

Land Use and Development Standards Chart																																		
	PD 317																								PD 715		CA1							
	1			2/2C			2A			2B			3			3A/3B			3C			4/4A			5			6			PD715		CA 1	
	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			R																			
Commercial cleaning or laundry																																		
Commercial engraving and etching facility							S		S																									
Custom business services		3		R	1	R	R		R	R		R	♦		♦		♦	♦		♦	♦		♦					♦		♦				
Custom woodworking or furniture repair				R			R		R				♦		♦		♦	♦		♦	♦		♦		1		♦		♦					
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				♦		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				
Art/craft production facility ¹	♦		♦			♦	♦		♦	♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦				
Industrial (inside) not potentially incompatible																																		

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Industrial (inside) potentially incompatible																						S															
Industrial (inside) light manufacturing																																					
Industrial (outside) not potentially incompatible																																					
Industrial (outside) potentially incompatible																																					
Medical/infectious waste																																					
Metal salvage facility																																					
Mining																																					
Gas drilling and production																																					
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																																					
Child-care	S			◆			◆			◆			◆			◆			◆			◆			◆			◆			◆			◆			◆
Church	◆			◆			◆	1		◆	1		◆			◆			◆			◆			◆			◆			◆			◆	1		
College, university, or seminary	S			◆			◆			◆			◆			◆			◆			◆			◆			◆			◆			◆			◆
Community service center	S			◆			◆			◆			◆			◆			◆			◆			◆			◆			◆			◆			◆
Convalescent and nursing homes, hospice	S			S			S			S			S			S			S			S			S			S			S			S			
Convent or monastery	◆			◆			◆			◆			◆			◆			◆			◆			◆			◆			◆			◆			◆
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			♦	1										
Open-enrollment charter school or private school																												S			S					
Public school other than an open-enrollment charter school																												♦			♦					
Group home shelter for indigent or abused persons ³													*	1																						
Lodging Uses																																				
Extended stay hotel or motel																												S			S					
Hotel or motel		1		♦			♦			♦			♦	1		♦			♦			♦			♦			♦			♦					
Lodging or boarding house				♦			♦			♦			♦			♦			♦			♦			♦			♦			♦					
Overnight general purpose shelter																												S			S					
Miscellaneous Uses																																				
Attached non-premise sign																												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			D			D			D			D			D			D			D			D			D					
Med. clinic or ambulatory surgical center				♦			♦			♦			♦			♦			♦			♦			♦			♦			♦					

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Office	L	2		♦	1		♦		♦			♦	5		♦			♦			♦			♦			♦			♦			♦			
Recreation Uses																																				
Country club with private membership																																				
Private recreation center, club or area	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		♦		♦			♦			♦	1		♦			♦			♦												
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			♦			♦			♦			♦															
Animal shelter or clinic with outside run																																				
Auto service center				R			R		R			♦			♦	1		♦			♦	1		♦												
Bar, lounge, or tavern				S			S		S			♦			♦			♦			♦			♦												
Business school				♦			♦		♦			♦			♦			♦			♦			♦												
Car wash				R			R		R			♦			♦			♦			♦			♦												
Commercial amusement (inside)				*			*		*			*			♦	1		♦			*	1				*										
Commercial amusement (outside)																																				

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

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

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Mini-warehouse				R			R			R			♦			♦			♦			♦			♦			♦			♦			♦		
Office showroom/warehouse		1		R	5		R			R			♦			♦	2		♦			♦	6		♦			♦			♦			♦		
Outside storage(with visual screening)																															S			S		
Outside storage(without visual screening)																																				
Petroleum product storage & wholesale																									S											
Recycling center ⁶																						S														
Recycling buy-back center																															R			R		
Recycling collection center																															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				1		♦	2		♦			♦	4		♦	1					♦			♦		
Accessory Uses																																				
Accessory community center (private)	♦			♦			♦			♦			♦			♦			♦			♦			♦			♦								
Accessory game court (private)	♦			♦			♦			♦			♦			♦			♦			♦			♦			♦								
Accessory helistop																									S			S			S			S		
Accessory medical/infectious waste incinerator													*			*			*			*			*						S			S		
Accessory outside display of merchandise													♦			♦			♦			♦			♦			♦			♦			♦		
Accessory outside sales																															♦			♦		
Accessory outside storage																															♦			♦		
Accessory pathological waste incinerator																*			*			*			*						♦			♦		
Amateur communication tower	S			♦			♦			♦			♦			♦			♦			♦			♦			♦			♦			♦		
Day home																															♦			♦		

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General waste incinerator																		*			*			*				♦			♦					
Home occupation	♦			♦			♦			♦			♦			♦			♦			♦			♦			♦			♦					
Occasional sales(garage sales)	♦			♦			♦			♦			♦			♦			♦			♦			♦			♦			♦					
Private stable																																				
Swimming pool (private)	♦			♦			♦			♦			♦			♦			♦			♦			♦			♦			♦					
Pedestrian sky bridges	S			S			S			S			S			S			S			S			S			S			S					

Legend
♦ = Allowed by right
S = Specific use Permit
R = Residential Adjacency Review²
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:
• 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

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.