City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-51220	Staff has NO RECOMMENDATION.	

** PROPOSED AMENDMENT(S) **

1. LVMC 19.00.100(B)(1), Official Zoning Map – Establishment of Zones, is hereby amended by adding thereto a new residential zoning district as follows:

B.Establishment of Zones

1. The residential zoning districts established by this Title are as follows and shall be known and cited as:

Abbreviated Designation	Zoning District Name	District Purpose
U	Undeveloped	page ##
R-E	Residential Estates	page ##
R-D	Single Family Residential-Restricted	page ##
R-1	Single Family Residential	page ##
R-SL	Residential Small Lot	page ##
R-CL	Single Family Compact-Lot	page ##
R-TH	Single Family Attached	page ##
R-2	Medium-Low Density Residential	page ##
R-3	Medium Density Residential	page ##
R-4	High Density Residential	page ##
R-MH	Mobile/Manufactured Home Residential	page ##

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2.LVMC 19.04.040(B)(2), Connectivity, is hereby amended as follows:

2.The minimum required Connectivity Ratio is 1.30 (links/nodes) for all development in R-D, R-1, R-SL, R-MH, R-CL, R-TH, R-2, R-3 and R-4 zoning districts. The Connectivity Ratio required for multi-family residential developments will be determined by the Director, with advice from the Director of Public Works, based on the proposed site layout.

3. Table 1 of LVMC 19.04.160, Transportation – Land Use Matrix, is hereby amended as follows:

See ***Exhibit A*** of the attached "TXT-51220 Supplemental Material" for a draft of the updated LVMC 19.04.160, Transportation – Land Use Matrix – Table 1 which proposes to add a row to address the inclusion of the R-SL District within the UDC. Text to be added is in blue and underlined.

4. LVMC Chapter 19.06, Residential Districts – Purpose and Development and Design Standards, is hereby amended by adding thereto a new Section 75 to provide the purpose and development standards for the R-SL District as follows:

See ***Exhibit B*** of the attached "TXT-51220 Supplemental Material" for a draft of the new LVMC 19.06.075, R-SL Residential Small Lot District, which proposes to add standards for this newly included district. All text is new, so no emphasis of the text is used.

5. LVMC 19.06.040(I)(1)(a), Development Standards – Residential Adjacency Standards - Applicability, is hereby amended as follows:

a. All property to be developed for multi-family residential or nonresidential use that is located adjacent to property which is zoned R-E, R-D, R-1, R-SL or R-CL, unless such adjacent property is developed with a nonresidential use, shall conform to the residential adjacency standards set forth in this Subsection.

6. LVMC 19.06.140(F), Residential Sign Standards – Signs Permitted in Residential Districts, is hereby amended as follows:

"R-SL" is added to all sign categories in Paragraphs (5) through (15) and (17) between where the R-1 and R-CL Districts are indicated in the list of zoning districts to permit these signs within the proposed R-SL District with requirements that are the same as those for the R-CL District.

7. LVMC 19.08.040(H)(1)(a), Development Standards – Residential Adjacency Standards - Applicability, is hereby amended as follows:

a. All property to be developed for nonresidential or multi-family residential use that is located adjacent to property which is zoned R-E, R-D, R-1, R-SL or R-CL, unless such adjacent property is developed with a nonresidential use, shall conform to the residential adjacency standards set forth in this Subsection.

8. LVMC 19.10.020(E)(2), C-V Civic District - Development Standards, is hereby amended as follows:

2.In addition to the standards established above, property in the C-V District adjacent to residential uses in the U, R-E, R-D, R-1, R-SL, R-CL and R-2 Districts shall be subject to the height standards of LVMC 19.06.060, the landscape buffer standards of LVMC 19.08.040(F) and Table 4 of LVMC 19.08.050, and parking standards of LVMC 19.08.110.

9. Table 2 of LVMC 19.12.010, Permissible Uses – Land Use Tables, is hereby amended by adding thereto a new column to identify uses appropriate for the R-SL District as follows:

See ***Exhibit C*** of the attached "TXT-51220 Supplemental Material" for a draft of the new LVMC 19.12.010 Table 2, Permitted Use, which proposes to add a column to the table to address which uses are permitted, either by right, conditionally or by means of a Special Use Permit, for the newly included R-SL District. Text to be added is in blue and underlined.

10. Table 2 of LVMC 19.12.010, Permissible Uses – Land Use Tables, is hereby amended to indicate that "Single Family, Detached" is a permitted use in the R-CL (Single Family Compact-Lot) District by inserting a "P" in the box corresponding to the "Single Family, Detached" row and the "R-CL" column.

11. Table 2 of LVMC 19.12.010, Permissible Uses – Land Use Tables, is hereby amended to indicate that "Single Family, Attached" is a prohibited use in the R-CL (Single Family Compact-Lot) District by removing the "P" in the box corresponding to the "Single Family, Attached" row and the "R-CL" column.

12. Title 19.12.070, Permissible Uses – Permissible Use Descriptions and Applicable Conditions and Requirements, is hereby amended by amending the conditional use regulations for the "Auto Dealer Inventory Storage" entry as follows:

Conditional Use Regulations:

1. All loading and unloading of vehicles shall occur on site.
2. Loading and unloading of vehicles shall occur between the hours of 7:00 a.m. and 10:00 p.m.
3. All areas used for the parking or storage of vehicles shall be paved.
4. Stored vehicles shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.
5. The parcel must be located on a primary or secondary thoroughfare, or on a parcel that is adjacent to and accessed through a parcel located on a primary or secondary thoroughfare.
6. Lighting shall be shielded from adjacent properties.
7. The use shall not occupy or interfere with any parking spaces that are required for the dealership use or any other existing or proposed use for which required parking is or will be provided on the site. For commercial or industrial sites 15 acres or greater in size, the use may occupy up to 50 percent of the parking area that is provided in excess of the parking that is required by this Section for other uses.
8. The use shall not be located adjacent to any property zoned R-E, R-D, R-1, R-SL or R-CL unless that property has been developed with a nonresidential use.

