found in chapter 15-28 of this title. The water-wise shrubs shall be spaced so that at mature growth they cover a minimum of fifty percent (50%) of the planter surface area and irrigated by a drip irrigation system. Mulch shall be planted to cover the ground under and around plants and in areas without plants at a depth of four inches (4") for wood bard or chips and at a depth of twice the size of any gravel or small stone mulch but in no case less than three inches (3") thick. The planning commission may reduce the percentage requirement based on the following criteria:

a. There is a physical hardship associated with the property that results in a unique circumstance that does not generally apply to other similar properties;

b. The proposed reduction in landscape area shall be mitigated through enhanced landscaping improvements and/or the provision of amenity areas that exceed the minimum standards of this chapter;

c. Reductions shall not be granted for the sole reason of providing additional building area, increasing residential density on a property, or meeting the minimum off-street parking stall requirement.

3. In addition to required setbacks, single-family row house dwellings and multiple-family dwellings in the C-2/CP-2 and C-3/CP-3 zones shall have a minimum of twenty percent (20%) of the lot area developed in open green space and amenity areas. A maximum of fifteen percent (15%) of the required landscaping can be turf grass. Additional turf grass can be used if the open green space is designed for a recreation field. For open green space and amenity areas:

a. Landscaping in required setback areas and parking lots is excluded from the calculation of open green space and amenity areas.

b. The open green space and amenity areas shall be open and accessible to all residents.

c. Single-family row house dwellings and multiple-family dwellings of sixteen (16) units or less are required to only provide exterior open green space and amenity areas.

d. Multiple-family dwellings of more than sixteen (16) units shall provide a combination of exterior open green space and amenity area and an interior amenity area. The required amount of interior amenity space is:

(1) A minimum of four hundred (400) square feet of interior amenity space;

and

(2) An additional ten (10) square feet of interior space for every unit over forty (40) units.

e. Amenity areas are a combination of designed fixtures and functions in the open green space area and any required interior amenity space with uses described in this subsection. When interior amenity space is utilized, the combination of interior amenity space and exterior open green space and amenity space shall meet the twenty percent (20%) minimum.

f. Open green space area requirements are:

(1) A minimum six foot (6') wide sidewalk is required from the building to on-site exterior amenity spaces in the open green space;

(2) The minimum open green space shall not be located facing a public street. It may be in a courtyard defined by the exterior building walls or behind the building;

(3) Screening as described in subsection 15-38-3B will be required if the exterior amenity space abuts a property used for residential use;

(4) Except for garden areas, recreational fields or courts, and outdoor pools, the open green space shall be designed to include shade features such as trees, awnings, trellis or shade screens; and

(5) The inclusion of at least three (3) of the following amenity features in the open green space:

(A) Playground with a three hundred (300) square foot minimum area;

(B) Gas fire pit with seating area of minimum fifteen foot (15') radius paved area;

(C) Three (3) or more benches or seating for at least six (6) people in all;

(D) Two (2) or more tables with chairs;

(E) Water feature designed to take into account the scale of the space in which it is located;

(F) Artistic display such as a sculpture or mural designed to take into account the scale of the space in which it is located;

(G) Permanent game area with equipment, such as shuffleboard, or chess/checkers tables;

(H) Community garden and shed area (thirty (30) square feet per twenty (20) units);

(I) Outdoor grill at one grill for every forty (40) units or portion thereof;

(J) Fenced dog park with a two hundred (200) square foot minimum area;

(K) Recreational field or court; or

(L) Outdoor pool.

g. Interior amenity space requirements may be made up of one or more of the following designated spaces provided the square footage meets the minimum requirements:

(1) Fitness center;

(2) Spa;

(3) Indoor swimming pool;

(4) Hot tub;

(5) Cooking and dining facilities for group gatherings;

(6) Library/study;

(7) Clubhouse;

(8) Lounge; or

(9) Game room.



h. The required amount of open green space and amenity requirements is reduced in total size to ten percent (10%) of the lot area if the single-family rowhouse dwelling or multiple-family dwelling is located within a 1,320 feet (0.25 miles) legal walking distance of a dedicated public park that is a minimum of 0.75 acres, provided that any required interior amenity space shall not be reduced in size based on this subsection.

SECTION 2. Section amended. Section 15-38-3 of the Ogden Municipal Code is amended to read as follows:

15-38-3: PROTECTION OF ADJOINING RESIDENTIAL PROPERTIES:

A. Purpose Of Screening: The intent of the screening requirements provided herein is to protect residential zones from the potential impacts commonly associated with commercial uses, such as lights, noise, increased pedestrian and automobile traffic, invasions of privacy and physical intrusions on property.

B. Screening Requirement: Whenever development abuts property in a residential zone, screening is required to protect residential properties from the potential impacts of lights, noise, increased pedestrian traffic, invasions of privacy and physical intrusions on property. Based on the applicant's site plan, the community development department will determine the potential impacts resulting from location, site design and layout as they relate to the areas of concern identified in table A of this section. The applicant may then choose from among those screening options in table A of this section that will mitigate all of the identified impacts. The specific standard for each option is identified in table B of this section. Determinations may be appealed to the planning commission. If there are no potential impacts, screening is not required.

