

Land Use and Development Standards Chart																																								
PD 317																																								
	1						2/2C			2A			2B			3			3A/3B			3C			4/4A			5			6			PD 715			CA1			
	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee				
Agricultural Uses																																								
Animal production																																								
Commercial stable																																								
Crop production																																								
Private stable																																								
Community Garden			♦			♦			♦			♦			♦			♦			♦			♦			♦			♦			♦			♦			♦	
Commercial and Business Service Uses																																								
Building repair and maintenance shop				R		R	R		R	R		R	♦			♦			♦			♦			♦			♦			♦			♦			♦			
Bus/rail transit vehicle																																								
Catering service				R	1	R	R		R	R		R																												
Commercial cleaning or laundry																																								
Commercial engraving and etching facility							S																																	
Custom business services		3		R	1	R	R		R	R		R	♦			♦			♦			♦			♦			♦			♦			♦			♦			
Custom woodworking or furniture repair				R		R	R		R	R		R	♦			♦			♦			♦			♦			♦			♦			♦			♦			
Electronics service center				♦			♦			♦			♦			♦			♦			♦			♦			♦			♦			♦			♦			
Job or lithograph printing		1		R		R	R		R	R		R	♦			♦			♦			♦			♦			♦			♦			♦			♦			
Labor hall																																				S		S		
Machine or welding shop		1																																						
Machinery/heavy equip./truck sales & services																♦			♦			♦			♦			♦			♦			♦			♦			
Medical or scientific laboratory				R		R	R		R	R		R	♦			♦			♦			♦			♦			♦			♦			♦			♦			
Technical school				R		R	R		R	R		R	♦			S			S			♦			S			♦			S			S			♦			
Tool or equipment rental																																								
Vehicle or engine repair or maintenance					1																																			
Industrial Uses																																								
Alcohol beverage manufacturing ⁵						S			S			S			S			S			S			S			S			S			S			S				
Art/craft production facility ¹	♦		♦			♦			♦			♦			♦			♦			♦			♦			♦			♦			♦			♦				
Industrial (inside) not potentially incompatible																																								

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	1		2/2C		2A		2B		3		3A/3B		3C		4/4A		5		6		PD715		CA 1					
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Industrial (inside) potentially incompatible																		S										
Industrial (inside) light manufacturing																1			1									
Industrial (outside) not potentially incompatible																												
Industrial (outside) potentially incompatible																												
Medical/infectious waste																												
Metal salvage facility						1													S									
Mining																												
Gas drilling and production																										S		S
Municipal waste incinerator																												
Organic compost recycling facility																												
Outside salvage or reclamation																												
Pathological waste incinerator																												
Seafood processing facility ³																												
Temporary concrete or asphalt batching plant	+		+	+		+	+		+	+		+	+		+	+		+	+		+	+		+	+		+	+
Institutional and Community Service Uses																												
Adult day care																												
Cemetery or mausoleum																			S									
Child-care	S		S			S			S			S			S			S			S							
Church							1				1																	
College, university, or seminary	S		S			S			S			S			S			S										
Community service center	S		S			S			S			S			S			S										
Convalescent and nursing homes, hospice	S			S		S		S		S		S		S		S		S										
Convent or monastery						S			S			S			S			S										
Foster home																												
Halfway house																												
Hospital																												

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Institution for special education ³			♦			♦			♦																		
Library, art gallery or museum			♦		♦	♦		♦	♦		♦	♦		♦			♦		♦		♦		♦		♦		♦
Public or private school			♦		♦	♦		♦	♦		♦	♦		♦		S	S	S	S	♦	1	S					
Open-enrollment charter school or private school																								S	S	S	S
Public school other than an open-enrollment charter school																								♦	♦	♦	♦
Group home shelter for indigent or abused persons ³																											
Lodging Uses																											
Extended stay hotel or motel																								S	S	S	S
Hotel or motel		1		♦		♦		♦		♦	1		♦		♦		♦		♦		♦		♦		♦		♦
Lodging or boarding house				♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦	♦
Overnight general purpose shelter																							S	S	S	S	
Miscellaneous Uses																											
Attached non-premise sign																							S	S	S	S	
Carnival or circus (temporary)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Hazardous waste																											
Placement of fill material																											
Temporary construction or sales office	♦		♦		♦	♦		♦		♦		♦	1	♦		♦		♦		♦		♦		♦		♦	♦
Office Uses																											
Alternative financial establishment																								S		S	
Financial institution w/o drive-in				♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦	♦
Financial institution w drive-in				D		S		D		S		D		S		D		S		D		S		D		S	
Med. clinic or ambulatory surgical center				♦		♦		♦		♦		♦		S		♦		S		♦		♦		♦		♦	♦