13. Title 19.12.070, Permissible Uses – Permissible Use Descriptions and Applicable Conditions and Requirements, is hereby amended by amending the conditional use regulations for the "Auto Repair Garage, Major" entry as follows:

Conditional Use Regulations:

1. All repair and service work shall be performed within a completely enclosed building.
2. All disabled vehicles shall be stored on a concrete or asphalt surface in an area which is screened from view from the surrounding properties and adjoining streets, pursuant to LVMC 19.08.040.
3. Outdoor hoists are prohibited.
4. All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable Federal, State, and local regulations.
5. No vehicle may be parked on the premises for the purpose of offering the vehicle for sale.
6. Outdoor bells and loudspeakers are prohibited.
7. This use shall not be located adjacent to any property zoned R-E, R-D, R-1, R-SL or R-CL unless that property has been developed with a nonresidential use. (C-2 only)

** STAFF REPORT **

PROJECT DESCRIPTION

Discussion and possible action to amend LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to introduce standards for the R-SL (Residential Small Lot) District and to provide for other related matters.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/16/11	The City Council adopted Bill 2011-7 as Ordinance 6135 to merge Titles 18 (Subdivision Regulations) and 19 (Zoning Code) into one Title to be known as the Unified Development Code (UDC) of the City of Las Vegas. The Planning Commission and staff recommended approval of the amendment.
05/02/12	The City Council adopted Bill 2012-17 as Ordinance 6190 to update Title 19 (Unified Development Code) to make various corrections, clarifications and improve graphics. This ordinance also re-introduced the C-PB (Planned Business Park) District. The Planning Commission and staff recommended approval of the amendment.
09/18/13	The City Council adopted Bill 2013-35 as Ordinance 6270 to amend Title 19 (Unified Development Code) to reinstate the R-D (Single Family Residential-Restricted) District and standards pertaining thereto. The Planning Commission and staff recommended approval of the amendment.

ANALYSIS

In March 2011, the City Council adopted a Unified Development Code (UDC) for the city of Las Vegas to integrate the city's subdivision and zoning codes into one comprehensive development code. As part of the newly adopted code, several residential zoning districts were consolidated in order to produce more consistent development patterns. However, this consolidation has resulted in limited flexibility for developers to provide a range of housing options to buyers, especially in infill areas. The current zoning district configuration does not provide sufficient transition of development standards between the R-1 (Single Family Residential) District and the R-CL (Single Family Compact-Lot) District to accommodate the emerging market for smaller lots that can be compatible with both low density and medium low density development on adjacent properties.

This amendment addresses the issue by introducing a new zoning district, R-SL (Residential Small Lot), which will be consistent with the policies of the Low Density Residential and Medium Low Density Residential categories of the General Plan. The purpose of the R-SL District is to provide for medium-sized single family residential lots to allow flexible design for infill development and for transition between zoning districts. The general development standards (see Supplemental Exhibit B) will reflect a minimum lot size of 4,500 square feet and a minimum lot width of 40 feet for interior lots and 45 feet for corner lots. Notwithstanding these minimum dimensions, the maximum density would be restricted to 5.49 dwelling units per acre in the Low Density Residential category and 8.49 dwelling units per acre in the Medium Low Density category of the General Plan.

Unlike other residential districts, in the R-SL District patio covers will be permitted in the front of the dwelling, provided they are not enclosed and conform to the required 10-foot setback. The living area of the dwelling must be set back 15 feet to allow for covered front porches. Perimeter landscape buffer, parking and wall standards will be similar to those of other single-family residential zoning districts.

The following table compares the standards for building placement, patio covers and accessory structures in the proposed R-SL District to those of the nearest existing single-family residential zoning districts:

Standard	**R-D**	**R-1**	**R-SL**	**R-CL**	**R-TH**
General Plan conformance	R	R, L, ML	**L, ML**	ML	MLA, M, H
Min lot size (SF)	10,000	6,500	**4,500**	3,000	1,600
Min lot width (ft)	80	60	**40 interior 45 corner lot**	35	20
Max lot coverage	N/A	50%	**50%**	70%	95%
Min front yard setback (ft)	25	20	**15 to house 10 to first floor patio 20 to garage**	14 to house 18 to garage	10
Min side yard setback (ft)	5	5	**5**	10 combined	N/A
Min corner side yard setback (ft)	15	15	**10**	10	10
Min rear yard setback (ft)	30	15	**15**	10	5

Accessory Structures					
Separation from main bldg (ft)	6	6	**6**	6	6
Min corner side yard setback (ft)	15	15	**10**	10	10
Min side yard setback (ft)	10	3	**3**	3	N/A
Min rear yard setback (ft)	10	3	**3**	3	5
Max Size and coverage	50% of rear/side yard areas	50% of floor area of principal dwelling unit	**50% of floor area of principal dwelling unit**	50% of floor area of principal dwelling unit	50% of floor area of principal dwelling unit

Patio Covers					
Min front yard setback (ft)	N/A	N/A	**10 to overhang**	N/A	N/A
Min side yard setback (ft)	5 to post	5 to post	**5 to post**	5 to post	N/A
Min corner side yard setback (ft)	15 to post	15 to post	**10 to post**	10 to post	N/A
Min rear yard setback (ft)	5 to post	5 to post	**5 to post**	5 to post	N/A
Overhang (ft)	3 from post	3 from side/rear PL	**3 from side/rear PL 8 from corner side PL**	3 from side/rear PL	N/A

The proposed amendment would also correct an omission from Ordinance 6270, which reintroduced the R-D (Single Family Residential-Restricted) District in Title 19. Specifically, R-D (Single Family Residential-Restricted) would be added to the list of zoning districts (including R-SL) that trigger residential adjacency standards for adjacent multi-family or nonresidential uses in residential zoning districts. Ordinance 6270 added R-D to LVMC 19.08.040(H) (applicable to commercial zoning districts) but not to LVMC 19.06.040(I) (residential zoning districts).