C. Mitigation of High Impact Uses: There are some permitted or conditional uses in C-2 and CP-2 zones that are known to have a greater impact on surrounding uses than other uses allowed in the zone. When these high impact uses are proposed on any lot with one hundred feet (100') of residentially zoned property, they are subject to additional mitigation requirements that will help reduce their impact to the residential property (see Table C in this section). These requirements do not apply if the residentially zoned property is developed with a nonresidential use.

TABLE A: SCREENING OPTIONS

Impacts On Adjacent Residentially Zoned Property					
Areas Of Concern	Lights	Noise	Privacy	Objectionable Views	Access Restriction
Parking, vehicle stacking,	A,B,D,E,C ¹ or H ¹	D,E,C ¹ or H ¹	D,E,C ¹ or H ¹	A,B,D,E,C ¹ or H ¹	D,E,F,G,H or I

loading and unloading docks ²					
Service entrance and exit ²	D,E,C ¹ or H ¹	D,E,C ¹ or H ¹	D,E,C ¹ or H ¹	D,E,G,C ¹ or H ¹	D,E,F,G,H or I
Dumpster ²	D,E,C ¹ or H ¹	D,E,C ¹ or H ¹	D,E,C ¹ or H ¹	D,E,G,C ¹ or H ¹	D,E,F,G,H or I
Outdoor storage ²	D,E,C ¹ or H ¹	D,E,C ¹ or H ¹	D,E,C ¹ or H ¹	D,E,G,C ¹ or H ¹	D,E,F,G,H or I
Outdoor activity areas ²	D,E,C ¹ or H ¹	D,E,C ¹ or H ¹	D,E,C ¹ or H ¹	D,E,G,C ¹ or H ¹	D,E,F,G,H or I
Distance of building from residential property line ²	E or H ¹		E or H ¹	E or H ¹	
<p>1. This is an option only when abutting residentially zoned property is vacant or has substantial existing vegetation. In either instance the time needed for growth of vegetation will not be detrimental to the buffering needs.</p> <p>²High impact uses in the C-2/CP-2 zone are required to provide more substantial buffers, site plan and/or building modification to further reduce impacts of the C-2/CP-2 use on adjacent residentially zoned property. See Table C in this section.</p>					

TABLE B: SCREENING OPTION DESCRIPTIONS

Option	Screening Type	Purpose And Standards
A	4' berm	<p>Screens vehicles in parking lot and decreases asphalt appearance, except when difference in topography offsets screening. Any berm shall have a minimum height of 4' and a stabilized side slope of no greater than 3 to 1 ratio of run to rise. Berms shall be a minimum width of 12'. BBerm with shrub landscaping sufficient to achieve a 4' high screenScreens parking lot and buffers building. Evergreen shrubs shall be of a locally adapted species such as pyracantha, yew, juniper or evergreen euonymus. Shrubs shall be a minimum of 5 gallons when planted and shall be expected to reach a height of at least 4' within 5 years of planting. Shrubs shall be planted at a maximum of 5' on center. The berm shall have a stabilized side slope no greater than 3 to 1 ratio of run to rise.</p>

Option	Screening Type	Purpose And Standards
B	<p><u>Berm with shrub landscaping sufficient to achieve a 4' high screen</u></p>	<p><u>Screens parking lot and buffers building. Evergreen shrubs shall be of a locally adapted species such as pyracantha, yew, juniper or evergreen euonymus. Shrubs shall be a minimum of 5 gallons when planted and shall be expected to reach a height of at least 4' within 5 years of planting. Shrubs shall be planted at a maximum of 5' on center. The berm shall have a stabilized side slope no greater than 3 to 1 ratio of run to rise.</u></p>
C	<p>Evergreen hedge with an ultimate height of at least 5'</p>	<p>Screens parking lot except when difference in topography offsets screening and buffers building which is close to property line. Shrubs shall be of a locally adapted evergreen species such as arborvitae (<i>Thuja occidentalis</i> or <i>orientalis</i>), juniper (<i>Juniperus virginiana</i> or <i>chinensis</i>), pyracantha, yew (<i>Taxus media</i>), or evergreen euonymus (<i>Euonymus japonica</i>), with a 5 gallon minimum planted size, and shall be expected to reach a height of at least 5' within 5 years of planting. Shrubs shall be planted at a maximum of 5' on center.</p>
D	<p>6' solid fence of either wood, vinyl or chainlink with interlocking opaque vinyl or a decorative masonry wall with textured surface facing residential use</p>	<p>Screens ground level lights, noise, objectionable views, provides privacy and access restriction, and texturing provides aesthetic relief, "Decorative masonry" shall include split-face block or brick, brick, fluted block, or masonry wall with stucco finish, but shall not include openings in the wall surface below a height of 6'. Bumper guards set back a minimum of 2¹/₂' from the fence shall be required when fence abuts parking.</p>
E	<p>A minimum 6' wide landscaped strip with trees and either a 6' solid fence of either wood, vinyl or chainlink with interlocking opaque vinyl or a decorative masonry wall with textured surface facing residential</p>	<p>Screens ground level lights, higher level lights, noise, objectionable views; provides privacy, access restriction and additional noise mitigation. Trees shall be a minimum of 2" caliper in size, spaced at a minimum of 20' on center.</p>

