

**Attachment B: Revised Code Sections**

**Proposed Article Changes**

Changes to the text are shown on the following pages and are noted in **red**. Additions are underlined; and deleted text is ~~struckthrough~~.

**Amend Section 20-403:**

Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed			Base Zoning Districts															Use-Specific Standards (Sec. 20-)	
		CN1	CN2	MU (PRIMARY/ SECONDARY)	MU (TERTIARY)	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H		
	RESIDENTIAL USE GROUP																		
Household Living	Accessory Dwelling	P*	-	P*	P*	-	-	-	-	-	-	-	-	-	-	-	-	534	
	Attached Dwelling	P*	-	P*	P*	-	-	-	-	-	-	-	-	-	-	P*	-	503	
	Cluster Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	702	
	Detached Dwelling	P*	-	P	P	-	-	-	-	-	-	-	-	-	-	P*	A*	508	
	Duplex	P*	-	P*	P*	-	-	-	-	-	-	-	-	-	-	-	-	503	
	Manufactured Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	A		
	Manufactured Home, Residential-Design	P*	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	513	
	Mobile Home	-	-	-	-	-	-	-	-	-	-	P	-	P	-	P	A		
	Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Multi-Dwelling Structure	-	P*	P*	P*	-	P*/S*	P*		P*	-	-	-	-	-	S	A	517	
	Non-Ground Floor Dwelling	P*	P*	P*	P*	-	P*	P*	-	P*	-	-	-	-	-	-	-	517/542	
	Work/Live Unit	P*	P*	P*	P*	-	P*/S*	P*	-	P*	-	P*	-	-	-	-	-	517/541	
	Zero Lot Line Dwelling	P*	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	531	
	Home Occupation, Type A or B	-	-	A*	A*	-	-	-	-	-	-	-	-	-	-	-	-	537	
Group Living	Assisted Living	-	-	P	P	-	-	-	-	-	-	-	-	-	-	S	S		
	Congregate Living	-	-	P*	S*	-	-	-	-	-	-	-	-	-	-	-	-	546	
	Dormitory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A		
	Fraternity or Sorority House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Group Home, General (11 or more)	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	A		
	Group Home, Limited (10 or less)	P	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-		
	PUBLIC AND CIVIC USE GROUP																		
	College/University	S	P	P	S	P	P	P	P	P	P	P	-	P	-	P	A		
	Cultural Center/ Library	S	P	P	S	S	P	P	-	-	P	-	-	-	S	P	A		
	Day Care Center	S*	P*	S*	S*	S*	S*	P*	P*	P*	P*	P*	A*	P*	-	-	-	507	

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[illegible]

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		CN1	CN2	MU (PRIMARY/ SECONDARY)	MU (TERTIARY)	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
	Undeveloped Private Recreation	P	P	P	P	-	P	P	-	P	-	-	-	-	P	P	A	
Religious Assembly	Campus or Community Institution	P*	P*	P*	S*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	A*	522
	Neighborhood Institution	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	-	522
	COMMERCIAL USE GROUP																	
Animal Services	Kennel	-	-	-	--	-	-	P	P	P	-	P	-	P	-	-	-	
	Livestock Sale	-	-	-	--	-	-	S	S	S	-	P	-	P	-	-	-	
	Sales and Grooming	P	P	P	S	P	P	P	P	P	-	P	-	P	-	-	-	
	Veterinary	-	P	P	P	P	P	P	P	P	P	P	-	P	-	-	-	
Eating and Drinking Establishment	Accessory Bar	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	-	-	-	-	-	509
	Accessory Restaurant	-	-	-	--	-	-	-	-	-	A	-	-	-	-	-	-	
	Bar or Lounge	-	P/S*	S*	--	-	P*	P*	P*	P*	-	-	-	-	-	-	-	509
	Brewpub	-	P*	S*	--	-	P*	P*	P*	P*	-	-	-	-	-	-	-	509
	Fast Order Food	P*	P*	P	--	P*	P*	P*	P*	P*	-	P*	-	-	-	-	A*	511/509
	Fast Order Food, Drive-In	-	S	-	--	-	-	P	P	P	-	P	-	-	-	-	-	
	Nightclub	-	-	-	--	-	P*	-	P*	P*	-	-	-	-	-	-	-	509
	Private Dining Establishments	P*	P*	-P	S	P*	P*	P*	P*	P*	P*	-	-	-	-	-	-	539
	Restaurant, Quality	P*	P*	P	S	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	524
Office	Administrative and Professional	P*	P	P*	P*	P	P	P	P	P	P	P	A	P	-	P	A	518
	Financial, Insurance & Real Estate	P*	P	P	P	P	P	P	P	P	P	P	-	-	-	-	A	510
	Payday Advance, Car Title Loan Business	P*	P	P	P	P	P	P	P	P	P	P	--	--	--	--	A	510
	Other	P	P	P*	P*	P	P	P	P	P	P	P	A	P	-	-	-	543
Parking Facilities	Accessory	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	535
	Commercial	-	S	S	--	S	S	P	P	P	P	P	P	P	-	P	A	