Applicability of uses in LVMC 19.12 for the R-SL District is consistent with that of the R-CL (Single Family Compact-Lot) District, as they are both limited to 8.49 dwelling units per acre.

FINDINGS (TXT-51220)

The proposed text amendment will achieve the following:

- Introduce the R-SL (Residential Small Lot) District as a zoning district and add the standards for regulation of uses within this district.
- Add R-D (Single Family Residential-Restricted) to the list of zoning districts triggering residential adjacency standards for adjacent multi-family or nonresidential uses, which was inadvertently omitted from LVMC 19.06.040(I) when the R-D District standards were introduced into the UDC.
- Indicate that Single Family, Detached is a permitted use in the R-CL (Single Family Compact-Lot) District by inserting a "P" in LVMC 19.12.010 Table 2 in the box corresponding to the "Single Family, Detached" row and the "R-CL" column. This will correct an error in the text that has existed since the adoption of the UDC.
- Indicate that Single Family, Attached is NOT a permitted use in the R-CL (Single Family Compact-Lot) District by removing the "P" in LVMC 19.12.010 Table 2 in the box corresponding to the "Single Family, Attached" row and the "R-CL" column. This will correct an error in the text that has existed since the adoption of the UDC. The Las Vegas 2020 Master Plan only allows single family detached product within the Medium Low Density Residential Category, which allows for the R-CL District.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

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NOTICES MAILED RJ only

APPROVALS 0

PROTESTS 0

SS

Supplemental Material Page One
March 11, 2014 - Planning Commission Meeting

**** Supplemental Material ****

Proposed changes to LVMC Title 19 (Unified Development Code)

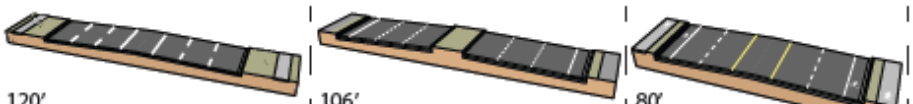
- **Exhibit A** - LVMC 19.04.160, Transportation – Land Use Matrix – Table 1
- **Exhibit B** - LVMC 19.06.075, R-SL Residential Small Lot
- **Exhibit C** - LVMC 19.12.010 Table 2, Permitted Use