Option	Screening Type	Purpose And Standards
	use	

F	6' chainlink fence	Provides security and access restriction. Used only when these are the major impacts. Bumper guards, set back a minimum of 2 ¹ / ₂ ' from the fence, shall be required when fence abuts parking.
G	6' chainlink fence with inserts in the fence fabric	Provides security and access restriction. Inserts help screen objectionable views. Inserts shall be of a durable opaque material and shall be kept in good repair. Bumper guards, set back a minimum of 2 ¹ / ₂ ' from the fence, shall be required when fence abuts parking.
H	6' open fence with evergreen shrubs	Screens ground level and higher level lights, provides security and access restriction. Vegetative screen provides additional noise mitigation and screens objectionable views. Trees and shrubs shall be of a locally adapted evergreen species such as arborvitae, juniper, pyracantha, evergreen euonymus, pines or spruces, with a planted size of at least 15 gallons for trees and 5 gallons for shrubs, and shall be expected to reach a height of at least 5' within 5 years of planting. Trees shall be planted at 20' on center and shrubs at 5' on center.
I	Ornamental wrought iron fence or other decorative see-through fencing	Provides some access restriction. Used when this is the only impact from the proposed development. Bumper guards set back a minimum of 2 ¹ / ₂ ' from the fence, shall be required when fence abuts parking.

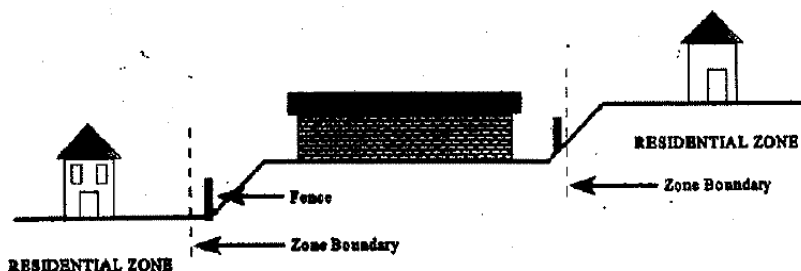
TABLE C. HIGH IMPACT USE MITIGATION WHEN NEAR RESIDENTIAL ZONES

<u>Site access</u>	<u>Entrances and exits shall be at least one hundred feet (100') from the residentially zoned property.</u>
<u>Building openings</u>	<u>Building openings other than pedestrian entrances shall not face the residentially zoned property.</u>
<u>Building noise dampening</u>	<u>A building shall be designed and constructed to minimize the noise that exits the building. The use of building materials, windows, roofing, insulation, openings, and design may be required to reduce noise or vibration.</u>

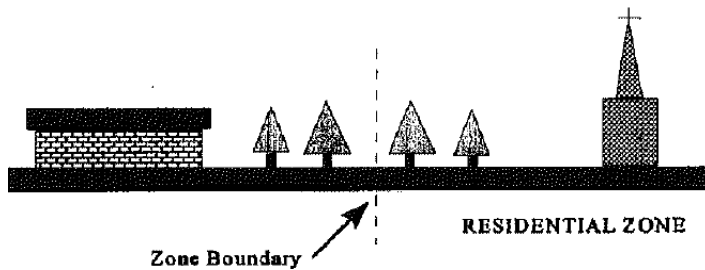
<u>Noise Study</u>	<u>The applicant shall submit a noise study from a qualified professional that demonstrates the operation will not exceed the maximum allowable sound levels in title 12, chapter 14 of this code.</u>
<u>Location of noise generating activity</u>	<u>Noise generating activities that are planned outside of a building, such as vacuums, batting cages, playgrounds, drive-through queuing lanes, or restaurants with drive-in, shall be set back at least fifty feet (50') from the residentially zoned property.</u>
<u>Hours of operation</u>	<u>Hours of operation are limited to the hours between six o'clock (6:00) A.M. and ten o'clock (10:00) P.M.</u>
<u>Loading and Unloading Docks</u>	<u>Loading and unloading docks shall be screened from residentially zoned properties.</u>

C.D. Waivers: The Planning Commission may waive the screening fence requirement in full or in part or may require a see-through rather than a solid fence, if the purpose of this Section is achieved, and it is determined that one or more of the following conditions applies:

1. Topography: Immediate grade differences exist between the development and residential zone to such an extent that no additional buffering or protection of the residential zone would be provided by the fence.