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		CN1	CN2	MU (PRIMARY/ SECONDARY)	MU (TERTIARY)	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
Retail Sales & Service	Agricultural Sales	-	-	-	--	-	-	P	P	P	-	P	-	P	-	-	-	
	Building Maintenance	-	P	S	--	-	P	P	P	P	-	P	P	P	-	A	A	
	Business Equipment	-	P	P	S	-	P	P	P	P	P	P	P	-	-	-	-	
	Business Support	-	P	P	S	P	P	P	P	P	P	P	P	P	-	-	A	
	Construction Sales and Service	-	-	-	--	-	-	P	P	P	-	P	-	P	-	-	A	
	Food and Beverage	P*	P*	P*	--	P*	P*	P*	P*	P*	-	P*	-	-	-	-	A*	511
	Mixed Media Store	P*	P*	P*	--	P*	P*	P*	P*	P*	-	P*	-	-	-	-	-	516/528
	Personal Convenience Services	P*	P	P	P	-	P	P	P	P	-	P	-	-	-	-	A	520
	Personal Improvement Services	P*	P	P	P	-	P	P	P	P	-	P	-	-	-	A	A	521
	Repair Service, Consumer	P*	P*	P*	S*	-	P*	P*	P*	P*	-	P*	-	-	-	-	-	523
	Retail Sales, General	P*	P*	P*	S*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	A*	525
	Retail Establishment, Large	-	-	-	--	-	-	P*	P*	S*	-	-	-	-	-	-	-	526
	Retail Establishment, Medium	-	P*	P*	--	-	P*	P*	P*	P*	-	-	-	-	-	-	-	526
	Retail Establishment, Specialty	-	P*	P*	--	-	P*	P*	P*	P*	-	-	-	-	-	-	-	526
Sexually Oriented Businesses	Sexually Oriented Media Store	-	-	P*	--	-	-	-	-	-	-	-	-	-	-	-	-	528
	Physical Sexually Oriented Business	-	-	-	--	-	-	-	-	-	-	-	-	-	-	-	-	528
	Sex Shop	-	-	-	--	-	-	P*	P*	P*	-	-	-	-	-	-	-	528
	Sexually Oriented Theater	-	-	-	--	-	-	P*	P*	P*	-	-	-	-	-	-	-	528
Transient Accom.	Bed and Breakfast	P*	-	P*	S*	-	-	-	-	-	-	-	-	-	-	-	-	504
	Campground	-	-	-	--	-	-	P	P	P	-	-	-	-	S	-	-	
	Hotel, Motel, Extended Stay	-	-	P	--	-	P	P	P	P	-	P	-	-	-	-	A	
	Cleaning (Car Wash)	-	S	-	--	-	-	P	P	P	-	P	A	P	-	-	-	

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Vehicle Sales & Service	Fleet Storage	-	-	-	--	-	-	P	P	P	-	P	P	P	-	-	A	
	Gas and Fuel Sales	-	S	S	--	-	-	P	P	P	-	P	P	P	-	-	-	
	Truck Stop	-	-	-	--	-	-	-	S	-	-	-	-	S	-	-	-	
	Heavy Equipment Repair	-	-	-	--	-	-	P	P	P	-	P	P	P	-	-	-	
	Heavy Equipment Sales/Rental	-	-	-	--	-	-	P	P	P	-	P	-	P	-	-	-	
	Inoperable Vehicles Storage	-	-	-	--	-	-	P	P	P	-	P	P	P	-	-	-	
	Light Equipment Repair	-	S	-	--	-	S	P	P	P	-	P	-	P	-	-	-	
	Light Equipment Sales/Rental	-	P*	-	--	-	S	P	P	P	-	P	-	P	-	-	-	545
	RV and Boats Storage	-	-	-	--	-	-	P	P	P	-	P	-	P	-	-	-	
	INDUSTRIAL USE GROUP																	
Industrial Facilities	Explosive Storage	-	-	-	--	-	-	-	-	-	-	-	-	P	-	-	-	
	Industrial, General	-	-	-	--	-	-	-	-	-	-	P	P	P	-	-	-	
	Industrial, Intensive	-	-	-	--	-	-	-	-	-	-	-	-	P	-	-	-	
	Laundry Service	-	-	-	--	-	-	P	P	P	-	P	P	P	-	-	-	
	Maker Space, Limited	P	P	P	S	P	P	P	P	P	P	P	P	P	--	A/S	--	
	Maker Space, Intensive	--	S	S	--	S	S	S	S	S	P	P	P	P	--	A/S	--	
	Manufacturing & Production, Ltd.	-	-	P	S	-	S	S	S	S	P	P	P	P	-	-	-	
	Manufacturing & Production, Tech.	-	-	-	--	-	S	P	P	P	P	P	P	P	-	-	-	
	Research Service	-	-	-P	S	S	S	P	P	P	P	P	P	P	-	-	-	
	Scrap and Salvage Operation	-	-	-	--	-	-	-	-	-	-	S*	-	S*	-	-	-	527
Wholesale, Storage & Distribution	Exterior Storage	-	-	-	--	-	-	A*	A*	A*	A*	A*	A*	A*	-	A*	A*	538
	Heavy	-	-	-	--	-	-	S	S	S	-	S	-	P	-	-	-	
	Light	-	-	-	--	-	-	P	P	P	P	P	P	P	-	S	-	
	Mini-Warehouse	-	-	-	--	-	-	P	P	P	-	P	-	P	-	-	-	