Supplemental Material Page Two
March 11, 2014 - Planning Commission Meeting

19.04.160

EXHIBIT A

Transportation - Land Use Matrix - Table 1

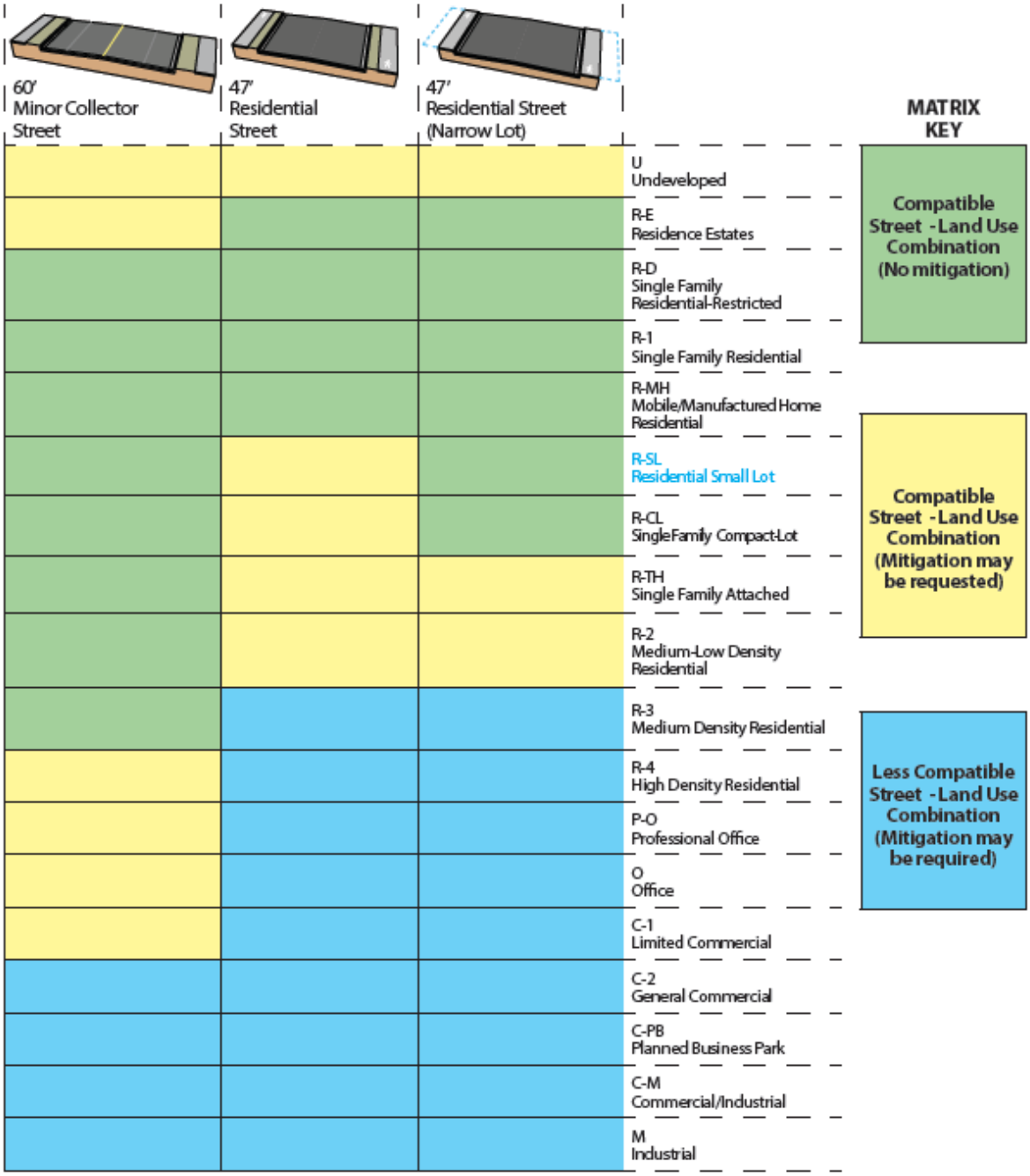


	120' Parkway Arterial Street	106' Primary Arterial Street	80' Major Collector Street
U Undeveloped			
R-E Residence Estates			
R-D Single Family Residential-Restricted			
R-1 Single Family Residential			
R-MH Mobile/Manufactured Home Residential			
R-SL Residential Small Lot			
R-CL Single Family Compact-Lot			
R-TH Single Family Attached			
R-2 Medium-Low Density Residential			
R-3 Medium Density Residential			
R-4 High Density Residential			
P-O Professional Office			
O Office			
C-1 Limited Commercial			
C-2 General Commercial			
C-PB Planned Business Park			
C-M Commercial/Industrial			
M Industrial			

Supplemental Material Page Three
March 11, 2014 - Planning Commission Meeting

19.04.160

Transportation - Land Use Matrix - Table 1



19.06.075

R-SL RESIDENTIAL SMALL LOT DISTRICT

The purpose of the R-SL District is to provide for medium-sized single family residential lots to allow flexible design for infill development and for transition between zoning districts. The R-SL District is consistent with the policies of the Low Density Residential and the Medium Low Attached Density Residential categories of the General Plan.

BUILDING PLACEMENT (see Figure 1)	TABLE 1
A. Minimum Lot Size Minimum Lot Width	4,500 square feet 40 feet - interior lot[1] 45 feet - corner lot[1]
B. Max. Lot Coverage Dwelling Units per Lot	50% 1
C. Minimum Front Yard Setback	15 feet 20 feet to garage entry 10 feet to first floor patio cover (cannot be enclosed)
D. Minimum Side Yard Setback	5 feet
E. Minimum Corner Side Yard Setback	10 feet
F. Minimum Rear Yard Setback	15 feet

Footnotes:

1. *Notwithstanding the minimum lot width in this Table, lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of 30 feet in width at the front property line, provided the average lot width meets the required lot width.*

(Ord. 6257 §2, 06/19/13)

ACCESSORY STRUCTURES (see Figure 2)	TABLE 2
A. Separation from Main Bldg.	6 feet
B. Minimum Corner Side Yard Setback	10 feet
C. Minimum Rear Yard Setback	3 feet
D. Minimum Side Yard Setback	3 feet
E. Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit [1, 2]

Illustrations & Graphics **R-SL 19.06.075**

EXHIBIT B

FIGURE 1 - BUILDING PLACEMENT

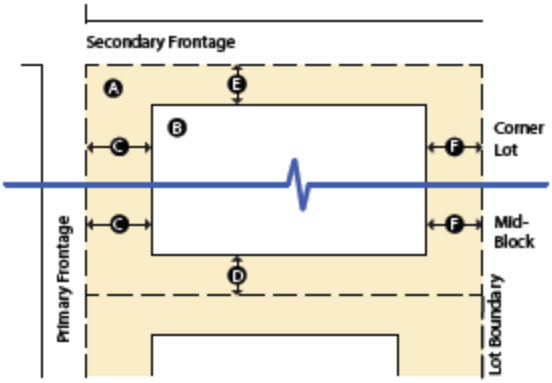
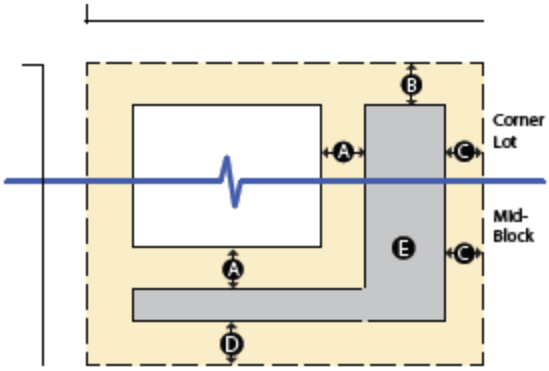


FIGURE 2 - ACCESSORY STRUCTURES



Illustrations & Graphics

R-SL 19.06.075

FIGURE 3 - BUILDING HEIGHT

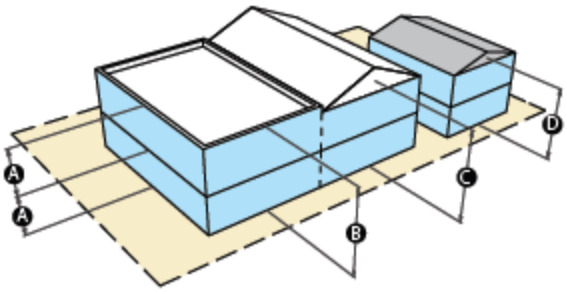
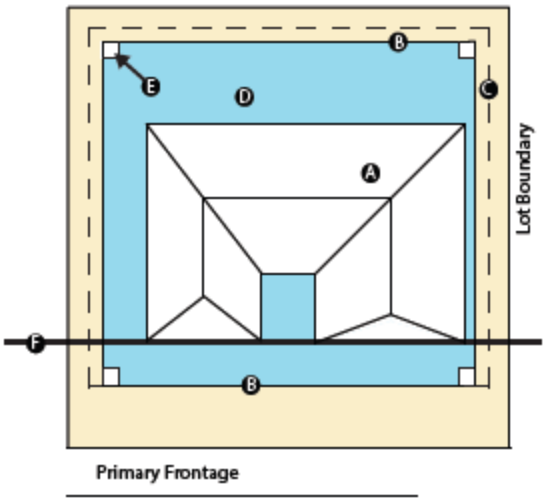