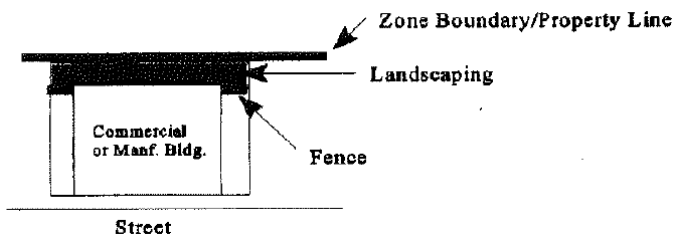


2. Visual Screening: Existing vegetation along the zone boundary provides adequate visual screening; provided, that the adjacent residentially zoned property is fully developed with other than a dwelling or dwelling units.



3. Substitution Of Building For Fence: The wall of a commercial building facing a side or rear yard adequately serves as a screening fence; provided, that the yard setback area between the building and the property line shall be entirely landscaped. It shall be unlawful to use any part of such area for storage, dumping, garbage receptacle, loading and unloading, delivery, other service access, or parking.

RESIDENTIALLY ZONED PROPERTY



SECTION 3. Subsection amended. Section 15-38-4B of the Ogden Municipal Code is

amended to read as follows:

B. Car Wash; Restrictions: A car wash shall be permitted subject to the following restrictions:

1. Operation or use is forbidden between the hours of ten o'clock (10:00) P.M. and six o'clock (6:00) A.M. on the following morning in C-1 and C-2/CP-2 zones ~~only~~.

2. If the proposed use is within one hundred feet (100') of any residential zone property, the following shall apply:

a. The applicant shall submit a noise study that shows the operation will not exceed the maximum allowable sound levels in title 12, chapter 14 of this code.

b. The building housing the car wash, any outdoor mechanical equipment, such as vacuums or dryers, and entry, queuing, and exit lanes shall be set back a minimum of fifty feet (50'), from the property line of any residentially zoned property.



c. Any entrance or exit to a tunnel or wash bay shall be oriented away from the residentially zoned property.

2-3. There shall not be more than four (4) washing bays for a manual spray car wash in the C-1 zones only.

3-4. Off street vehicle storage required as follows:

- a. One bay car wash: Four (4) spaces in the approach lane;
- b. Two (2) bay car wash: Three (3) spaces in the approach lane for each wash bay;
- c. Three (3) or more bay car wash: Two (2) spaces in the approach lane for each wash bay.

SECTION 4. Section amended. Section 15-38-5 of the Ogden Municipal Code is

amended to read as follows:

15-38-5: USES:

In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided in chapter 7 of this title. Uses designated as "N" will not be allowed in that zone.

		C-1 And CP-1	C-2 And CP-2	C-3 And CP-3
A.	Accessory apartment, 1 unit.	P	P	P
	Accessory apartment, 2 or more units (provided 1 additional parking space is provided on site for each unit in excess of 1).	N	N	P
	Accessory buildings and uses customarily incidental to a permitted use.	P	P	P
	Adult daycare with hours of operation between 6:00 A.M. and 6:00 P.M. on weekdays.	P	N	N
	Air conditioning, sales and service.	N	N	P
	Altering, pressing and repairing of wearing apparel.	P	P	P
	Ambulance base stations.	N	€ C ¹	P
	Amusement park.	N	N	C

		C-1 And CP-1	C-2 And CP-2	C-3 And CP-3
	Animal hospital, small animals only, and provided all animals are maintained and kept within completely enclosed building.	N	P	P
	Animal hospital, small animals only, and provided conducted within completely enclosed building. Outdoor kenneling of animals, patients provided.	N	C ¹	C
	Arcade (on the following conditions):	N	P	P
	1. That in C-2 zones, arcades be located in planned shopping centers or malls; and that such mall or shopping center be on at least a 4 acre site;			
	2. That in both C-2 and C-3 zones, no arcade be located within 600 feet of any public elementary or secondary school, measured linearly between closest property lines;			
	3. That in C-3 zones, no 2 arcades shall be closer than 600 feet apart, measured linearly between closest property lines.			
	Archery shop and range, provided conducted within completely enclosed building.	N	P	P
	Athletic club.	N	P	P
	Auction establishment.	N	N	P
	Automobile lube and oil center.	N	P ¹	P
	Automobile, new or used, sales and service.	N	N	P
	Automobile part sales.	N	P	P
	Automobile repair, including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building.	N	N	P
	Automobile, sales only online, subject to the following conditions:	N	N	P
	1. Office space shall be located only in a commercial building.			
	2. On-site parking for dealership owned vehicles shall be limited to a maximum of 6 stalls. On-site parking will be subject to meeting the provisions			