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Office	L	2	L	♦	1	♦	♦	♦	♦	♦	♦	♦	5	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦		
Recreation Uses																																			
Country club with private membership																																			
Private recreation center, club or area	S		S	♦		♦	♦		♦	♦		♦		♦	♦		♦	♦		♦	♦		♦	♦		♦		♦	♦		♦	♦			
Public park or playground, or golf course	♦		♦	♦		♦	♦		♦	♦		♦		♦	♦		♦	♦		♦	♦		♦	♦		♦		♦	♦		♦	♦			
Residential uses																																			
College dormitory, fraternity or sorority																																			
Duplex	♦		♦	♦		♦	♦		♦	♦		♦		♦	♦		♦	♦		♦	♦		♦	♦		♦		♦	♦		♦	♦			
Group residential facility																													*		*	*	*		
Handicapped group dwelling	♦		♦	♦		♦	♦		♦	♦		♦		♦	♦		♦	♦		♦	♦		♦	♦		♦		♦	♦		♦	♦			
Manufactured home park, manuf. home subdivision, or campground																																			
Multifamily	♦	17	♦	♦	6	♦	♦		♦	♦		♦		♦	♦		♦	♦		♦	♦		♦	♦		♦		♦	♦		♦	♦			
Residential hotel																																			
Retirement housing			♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		
Single family	♦		♦	♦		♦	♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		
Retail and Personal Services Uses																																			
Alcoholic beverage establishments																																			
Ambulance service																																			
Animal shelter or clinic w/o outside run				R		R	R		R	R		R		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦			
Animal shelter or clinic with outside run																																			
Auto service center				R		♦		R		♦		♦		S		♦	1		S		♦		S		♦	1		S		♦		♦			
Bar, lounge, or tavern				S		♦		S		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦			
Business school				♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦	
Car wash				R		S		R		S		R		S		R		S		R		S		R		S		R		S		R			
Commercial amusement (inside)				*			*		*		*		*		♦		1		♦		*		1		*		*		*		*		*		
Commercial amusement (outside)																																			

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Commercial parking lot or garage				R	4	R	R		R	R		R	♦			♦	2	♦	♦		♦	♦		♦	♦		♦				♦		♦	♦	2	♦
Drive-in theater																																				
Dry cleaning or laundry store	L			♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦
Furniture store				♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦
General merchandise or food store 3,500 square feet or less	L			R		R	R		R	R		R	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦
General merchandise or food store greater than 3,500 square feet				R	1	R	R		R	R		R	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦
Home improvement center or building materials sales yard																						♦		♦	♦		♦									
Household equipment repair				♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦
Liquor store						S			S			S	♦		S	♦		S	♦		S	♦	1	S	♦		S				♦		S	♦		S
Microbrewery, microdistillery, and winery										S																										
Mortuary, funeral home or commercial wedding chapel													♦									♦			♦						♦			♦		
Motor vehicle fueling station				R		S	R		S	R		S	♦		S	♦		S	♦		S	♦	1	S	♦		S				♦		S	♦		S
Nursery, garden shop or				S		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦
Outside sales						1																														
Personal service uses	L			♦	1	♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦
Restaurant w/o drive-in				R	1	R	R		R	R		R	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦
Restaurant with drive-in				D		D	D		D	D		D	D		D							D		D	D		D				S		S	S		S
Surface parking																																				
Swap or buy shop																															S		S	S		S
Taxidermist																									♦		♦	♦		♦	♦		♦	♦		♦
Temporary retail use				♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦
Theater				R		R	R		R	R		R	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦
Vehicle display, sales and service																						♦	1		♦			♦			♦			♦		
Transportation Uses																																				
Airport or landing field																																				
Commercial bus station and terminal																						♦			♦						D		D	D		D
Heliport																						♦			♦						S		S	S		S
Helistop																						S			S						S		S	S		S
Private street or alley																															S		S	S		S

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Railroad passenger station													S	S			S	S								♦		♦	♦		♦		
Railroad yard, roundhouse, or shops																												♦		♦	♦		♦
Short takeoff or landing port																											S		S	S		S	
Transit passenger shelter	♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦	♦		♦	
Transit passenger station or transfer center														S		S	S		S									♦		♦	♦		♦
Utility and Public Service Uses																																	
Commercial radio or TV transmitting station					R			R			R	♦	♦	♦		♦	♦		♦	♦		♦	♦		♦		♦		♦	♦		♦	
Electrical Generation plant																																	
Electrical Substation	S		S		S		S		S		S		S		S		S		S		S		S		S		♦		S		♦		
Local Utilities	*		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*
Police or Fire Station	S		S		R		R		R		R		R		R		R		R		R		R		R		R		R		R		
Post office	S		S		R		R		R		R		R		R		R		R		R		R		R		R		R		R		
Radio/TV/microwave tower																																	
Refuse transfer station																																	
Sanitary landfill																																	
Sewage treatment plant																											S		S	S		S	
Tower/antenna for cellular communication												S*		S*		S*		S*		S*		S*		1				*		*	*	*	
Utility or government service				*		*		*		*		*		*		*		*		*		*		*		*		*		*		*	
Utility or government installation other than listed	S		S		S		S		S		S		S		♦		♦		♦		S		S		S		S		S		*	*	
Water treatment plant																											S		S	S		S	
Wholesale, Distribution, and Storage Uses																																	
Auto auction																					S		S										
Building mover's temporary storage yard																																	
Contractor's maintenance yard																					♦		♦										
Freight terminal																												♦		♦	♦		♦
Livestock auction pens or sheds																																	
Manufactured building sales lot																																	
Mini-warehouse				R			R			R				♦			♦			♦			♦					♦			♦		