FIGURE 4 - PATIO COVER



Footnotes:

1. *The aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard area.*
2. *The aggregate total of the ground floor areas of all structures and dwellings, including accessory structures, shall not exceed the percentage of lot coverage permitted.*

BUILDING HEIGHT (see Figure 3)	TABLE 3
A. Stories	2 max
B. Flat Roof - Max. Height	35 feet measured to the top of the roof coping
C. Pitched Roof - Max. Height	35 feet measured to the midpoint between the eaves and ridgeline of a pitched roof
D. Accessory Bldg. - Stories	Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less

PATIO COVER (see Figure 4)	TABLE 4
A. Principal Dwelling Unit	
B. Patio Cover Setback to Post	10 feet - Front 5 feet - Rear 5 feet - Side 10 feet - Corner Side
C. Patio Cover Overhang	May come to within 3 feet of Rear and Side Property Lines, and within 8 feet of a corner side property line
D. Patio Cover	Buildable Envelope
E. Patio Cover Support Columns	Must be located within the required Setbacks
F. Front Yard Setback	Patio Cover may not extend into the front yard patio cover setback area

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 5)	TABLE 5
A. Landscape Buffer - Minimum Zone Depths [1]	6 feet - Adjacent to Right-of-Way [2] 0 feet - Interior Lot Lines
B. Primary Dwelling	
C. Impermeable Surfaces	Should be minimized to reduce stormwater quality management impacts
D. Front Yard Area - Turf Coverage	0%
E. Front Yard Setback Line	

Footnotes:

1. *Nonresidential development shall have a minimum landscape buffer width of 15 feet adjacent to a right-of-way and eight feet along interior lot lines.*
2. *Only applies to single family developments with five or more lots.*

PARKING (see Figure 5)	TABLE 6
F. Minimum On-site Parking Requirement [1] - Single Family Residential	2 unimpeded spaces per dwelling unit

Footnotes:

1. *For any use approved for this district other than Single Family Residential (Attached or Detached) the On-site Parking Requirements shall be as outlined in LVMC 19.12.050 for that use and shall meet the parking area design standards as outlined in LVMC 19.08.110.*

FENCES AND WALLS	
Front Yard Wall/Fence (see Figure 6)	Table 7
A. Maximum primary wall height	5 feet
B. Maximum solid wall base height	2 feet
C. Maximum Ornament height above wall	18 inches
D. Maximum on-center distance between Pilasters	24 feet
E. Decorative Cap feature	5 inches

Illustrations & Graphics

R-SL 19.06.075

FIGURE 5 - LANDSCAPE BUFFER AND TURF LIMITATIONS / SINGLE-FAMILY (ATTACHED OR DETACHED) PARKING

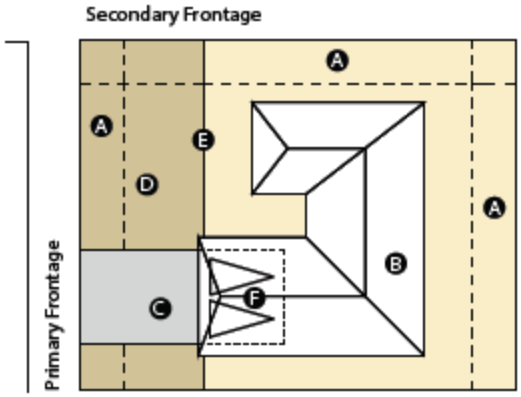
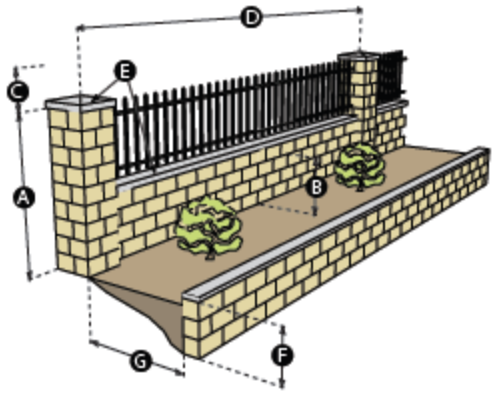


FIGURE 6 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK



Illustrations & Graphics

R-SL 19.06.075

FIGURE 7 - RETAINING AND PERIMETER WALL

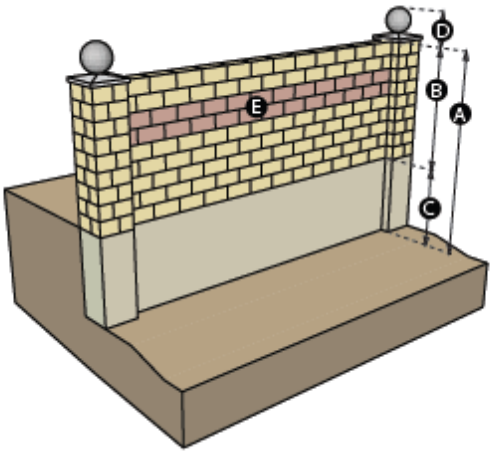
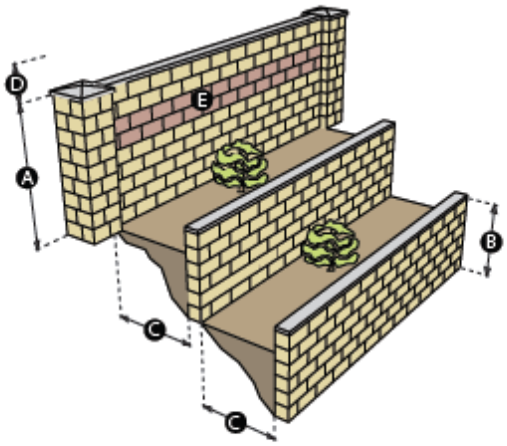


FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Front Yard Wall/Fence with Standard Stepback [1]	
F. Maximum secondary wall height	2 feet
G. Minimum spacing between wall sections - Outside Dimensions	5 feet

Footnotes:

1. *Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 6).*

Perimeter and Retaining Walls (see Figure 7)	Table 8
Perimeter and Retaining Walls with Slope ≤ 2%	
A. Maximum Wall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%	
A. Maximum Wall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	6 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%

Perimeter and Retaining Walls Standard Stepback (see Figure 8)	Table 9
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections	5 feet
D. Maximum Ornament Height	18 inches
E. Contrasting Material	20%

Supplemental Material Page Eight
March 11, 2014 - Planning Commission Meeting

EXHIBIT C

19.12.010

Permitted Use - Table 2

P - Permitted	A - Accessory	C - Conditional
S - Special Use Permit	H - Home Occupation Permit	T - Temporary Commercial Permit

	U	R-E	R-D	R-1	R-SL	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Accessory Structure (Class I)	S	S	S	S															page 323
Accessory Structure (Class II)	C	C	C	C	C	C	C	C	C	C	C								page 323
Airport, Heliport or Landing Field																	P	P	page 323
Animal Hospital, Clinic, or Shelter (with no Outside Pens)													C	C	P	P	P	P	page 323
Animal Hospital, Clinic, or Shelter (with Outside Pens)	S	S												S	P		P	P	page 323
Animal Keeping & Husbandry	C	C	C																page 323
Asphalt or Concrete Batch Plant																		P	page 324
Assisted Living Apartments								S	P	P				S	S				page 324
Auction House															S	C	C	C	page 324
Auto Broker														C	C	C	C	C	page 324
Auto Dealer Inventory Storage														S	C		P	P	page 325
Auto Parts (Accessory Installation)														C	P		P	P	page 325
Auto Parts (New & Rebuilt)														S	C		P	P	page 325
Auto Repair Garage, Major															C		C	C	page 326
Auto Repair Garage, Minor														S	C		C	C	page 326
Auto Sales Showroom														S	P	S	P	P	page 326
Auto Smog Check														C	C		C	C	page 326
Auto Title Loan													S	S	S		C	C	page 326
Automobile Rental														S	C		C	C	page 327
Automobile Repossession Agency														C	C		C	C	page 328
Bailbond Service														S	S		P	P	page 328
Banquet Facility *(Ord. 6067 §1, 11/16/11)*														P	P	P	P	P	page 328
Bed & Breakfast Inn	S	S	S	S	S	S	S	S	C	C		C							page 328
Beer/Wine/Cooler Cultural Establishment														S	S	S	S	S	page 329
Beer/Wine/Cooler Off-Sale Establishment														S	S	S	S	S	page 329
Beer/Wine/Cooler On- and Off-Sale Establishment														S	S	S	S	S	page 330
Beer/Wine/Cooler On-Sale Establishment														S	S	S	S	S	page 331
Blood Plasma Donor Center															S	S	S	P	page 331
Boarding or Rooming House									P	P									page 332
Boat & Trailer Dealership (New and Used)														S	C		C	C	page 332
Building & Landscape Material/Lumber Yard														S	P		P	P	page 332
Building Maintenance Service and Sales														S	P		P	P	page 332
Bus Charter Service & Service Facility																	P	P	page 332

Supplemental Material Page Nine
March 11, 2014 - Planning Commission Meeting

P - Permitted	A - Accessory	C - Conditional
S - Special Use Permit	H - Home Occupation Permit	T - Temporary Commercial Permit

19.12.010
Permitted Use - Table 2

	U	R-E	R-D	R-1	R-SL	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Business School													P	P	P	P	P	P	page 332
Car Wash, Full Service or Auto Detailing														S	C		C	C	page 332
Car Wash, Self-Service														S	C		C	C	page 332
Catering Service														P	P	P	P	P	page 333
Cemetery/Mausoleum	C	C													C		C	C	page 333
Check Cashing Service, Limited													C	C	C	C	C	C	page 333
Church/House of Worship	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	page 333
Cleaners, Commercial/Industrial															S	S	P	P	page 334
Clinic														P	P	P	P	P	page 334
Cold Storage Plant															P	P	P	P	page 334
College, University, or Seminary													S	P	P	P	P	P	page 334
Commercial, Other than Listed														S	P	S	P	P	page 334
Commercial Recreation/Amusement (Indoor)													S	P	P	P	P	P	page 334
Commercial Recreation/Amusement (Outdoor)															P		P	P	page 335
Community Center, Private (Accessory)	C	C	C	C	C	C	C	C	A	A	C								page 335
Community Garden *(Ord. 6189 §1, 05/02/12)*	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P		P	P	page 335
Community Recreational Facility (Public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	page 335
Community Residence (including Family Community Residence and Transitional Community Residence)	C	C	C	C	C	C	C	C	C	C	C		C	C	C				page 336
Construction Material Supply Yard																	P	P	page 337
Contractor's Plant, Shop & Storage Yard																	P	P	page 337
Convalescent Care Facility/Nursing Home	S	S	S	S	S	S		S	S	S				P	P	P			page 337
Convent or Monastery									P	P									page 337
Copy Center												P	P	P	P	P	P	P	page 337
Country Club, Private	S	S	S	S	S	S		S	S	S	S	S	P	P	P		P	P	page 337
Crematory															C		C	C	page 338
Crop Production	P	P																	page 338
Custodial Institution																	S	S	page 338
Custom & Craft Work														S	C	P	P	P	page 338
Daily Labor Service														S	S	S	S	S	page 338
Delivery and Service Vehicle Storage															S	S	P	P	page 338
Desktop Publishing												P	P	P	P	P	P	P	page 339
Drive Through													C	C	C		C	C	page 339
Electric Generating Plant															S	S	S	S	page 339
Electric Utility Substation	S								S	S			S	P	P	P	P	P	page 339