		C-1 And CP-1	C-2 And CP-2	C-3 And CP-3
	of Chapter 12 of this title.			
	3. Space for the vehicles shall be on the same site as the office. Vehicles parked on site shall not have any attached signage, writing on the windows or advertising to promote the sale of the vehicle. The parking area shall be treated as normal office parking and shall not have any promotional banners or temporary signage as defined in Title 18 of the Ogden Municipal Code.			
	4. On-site parking stalls shall not be used for automobile detailing, maintenance, or repair, such as paint, body and fender, brake, muffler, upholstery, or transmission work.			
	5. On-site parking stalls shall be used to park functioning, operable vehicles for retail sales. Vehicles parked on the site for sale or potential sale shall not have any appearance of damage and shall be in good operating condition and physical appearance. No noticeable significant damage, such as broken windows, extensive body rust, flat tires, missing bumpers, or body damage, is allowed.			
	Automobile service station; provided, that service bays are part of the main building and limited to a maximum of 1 bay in a C-1 and 2 bays in a C-2. No outside display of accessory items to be sold nor outside storage shall be permitted. 1 freestanding single bay, rotating brush car wash shall be permitted as an accessory use.	P	P <u>P</u> ¹	P
	Awning sales and service.	N	P	P
B.	Baby formula service.	P	P	P
	Bakery goods manufacturing.	N	N	P

	C-1 And CP-1	C-2 And CP-2	C-3 And CP-3
Bakery manufacture limited to goods retailed on premises.	P	P	P
Bank or financial institution.	P	P	P
Barbershop.	P	P	P
Bath and massage establishment.	N	P	P
Beauty culture school.	N	N	P
Beauty shop.	P	P	P
Bed and breakfast inn, subject to the following standards:	N	P	P
1. 2 parking spaces shall be provided for the host family, plus 1 space for each guestroom;			
2. Proprietor or owner must occupy the property;			
3. Meals may only be served to overnight guests;			
4. Signs are limited to nameplate signs, not exceeding 2 square feet in residential zones. In addition, a freestanding identification sign not to exceed 4 square feet is permitted. If illuminated, only indirect spotlighting is allowed, thus prohibiting backlighted signs.			
Beer parlor, sale or draft beer.	N	N	C
Billiard parlor.	N	N	P
Blueprinting and photostating.	N	P	P
Boarding house.	N	P	P
Boat sales and service.	N	CC ¹	P
Bookbinding.	N	N	P
Bottling and distribution plant.	N	N	P
Bowling alley.	N	P	P
Boxing arena.	N	N	P
Bus terminal.	N	PP ¹	P
Business or professional office.	P	P	P

		C-1 And CP-1	C-2 And CP-2	C-3 And CP-3
C.	Cafe or cafeteria.	P	P	P
	Candy manufacture.	N	N	P
	Cannabis production establishment.	N	N	N
	Car wash, laundry type.	N	€ C ¹	P
	Car wash, manual spray.	C	€ P ¹	P
	Carbonated water sales.	N	P	P
	Carpenter and cabinet shop.	N	N	P
	Carpet and rug cleaning.	N	N	P
	Carpet, rug and linoleum service.	N	P	P
	Cash register sales and service.	N	P	P
	Catering establishment.	N	P	P
	Charitable soup kitchen, provided the following conditions are complied with:	C	C	C
	1. Minimum lot size shall be 1 acre;			
	2. Minimum building size shall be 3,500 square feet of floor space;			
	3. 1 parking space shall be provided per employee or volunteer on the highest shift;			
	4. At least 1 accessible restroom or "port- a-john" shall be provided on the site and kept open to patrons during off hours;			
	5. All yard areas not used for parking and associated accessways shall be landscaped;			
	6. The site shall be fenced with a minimum 5 foot high fence along adjoining properties;			
	7. The planning commission may allow the installation of open space improvements to occur in phases.			
	Christmas tree sales.	P	P	P
	Church.	N	P	P
	Church, temporary revival.	N	C	C

		C-1 And CP-1	C-2 And CP-2	C-3 And CP-3
	Circus, carnival or other transient amusement.	N	N	C
	Coal and fuel sales office.	N	N	P
	Communication equipment building.	N	P	P
	Contractor shop, provided work conducted within a completely enclosed building.	N	N	P
	Convenience store.	P	P <u>P</u> ¹	P
	Convenience store, 1 freestanding single bay rotating brush car wash shall be permitted as accessory use.	P	P <u>P</u> ¹	P
	Costume rental.	N	P	P
D.	Dance hall.	N	N	C
	Data processing service and supplies.	N	P	P
	Delicatessen.	P	P	P
	Detective agency.	P	P	P
	Diaper service, including cleaning.	N	P	P
	Drapery and curtain store.	N	P	P
	Drinking establishment. In addition to the requirements of the conditional use process, the following conditions shall apply:	N	N/C	C
	1. No more than 2 drinking establishments per linear block;			
	2. Parking shall be located on the same lot with the building and conveniently located to the entrance of the building. In determining conveniently located parking, the planning commission shall consider:			
	a. The visibility of the parking area from the building;			
	b. The lighting, existing physical development, and types of uses adjacent to the parking lot and drinking establishment;			
	c. The potential for parking conflicts with the parking lots of adjacent uses;			