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	OTHER USES GROUP																		
Adaptive Reuse	Designated Historic Property	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	501	
	Greek Housing Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Urban Agriculture	Agriculture, Crop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	533, 548	
	Agriculture, Large Animal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Agriculture, Small Animal	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	-	533, 547	
	Farmers Market	P	P	P	S	P	P	P	P	P	P	P	S	S	S	A	-	549	
	On-Site Agricultural Sales	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	-	550	
	Urban Farm	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	-	533, 554	
Communication Facilities	Amateur & Receive-Only Antennas	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	536	
	Broadcasting Tower	-	-	-	-	-	S	-	-	-	P	P	P	P	-	-	A		
	Communications Service Establishment	P	P	P	P	P	P	P	P	P	P	P	-	P	-	P	A		
	Wireless Facility - Antenna	A*	A*	A*	A*	A*	S*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	529	
	Wireless Support Structure	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	P*	S*	S*	A*	A*	529	
	Satellite Dish	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	536	
Mining	Mining	-	-	-	-	-	-	-	-	-	-	-	-	S*	-	-	-	515	
Recycling Facilities	Large Collection	-	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-	540	
	Small Collection	P	P	P*	S*	P	P	P	P	P	P	P	-	P	-	A	A	540	
	Processing Center	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-		

**Amend Section 20-1108(c):**

(c) Compatibility

Mixed Use developments shall be compatible with existing development which surrounds the proposed Mixed-Use development. Compatibility is best achieved through a transition in Building form, Scale and intensity rather than ~~as well as~~ through uses, peripheral buffers or Landscaping. In furtherance of this purpose, development zones shall be designated on the property proposed for the Mixed Use development. Such zones shall be designated to govern the permitted Density, Building Height and Building Scale and to assure compatibility between the proposed development and surrounding existing development.

**Amend Section 20-1108(f):**

Development zones govern permitted Density on the site as well as Building Height, Scale and form. The three development zones are hierarchical in terms of development intensity permitted. A proposal to rezone to the MU District need not designate all three development zones. Development zones shall be designated to ensure compatibility with surrounding existing development. In cases where a rezoning to the MU District is proposed for a site which ~~has adjacent RS zoning is surrounded by existing detached residential development~~, a Tertiary Development Zone shall be required to be designated adjacent to such ~~zoning existing development~~ in order to ensure compatibility of height, scale, ~~use~~ and form.

**Amend Section 20-1108(f)(3):**

(3) Tertiary Development Zone

The Tertiary Development Zone is that area of land within a Mixed Use development which is designated for the least-intense development, relative to that permitted in the other zones ~~per the Density and Dimensional standards of Article 6. Tertiary Development Zones shall permit a development intensity which is no greater than that of surrounding existing development. Such zones shall permit a development form which is consistent with that of surrounding existing development (i.e. two Story detached residential Dwellings across the street from existing Structures which are of the same form, etc.). Nonresidential uses shall only be permitted in a Tertiary Development Zone if the existing surrounding development contains such nonresidential uses. A Tertiary Development Zone shall only permit a residential use type which exists in surrounding development.~~

**Amend Section 20-1108(j)(1)(i):**

(1) Vertical Mixed Use Structures

Such Structures shall be a minimum of two stories in Height above Grade and shall contain both nonresidential uses and residential uses distributed vertically throughout the Structure.

(i) Where Permitted

~~New construction of~~ Vertical Mixed Use Structures shall only be permitted in the Primary Development Zone and Secondary Development Zone. ~~Development of existing multi-story buildings as Vertical Mixed Use Structures is permitted in the~~

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**Tertiary Development Zone.** The Density and dimensional standards of Article 6 for each development zone shall apply.

**Amend Section 20-1108(j)(4)(i):**

(4) Detached Structures

Such Structures are designed to contain either a single nonresidential or a single residential use. Such Structures are designed to contain a single use.

(i) Where Permitted

Detached Structures shall only be permitted in the Tertiary Development Zone. ~~Detached residential Structures (i.e. Detached Dwellings) shall be required in Tertiary Development Zones when surrounding existing Structures are of the same form.~~