19.12.010
Permitted Use - Table 2

P - Permitted	A - Accessory	C - Conditional
S - Special Use Permit	H - Home Occupation Permit	T - Temporary Commercial Permit

	U	R-E	R-D	R-1	R-SL	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Emergency Ambulance Services, Ground														S	P	P	P	P	page 339
Employment Agency												P	P	P	P	P	P	P	page 339
Environmentally Hazardous Materials																		P	page 339
Facility for Transitional Living for Released Offenders									S	S									page 340
Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse														S	S	P	P	P	page 340
Financial Institution, General													P	P	P	P	P	P	page 340
Financial Institution, Specified													S	S	S		C	C	page 341
Food Processing															C	S	P	P	page 342
Fraternity, Sorority House or Private Dorm									S	S									page 342
Gaming Establishment, General Business-Related														S	S	S	S	S	page 342
Gaming Establishment, Non-restricted														S	S		S	S	page 342
Gaming Establishment, Restricted														A	A	A	A	A	page 342
Garden Supply/Plant Nursery														S	P		P	P	page 342
General Personal Service													A	P	P	P	P	P	page 343
General Retail Store, Other Than Listed													C	P	P	S	P	P	page 343
Government Facility												P	P	P	P	P	P	P	page 343
Gun Club, Skeet or Target Range, or Archery Club (Indoor)															S	P	P	P	page 343
Gun Club, Skeet or Target Range, or Archery Club (Outdoor)	S																S	P	page 343
Health Club													A	P	P	S	P	P	page 343
Heavy Machinery and Equipment (Rental, Sales & Service)																	P	P	page 343
Heavy Machinery and Equipment (Storage)																		P	page 344
Helipad													S	S	S	S	P	P	page 344
Home Occupation	H	H	H	H	H	H	H	H	H	H	H								page 344
Horse Corral or Stable (Commercial)	S	S												C	C		C	C	page 344
Hospice		S							P	P		S	S	P	P		S		page 344
Hospital													S	C	P	P	P	P	page 344
Hotel, Motel or Hotel Suites														S	P	S	P	P	page 344
Hotel, Residence										S				S	S	S	P		page 344
Individual Care – Family Home	P	P	P	P	P	P	P	P	P	P	P								page 345
Individual Care – Group Home	S	S	S	S	S	S	S	S	S	S	S								page 345
Individual Care Center	S	S	S						C	C	S	C	C	P	P	P	P	P	page 345

P - Permitted	A - Accessory	C - Conditional
S - Special Use Permit	H - Home Occupation Permit	T - Temporary Commercial Permit

19.12.010
Permitted Use - Table 2

	U	R-E	R-D	R-1	R-SL	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Internet/Catalogue Sales Office												C	C	P	P	P	P	P	page 345
Laboratory, Medical or Dental												A	A	P	P	P	P	P	page 345
Landfill																		S	page 346
Laundry, Self-Service														P	P		P	P	page 346
Library, Art Gallery or Museum (Public)												P	P	P	P	P	P	P	page 346
Light Assembly & Fabrication														C	C	P	P	P	page 346
Liquefied Petroleum Gas Installation (288 Gallons or Less)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	page 346
Liquefied Petroleum Gas Installation (Over 288 Gallons)														S	S	S	S	S	page 347
Liquor Establishment (Tavern)														S	S	S	S	S	page 347
Lounge Bar														S	S	S	S	S	page 348
Manufactured Home (Not Qualifying for Treatment as Single Family Detached Dwelling)											P								page 349
Manufactured Home (Qualifying for Treatment as Single Family Detached Dwelling)	C	C	C	C	C	C	C	C	C	C									page 349
Manufacturing, Heavy																	S	P	page 349
Manufacturing, Light																P	P	P	page 349
Martial Arts Studio														P	P	P	P	P	page 350
Massage, Accessory												A	A	A	A	A	A	A	page 350
Massage Establishment														S	S	S	S	C	page 350
Mining, Sand & Gravel Excavation	S																S	S	page 350
Mini-Storage Facility														S	C	C	C	C	page 350
Mixed-Use									S	S		S	S	C	C				page 351
Mobile Home											P								page 352
Mobile Home Park											C								page 352
Monorail	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S	page 352
Mortuary or Funeral Chapel														S	P		P	P	page 353
Motor Vehicle Sales (New)															C		C	C	page 353
Motor Vehicle Sales (Used)															S		C	C	page 353
Motorcycle/Motor Scooter Sales														S					page 353
Mounted Antenna over 15 Feet (Ultimate Height)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	P	P	page 354
Multi-Family Residential									P	P		C	C	C	C				page 354
Museum, Art Display, or Art Sales (Private)												S	P	P	P	P	P	P	page 354
Night Club														S	P	S	P	P	page 354
Office, Medical or Dental												P	P	P	P	P	P	P	page 354

19.12.010
Permitted Use - Table 2

P - Permitted	A - Accessory	C - Conditional
S - Special Use Permit	H - Home Occupation Permit	T - Temporary Commercial Permit