			C-1 And CP-1	C-2 And CP-2	C-3 And CP-3
		d. The potential for customer usage of on street parking in front of residential uses.			
		3. Operational hours shall be considered to assure compatibility with the surrounding uses.			
		4. In addition, the following conditions shall apply to the CP-2 zone:			
		a. Must be located in a multi- tenant retail or office center of at least 3 separate uses in the building;			
		b. The drinking establishment shall not be located on the ground floor;			
		c. The drinking establishment shall be no closer than 200 feet to any residential use, measured by a direct pedestrian route from the main entrance of the establishment to the property line of the residential use.			
		Drinking establishment with cabaret license. In addition to the requirements applicable generally to drinking establishments, the planning commission shall consider the potential effects of cabaret operations on adjacent uses, including, but not limited to, any residential dwellings in the vicinity, considering hours of operation, noise, parking and traffic conflicts, and possible activities of patrons on and around the site.	N	N	C
		Drive-it-yourself agency or business.	N	P	P
		Driving range.	N	N	C
		Dry cleaning establishment:			
		Industrial.	N	N	P
		Personal service.	N	P	P
		Dry cleaning pick up station.	P	P	P
E.		Educational institution/post-high school educational institution.	N	P	P
		Educational institution/post-high school educational institution with housing.	N	P	P

		C-1 And CP-1	C-2 And CP-2	C-3 And CP-3
	Electrical and heating appliances and fixtures, sales and service.	N	P	P
	Electronic equipment sales and service.	N	P	P
	Employment agency.	N	P	P
	Express and transfer service.	N	N	C
F.	Farm implement sales.	N	N	P
	Film exchange establishment.	P	P	P
	Fireworks stands and sales.	N	P P ¹	P
	Frozen food lockers, incidental to a grocery store or food business.	P	P	P
	Fruit store or stand.	P	P	P
G.	Garden supplies and plant material sales.	P	P	P
	Glass sales and service.	N	P	P
	Go-cart track, indoor.	N	N	C
	Government buildings or uses, nonindustrial.	P	P	P
	Greenhouse and nursery.	N	P	P
	Gunsmith.	N	P	P
	Gymnasium.	N	P P ¹	P
H.	Health club.	N	P P ¹	P
	Heliport.	N	C C ¹	C
	Hospital supplies.	N	P	P
	Hotel.	N	P P ¹	P
	House cleaning and repair.	N	P	P
	House equipment display.	N	P	P
	Household pets, dwelling units only.	P	P	P
I.	Ice cream manufacture.	N	N	P
	Ice cream parlor.	P	P	P
	Ice manufacture and storage.	N	N	P

		C-1 And CP-1	C-2 And CP-2	C-3 And CP-3
	Ice store and vending station.	P	P	P
	Indoor batting ranges.	N	P	P
	Insulation sales.	N	P	P
	Interior decorating and design establishment.	N	P	P
J.	Janitor service and supply.	N	P	P
K.	Kenneling (indoor) with outdoor exercise area.	N	N	C
	Knitting mills.	N	N	P
L.	Laboratory, dental or medical.	N	P	P
	Launderette or laundromat.	P	P	P
	Laundry or dry cleaning establishment, industrial.	N	N	P
	Library.	P	P	P
	Linen supply service.	N	N	P
	Liquor store.	N	C	C
	Locksmith.	P	P	P
	Lodge.	P	P	P
	Lodging house.	N	C	P
	Luggage store.	N	P	P
	Lumberyard.	N	N	C
M.	Machine shop operations incidental to any use permitted in C-3 zone.	N	N	P
	Manufacture of goods subject to the following conditions:	N	P P ¹	P
	1. All uses and storage shall be inside a building;			
	2. Manufacturing uses are limited to assembly of products only;			
	3. A portion of the building shall be used as office or retail area;			
	4. Maximum total building size is 15,000 square feet.			

		C-1 And CP-1	C-2 And CP-2	C-3 And CP-3
	Medical cannabis pharmacy.	P	P	P
	Millinery.	N	P	P
	Miniature golf.	N	N	C
	Mobile food trailer.	N	P	P
	Mobile food truck.	N	P	P
	Mobile home sales lot and service.	N	N	P
	Monument works and sales.	N	P	P
	Mortuary.	N	P	P
	Motel.	N	P	P
	Motorboat sales and service.	N	C	P
	Museum.	N	P	P
N.	Newsstand.	P	P	P
	Nursery school.	P	<u>P P¹</u>	P
O.	Office in which goods or merchandise are not commercially created, exchanged or sold.	N	P	P
	Office supply.	N	P	P
	Ornamental iron sales or repair.	N	C	P
	Outdoor batting cages.	N	<u>€ C¹</u>	C
P.	Paperhanger shop.	N	P	P
	Park and playground.	P	P	P
	Parking lot or garage for passenger automobiles.	C	<u>€ C¹</u>	C
	Pawnshop.	N	N	P
	Personal storage units.	N	N	N
	Pest control and extermination.	N	P	P
	Pet grooming.	C	P	P
	Pet store.	N	P	P
	Photo studio.	P	P	P

