

Summary of Proposed Changes to Conditional Uses

This document is a summary of changes being proposed to each of the 47 conditional uses currently listed in all the “allowed uses” tables in Title 20. After evaluating each use individually, it was placed into one of three categories listed below.

The first category lists those uses proposed to remain conditional. These uses have larger impacts on surrounding areas and should still be evaluated on a case-by-case basis. Information in the list shows where each use is currently conditional and in which district it is currently permitted. No changes are being proposed to those uses.

The second category lists those uses proposed to be changed to permitted in any district currently listed as conditional, eliminating the need for a conditional use process. Because uses in this category will be permitted in any district shown, information contained in the list depicts all districts where the use will be permitted after proposed amendments have been adopted.

The third category lists those conditional uses that will change to permitted in some of the districts they are currently conditional, while maintaining conditional use review in other districts. The word “change” indicates the use is changing from conditional to permitted in the district(s) that follow. Additional information is provided showing the district(s) each use will remain conditional, as well as those districts the use may continue to be permitted.

If the proposed Conditional Use Interim Ordinance is adopted by the City Council the “allowed uses” tables in Title 20 will be amended to show each use as represented below.

Remain conditional

Building Maintenance Service – Conditional in B2, B3, & CBD. Permitted in C1, C2, & all M districts

Construction Sales and service – Conditional in M1R. Permitted in C1, C2, M1, & M2

Detention and Correctional Facilities – Conditional in M1 & M2. Permitted in OP3

Fraternity/Sorority - Conditional in RM2.7 and RM2. Permitted in RM1.5, RM1 & RM0.5

Gasoline and Fuel Sales - Conditional in all C districts. Permitted in all M districts

Hospital – conditional in B2, & B3. Permitted in all C, M1R, & OP3

Parking, Non-accessory – Conditional in RM2, RM1.5, RM1-35, B2, & B3. Permitted in all C and M districts, & A

Residential Storage Warehouse – Conditional in B3, C1, C2, and R districts above/denser than R5.4. Permitted in all M districts

Truck Stop/Travel Plaza – Conditional in C1 & C2. Permitted in M1 & M2

Utilities and Services/Major - Conditional in all Residential, B & C districts, & M1R, M1, OP1 and A. Permitted in M2 & OP3

Vehicle sales and service, Car Wash/Cleaning Service – Conditional in C1, M1R. Permitted in C2, M1 & M2 districts

Waste-Related Use - Conditional in M1, Permitted in M2

Water Testing Laboratory - Conditional in RM1.5 & RM1-35

Change to Permitted in all districts currently conditional

Animal Services, Sales and Grooming – Permitted in all B, C & M districts

Animal Services, Veterinary – Permitted in all B, C & M districts

Auto Wrecking - Permitted in M1 & M2 districts

Bed and Breakfast – Permitted in all Residential, except RMH. Permitted in all B, & C districts, & M1R

College/University – Permitted in RT2.7 and all RM districts, except RM2.7 (currently prohibited in RM2.7 and will remain prohibited)

Community Residential Facility (9+) - Permitted in all Residential & B, & C districts, & OP2

Day Labor Employment Agency – Permitted in all C & M districts

Fraternal Organization – Permitted in B2, B3, M1R, and all C districts

Group Living - Permitted in all Residential, B, and C districts, M1R & OP2

Junk/Salvage Yard – Permitted in M1 & M2 districts

Library/Cultural Exhibit – Permitted in all RM, B, & C districts & M1R, OP3, & A

Manufacturing, Production and Industrial Service, Artisan – Permitted in all B, C & M districts, & A

Manufacturing, Production and Industrial Service, Limited - Permitted in B3, & all C & M districts, & A

Microbrewery/Microdistillery – Permitted in B2, B3, & all C & M districts

Office - Permitted in RM2, RM1.5, RM1-35 & all B, C, & M districts, & A

Personal Improvement Service – Permitted in RM2, RM1.5, RM1-35, all B, C & M districts

Preschool Center (13+) – Permitted in all Residential, B, & C districts, & M1R

Recycling Service, General – Permitted in M1 & M2

Religious Assembly – Permitted in all Residential, B, & C districts, & M1R

Residential Support Services - Permitted in RM2, RM1.5, RM1, & RM0.5

School - Permitted in all Residential, B, & C districts, & M1R & OP3

Change to Permitted in some districts currently conditional resulting in the use being permitted in the following districts

Animal Services, Shelter or Boarding Kennel – change in C1, C2 & M1R, remain conditional in CBD. (Currently permitted in M1 & M2)

Casino –Change in M1 & M2 districts, remain conditional in all C districts & M1R.

Check Cashing/loan service – Change in C1, C2, M1 & M2, remain conditional in M1R.

Cidery - Change in C1 & C2, remain conditional in B2 and B3 (Currently permitted in CBD and all M districts)

Daycare Center (13+) - Change in all Residential, B1, & OP2, remain conditional in A (Currently permitted in all C districts, B2, B3, and M1R)

Emergency Homeless Shelter – Change in C1, C2, & M1, remain conditional in B districts, CBD, M1R and OP3

Enterprise Commercial Use (EC) – Change in C1, C2, & M1 remain conditional in M1R. (Currently permitted in CBD & M2)

Meal Center – Change in C1, C2, M1, and OP3, remain conditional in B districts, CBD, & M1R

Tavern or Nightclub – Change in C2 and M1 & M2 districts, remain conditional in B2, B3, C1, M1R, and A. (Currently permitted in CBD)

Vehicle sales and service, Heavy Equipment Sales/Rentals – Change in C2, remain conditional in C1 and M1R. (Currently permitted in M1 & M2)

Vehicle sales and service, Vehicle Storage and Towing – Change in C2, remain conditional in M1R. (Currently permitted in M1 & M2)

Winery - Change in C1 & C2, remain conditional in B2 and B3. (Currently permitted in CBD & all M districts)

Wireless Communication Facility/Ground Mounted Support Structure – Change to permitted in RM districts, remain conditional in RT and R districts, and OP1 and OP2. (Currently permitted in all B, C, & M districts, & OP3, & A)