	U	R-E	R-D	R-1	R-SL	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Office, Other than Listed												P	P	P	P	P	P	P	page 354
Off-Premise Sign														S	S	S	S	S	page 354
Open Air Vending/ Transient Sales Lot *(Ord. 6220 §12, 10/17/12)*													C	C	C		C	C	page 354
Outcall Entertainment Referral Service/ Escort Bureau														S	S	P	P	P	page 355
Outdoor Storage *(Ord. 6222 §2, 10/17/12)*															A	A	P	P	page 356
Package Liquor Off-Sale Establishment														S	S		S	S	page 356
Parking Facility												C	C	P	P	P	P	P	page 356
Parking Lot/Sidewalk Sale														T	T	T	T	T	page 356
Pawn Shop														S	S		S	C	page 357
Pawn, Auto																	S	C	page 357
Pet Boarding														C	C		C	C	page 358
Pet Shop														C	C		C	C	page 358
Post Office, Local Service												P	P	P	P	P	P	P	page 358
Post Office, Regional															P	P	P	P	page 358
Printing & Publishing																P	P	P	page 358
Private Club, Lodge or Fraternal Organization													S	P	P	S	P	P	page 358
Private Street	C	C	C	C	C	C	C	C	C	C	C								page 359
Public or Private School, Primary	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	page 359
Public or Private School, Secondary	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	page 360
Public Park or Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	page 360
Radio, TV or Microwave Communication Tower													S	S	S	S	S	P	page 360
Rail/Transit Yard or Shop																		P	page 360
Recreational Vehicle and Boat Storage														S	C		C	C	page 360
Recycling Collection Center																	C	C	page 360
Rental Store														P	P	P	P	P	page 361
Rescue Mission or Shelter for the Homeless															S		S	S	page 361
Restaurant *(Ord. 6222 §3, 10/17/12)*													C	P	P	P	P	P	page 361
Restaurant with Alcohol													S	S	S	S	S	S	page 361
Restaurant with Service Bar													S	S	S	S	S	S	page 362
Retail Establishment with Accessory Package Liquor Off-Sale														S	S		S	S	page 362
Salvage or Reclamation of Products (Indoor)																S	P	P	page 363

Supplemental Material Page Thirteen
March 11, 2014 - Planning Commission Meeting

P - Permitted	A - Accessory	C - Conditional
S - Special Use Permit	H - Home Occupation Permit	T - Temporary Commercial Permit

19.12.010
Permitted Use - Table 2

	U	R-E	R-D	R-1	R-SI	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Salvage or Reclamation of Products (Outdoor)																		C	page 363
Satellite Dish	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	page 364
Seasonal Outdoor Sales												T		T	T	T	T	T	page 364
Secondhand Dealer														C	C	S	C	C	page 364
Senior Citizen Apartments									C	C				S					page 365
Sex Offender Counseling Facility														S	S		C	C	page 365
Sexually Oriented Business																	C	C	page 365
Shopping Center														P	P		P	P	page 367
Short-Term Residential Rental	C	C	C	C	C	C	C	C	C	C	C								page 367
Single Family, Attached							P	P	P	P									page 368
Single Family, Detached	P	P	P	P	P	P	P	P	P	P	P								page 368
Single Family, Zero Lot Line						C	C												page 368
Single Room Occupancy Residence															S		P		page 368
Slaughtering and Processing of Live Poultry														S	S		S	P	page 368
Small Wind Energy System		C	C	C				C	C	C		C	C	C	C	C	C	C	page 369
Social Event with Alcoholic Beverage Sales												S	S	S	S	S	S	S	page 370
Social Service Provider													S	S	S	S	S	S	page 370
Solar Panel	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	page 370
Sound Stage														S	S	P	P	P	page 371
Swap Meet														S	S		C	C	page 371
Tattoo Parlor/Body Piercing Studio															S		P	P	page 371
Tavern-Limited Establishment														S	S	S	S	S	page 371
Taxicab/Limo Yard																	P	P	page 371
Teen Dance Center														C	C		C	C	page 372
Temporary Contractor's Construction Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	page 372
Temporary Outdoor Commercial Event	T	T												T	T	T	T	T	page 372
Temporary Real Estate Sales Office	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	page 372
Thrift Shop														S	S		C	C	page 373
Time-Share Development															C				page 373
Towing & Impound Yard																	C	C	page 373
Towing Service (with No Storage)															P	P	P	P	page 373
Townhouse							P		P	P									page 373
Trade School													C	P	P	P	P	P	page 373
Trailer/RV Camp or Park														S	S		P	P	page 374

19.12.010
Permitted Use - Table 2

P - Permitted	A - Accessory	C - Conditional
S - Special Use Permit	H - Home Occupation Permit	T - Temporary Commercial Permit

	U	R-E	R-D	R-1	R-SL	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Transit Passenger Facility														C	C		P	P	page 374
Truck Rental															S		P	P	page 374
Trucking Company															S		P	P	page 374
Tutoring Center												C	C	C	C	C	C	C	page 374
TV Broadcasting & Other Communication Service													S	S	P	P	P	P	page 375
Two-Family Dwelling								P	P	P									page 375
Urban Lounge														S	S		S	S	page 375
Utility Installation, Other Than Listed	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	page 375
Utility Transmission Lines	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	page 375
Valet Parking													C	C	C	C	C	C	page 375
Vehicle Parking, Storage or Repair in Residential Zoning Districts	C	C	C	C	C	C	C	C	C	C	C								page 375
Warehouse/Distribution Center																P	P	P	page 378
Wedding Chapel														P	P		P	P	page 378
Welding Repair																	P	P	page 378
Wholesale Showroom Facility															P	P	P	P	page 378
Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	page 378
Wireless Communication Facility, Non-Stealth Design (Qualifying for Conditional Use Approval)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	page 379
Wireless Communication Facility, Stealth Design	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	page 379

(Ord. 6210 § 26 through 55, 09/05/12)
(Ord. 6229 §6, 12/19/12)
(Ord. 6266 §27, 09/04/13)
(Ord. 6270 §9, 09/18/13)