		C-1 And CP-1	C-2 And CP-2	C-3 And CP-3
	Photocopying and printing services, with floor area of 1,200 square feet or less.	P	P	P
	Pie manufacture.	N	P	P
	Plumbing shop.	N	C	P
	Pony ring, without stables.	N	N	C
	Pool hall.	N	N	P
	Post office.	P	P	P
	Precious metal purchasing provided it is an accessory use to a use permitted in the zone.	P	P	P
	Printing, lithographing, publishing or reproductions sales and service.	N	P	P
	Privately operated concession or amusement business in a public park.	C	C	C
	Propane retail sales as an accessory use:	N	P	P
	1. An aboveground bulk propane storage tank shall:			
	a. Be located outside of any required setback;			
	b. Not exceed 16 feet in length if tank is horizontal;			
	c. Not exceed the primary building height or 10 feet, whichever is lower, if tank is vertical;			
	d. Not exceed a volume of 1,100 gallons;			
	e. Be limited to 1 tank per site.			
	Public utilities substation.	C	C	C
Q.	Reserved.			
R.	Racquet club.	N	P	P
	Radio and television sales and service.	C	P	P
	Radio, television or FM broadcasting station.	N	P	P
	Real estate agency.	N	P	P
	Reception center or wedding chapel.	N	C	P
	Recreational vehicle storage.	C	C	P

		C-1 And CP-1	C-2 And CP-2	C-3 And CP-3
	Rental agency for home and garden equipment.	N	P	P
	Residential:			
	Group dwelling (see chapter 10 of this title for applicable conditions).	N	C	C
	Multiple-family dwelling.	N	P	P
	Multiple-family dwelling with commercial on ground floor.	N	P	P
	Single-family row house dwelling.	N	P	P
	Two-family dwelling.	N	N	P
	Restaurant.	P	P	P
	Restaurant, drive-in.	P	<u>P</u> <u>P</u> ¹	P
	Drive-in restaurants in the C-1 zone shall comply with the following conditions of approval:			
	1. Shall be located only on arterial roads.			
	2. Hours of business be from 7:00 A.M. to 11:30 P.M.			
	3. The minimum square footage of the building shall be 2,600 square feet and the maximum 4,000 square feet.			
	4. Exterior speakers shall be designed and installed to minimize the audible impact to the adjacent residences.			
	5. Drive-up windows shall face either the street or nonresidential uses.			
	6. Business signs shall be only monument signs and they shall not exceed 8 feet in height.			
	7. At least 60 percent of the building square footage shall be designed and devoted for sit down dining.			
	Restaurant with cabaret. In addition to the requirements of the conditional use process, the planning commission shall consider the potential effects of the type of proposed cabaret operations on adjacent uses, including, but not limited to, any	N	N	C

		C-1 And CP-1	C-2 And CP-2	C-3 And CP-3
	residential dwellings in the vicinity, considering hours of operation, noise, parking and traffic conflicts, and possible activities of patrons on and around the site.			
	Retail sales establishment doing business and having displays inside an enclosed building whose main use is the selling of goods or merchandise to the general public for personal, household or business use and rendering services incidental to the sale of such goods:			
	Total building size 3,000 square feet or less.	P	P	P
	Total building size 3,001 to 10,000 square feet.	C	P	P
	Total building size 10,001 to 40,000 square feet.	N	P	P
	Total building size 40,001 to 60,000 square feet.	N	C	P
	Total building size 60,001 or greater.	N	C	C
	Retail sales establishment doing business whose main use is the selling of goods or merchandise to the general public for personal, household or business use and rendering services incidental to the sale of such goods, including outdoor displays or storage of such things as building materials, garden supplies, but not tires, vehicles or vehicle parts:			
	Total building size less than 10,000 square feet.	N	N	C
	Total building size 10,000 square feet or greater.	N	C	C
	Retail tobacco specialty business provided it meets the requirements of section 15-13-35 of this title.	N	N	P
	Rollerskating rink. Rollerskating rinks in the C-1 and C-2 zones, as well as CP-1 and CP-2 zones, shall comply with the following conditions of approval:	P	P	P
	1. Shall be located in a commercial center or site of at least 1 acre in size;			
	2. Such establishment shall not be open for business later than 10:00 P.M. Sunday through Thursday, and not later than 11:30 P.M. on			

		C-1 And CP-1	C-2 And CP-2	C-3 And CP-3
	Fridays and Saturdays;			
	3. No alcoholic beverages shall be sold or consumed on the premises of the skating rink;			
	4. Minimum of 5 foot high screening fence shall be required along all property lines abutting residential property except that no fence shall be higher than 3 ¹ / ₂ feet in a front yard setback or side yard facing a street on a corner lot;			
	5. No musical instruments, phonograph, sound amplifier or similar device shall be operated in such a manner as to create a noise disturbance across a real property boundary. If such a device is plainly audible on the property of another or within a building other than that within which the device is located, and if a complaint is made to the police department and verified by them that a noise disturbance exists, this shall serve as prima facie evidence of a violation of this condition of approval.			
	Roofing sales or shop.	N	P	P
S.	Seasonal sales of produce and beverage, subject to the following standards:	P	P	P
	1. All stands or trucks and displayed produce must be located on private property and not in the public right of way;			
	2. Such stands or displays shall be set back at least 20 feet from adjoining street right of way lines;			
	3. Off street parking must be available on site or within 500 feet of the site;			
	4. No portable, flashing or banner signs shall be permitted;			