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Office showroom/warehouse	1	R	R	5	R	R		R	R		R	♦		♦	♦	2	♦	♦		♦	♦	6	♦	♦		♦	♦	♦		♦	♦	♦		♦				
Outside storage(with visual screening)																																		S	S	S	S	
Outside storage(without visual screening)																																						
Petroleum product storage & wholesale																						S	S															
Recycling center ⁶																					S	S																
Recycling buy-back center																																		R	R	R	R	
Recycling collection center																																		R	R	R	R	
Recycling drop-off container				*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*													*	*	*	*	
Recycling drop-off for special occasion collection				*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*													*	*	*	*	
Sand, gravel or earth sales and storage																																						
Trade center																																						
Vehicle storage lot																																						
Warehouse				R	1	R	R		R	R		R	1		♦	2	♦	♦		♦	♦	4	♦	♦	1	♦									♦	♦	♦	♦
Accessory Uses																																						
Accessory community center (private)	♦		♦		♦	♦		♦	♦		♦		♦	♦		♦	♦		♦	♦		♦	♦		♦		♦											
Accessory game court (private)	♦		♦		♦	♦		♦	♦		♦		♦	♦		♦	♦		♦	♦		♦	♦		♦		♦											
Accessory helistop																					S	S	S	S									S	S	S	S		
Accessory medical/infectious waste incinerator												*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	S	S	S	S	
Accessory outside display of merchandise												♦		♦	♦		♦	♦		♦	♦		♦	♦		♦		♦					♦	♦	♦	♦		
Accessory outside sales																																						
Accessory outside storage																																						
Accessory pathological waste incinerator																																						
Amateur communication tower	S		S		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦									
Day home																																						
General waste incinerator																																						
Home occupation	♦			♦			♦		♦			♦																										

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Occasional sales(garage sales)	◆		◆	◆		◆		◆	◆		◆		◆		◆		◆	◆		◆		◆		◆		◆		◆		◆		◆		◆	
Private stable																																			
Swimming pool (private)	◆		◆	◆		◆		◆	◆		◆		◆		◆		◆	◆		◆		◆		◆		◆		◆		◆		◆		◆	
Pedestrian sky bridges	S		S	S		S		S	S		S		S		S		S	S		S		S		S		S		S		S		S		S	
Live unit																																			
Legend																																			
◆ = Allowed by right																																			
S = Specific use Permit																																			
R = Residential Adjacency Review ²																																			
D = Development Impact Review																																			
L = Limited use only																																			
* = See code/ordinance for details																																			
+ = By special auth of the bldg official																																			
1. Art/craft production facility — a facility for the handcrafted production of art/craft objects on a small scale involving processes such as kiln firing, glass blowing, welding, or woodworking. These facilities must not include: <ul style="list-style-type: none"> • Floor area more than 5,000 square feet • Delivery/pickup of materials more than two times a week • Production operations between 7:00 pm and 7:00 am Parking requirements will be the same as warehouse.																																			
2. Sites are considered to have residential adjacency if they are located adjacent or across a street/alley from lots within Sub-district 1. Land uses permitted with residential adjacency review on these sites must provide solid screening on the sides of the property that have residential adjacency and comply with all residential adjacency requirements specified in Chapter 51A.																																			
3. This land use is specially defined for the Cedars PD #317 in the original ordinance or through subsequent amendments.																																			
4. Non-conforming land uses are protected by ordinance from termination for 10 years from the date of adoption of the ordinance, by the end of which period they are required to come into conformance.																																			
5. Alcoholic beverage manufacturing — permitted only in a legacy building in Subdistrict 3C. Floor area devoted to manufacturing, blending, fermentation, processing, and packaging of alcoholic beverages may not exceed 10,000 square feet. All spent grains stored outside must be in sealed containers. Food service and meeting and event spaces are permitted with this use.																																			
6. Recycling center is allowed by SUP in 4A.																																			