		C-1 And CP-1	C-2 And CP-2	C-3 And CP-3
	5. Such use shall either locate in a temporary building under 400 square feet for a period not to exceed 6 months in 1 calendar year, or in a permanent building year round. (The requirement to locate in a permanent or temporary building shall not apply in the M-1 and M-2 zones.)			
	Service station automobile, excluding painting, body and fender and upholstery work.	P	P _{P1}	P
	Sexually oriented businesses (see section 15-13-13 of this title for applicable conditions):			
	Adult business and adult live entertainment businesses.	N	N	P
	Outcall services and adult entertainment dancing agencies.	N	P	P
	Sheet metal shop and retinning, provided all operations are conducted within completely enclosed building.	N	N	C
	Shelter for the homeless.	N	N	C
	Sheltered workshop, provided the activities and processes are allowed as uses in the zone.	N	N	P
	Shoe repair or shoeshine shop.	P	P	P
	Shooting gallery.	N	N	P
	Short term loan business (see section 15-13-34 of this title for applicable regulations).	N	P	P
	Sidewalk vendor.	N	N	N
	Sign manufacture or sign painting.	N	N	P
	Signs (see title 18, chapter 5, "Appendix A", of this code).			
	Single room occupancy.	N	N	N
	Social hall, subject to the following minimum standards which may be further restricted or added to by the planning commission:	N	C	C
	1. The social hall has a maximum size of 4,000 square feet.			

		C-1 And CP-1	C-2 And CP-2	C-3 And CP-3
	2. The facility is open for business at least 5 days per week with a maximum of 2 days per week allowed for events where individual paid entry is linked to: dancing to live music; or an event or performance by an individual or group, such as live music or live entertainment.			
	3. Hours of operation to be determined based on site location and characteristics.			
	4. No alcohol is permitted in the building or the property unless a special event license is issued for a private function.			
	5. The use has games, social areas, programs or other activities available for use during the hours of operation but not a sufficient number of devices to be an arcade or pool hall.			
	6. The use for private functions does not allow for ticket sales to the function or for participating in events associated with the function.			
	Studio for professional work, teaching, performance or exhibitions of fine arts.	P	P	P
	Swap meet, subject to the following conditions: Must be operated in a completely enclosed building, except for incidental outdoor displays, and accessory fenced areas for storage of such things as living plant materials or items that because of fire code regulations may not be stored inside of building, i.e., gas lawn mowers, rototillers, compressors, or other machinery producing fumes or exhaust.	N	N	C
	Swimming pools.	N	C	P
T.	Tailor shop.	N	P	P
	Taxicab stand.	P	P	P
	Taxidermist.	N	P	P
	Telegraph office.	P	P	P
	Temporary automotive summer sales in commercial parking lots.	N	P	P

		C-1 And CP-1	C-2 And CP-2	C-3 And CP-3
	Temporary building for uses incidental to construction work. Such buildings shall be removed upon completion of the construction work.	P	P	P
	Temporary business.	N	N	N
	Theater, indoor.	N	P	P
	Theater, outdoor.	N	N	C
	Tire stores, sales and service, subject to the following standards:	N	P P ¹	P
	1. No outside tire storage is permitted;			
	2. Incidental repair work is permitted such as alignments, inspections, minor tune ups, but no muffler, transmission, bodywork, or major engine repair shall be permitted.			
	*3. Stores in the C-2 Zone shall be subject to the following additional standards:			
	a. The store shall be located in a minimum 10 acre shopping center and only as a portion of a main building;			
	b. The building design shall not be altered contrary to the established theme of the shopping center;			
	c. No freestanding accessory structures shall be allowed;			
	d. Vehicle access doors to the building shall not be visible from any public street or residential <u>residentially zoned</u> property;			
	e. No customer cars shall be kept overnight outside the building.			
	Tool design (precision) repair and manufacture.	N	N	C
	Towing or impound lot.	N	N	C
	Trade or industrial school.	N	C	P
	Trailer sales and service.	N	N	P

		C-1 And CP-1	C-2 And CP-2	C-3 And CP-3
	Transitional housing. Subject to the site development standards meeting section 15-38-2 of this chapter for the C-2 Zone and section 15-38-2 of this chapter for the C-3 Zone.	N	C	C
	Travel agency.	P	P	P
	Truck terminal.	N	N	N
U.	Upholstery shop.	P	P	P
	Used car lot.	N	N	C
V.	Ventilating equipment, sales and service.	N	C	P
W.	Warehouse storage.	N	N	N
	Waterslide.	N	C ¹	C
	Weather stripping shop.	N	P	P
	Welding shop.	N	N	C
	Wholesale business.	N	N	P
	Window washing establishment.	N	P	P ¹

¹These uses are considered high impact uses when abutting a residential zone boundary. Additional requirements are required to mitigate potential impacts to adjacent residentially zoned property. See section 15-38-3 of this title.