

Z167-311 PD No. 317 Cedars Area Authorized Hearing
CORRECTED LAND USES

Subdistrict 1 (Moderate Density Residential) Tract -1 and Tract 2:

The residential encourages the development of a stable mix of low and moderate density residential land uses alone or in combination with limited office and retail land uses in areas that are isolated from heavy traffic routes; to encourage development patterns that support alternative modes of transportation; and to encourage the preservation of structures with historic value.

The Steering Committee reviewed the area and recommended minor changes to the boundary of the district.

Land Uses – Subdistrict 1:

- Agricultural uses
 - Urban Garden
- Industrial uses
 - Art or craft production facility
 - Temporary concrete or asphalt batching plant
- Institutional and community service uses
 - Child-care facility [SUP]
 - Church
 - College, university, or seminary [SUP]
 - Community service center [SUP]
 - Library, art gallery or museum
 - ~~Convalescent and nursing homes and related institutions. [SUP]~~
 - ~~Convent or monastery.~~
- Lodging uses.
 - Boutique hotel
 - Bed and Breakfast
- Miscellaneous uses.
 - Carnival or circus
 - Temporary construction or sales office. [By special authorization of the building official]
- Office uses.
 - Office. [L]
- Recreation uses.
 - Private recreation center, club, or area. [SUP]
 - Public park, playground, or golf course.
- Residential uses.

- Duplex.
- Handicapped group dwelling
- Multifamily
- Single family.
- Retirement housing
- Retail and personal service uses.
 - ~~Dry cleaning or laundry store. [L]~~
 - ~~General merchandise or food store 3,500 square feet or less. [L]~~
 - ~~Personal service uses. [L]~~
 - Bar, lounge, or tavern. [SUP]
 - Nursery, garden shop or plant sales. [SUP]
- Transportation uses.
 - Transit passenger shelter.
- Utility and public service uses.
 - Electrical substation. [SUP]
 - Local utilities. [SUP or RAR]
 - Police or fire station. [SUP]
 - Post office. [SUP]
 - Utility or government installation other than listed. [SUP]
- Wholesale, distribution, and storage uses.
 - Office showroom/warehouse [R]
- Accessory uses
 - Amateur communications tower. [SUP]
 - Accessory Dwelling Unit
 - Home Occupation
 - Occasional sales (garage sales)
 - Pedestrian skybridges. [SUP]
 - Swimming pool (private)
 - Live Unit

Land Uses - Subdistrict 2:

- Agricultural uses.
 - Urban Garden
- Commercial and business service uses.
 - Building repair and maintenance shop [RAR]
 - Catering service. [RAR]
 - Custom business services [RAR]
 - Commercial engraving/etching facility [SUP]
 - Custom woodworking, furniture construction, or repair [RAR]
 - Electronics service center
 - Job or lithographic printing [RAR]
 - Medical or scientific laboratory [RAR]
 - Technical school [RAR]
- Industrial uses.

- Alcoholic beverage manufacturing [SUP]
- Art or craft production facility
- Temporary concrete or asphalt batching plant [By special authorization of the building official]
- Institutional and community service uses
 - Child-care facility [SUP]
 - Church
 - College, university, or seminary [SUP]
 - Community service center [SUP]
 - Convalescent and nursing homes and related institutions [SUP]
 - Convent or monastery.
 - ~~Foster home~~
 - ~~Institution for special education~~
 - Library, art gallery, or museum
 - Public or private school.
- Lodging uses
 - Boutique hotel
 - Bed and Breakfast
 - Hotel or motel
 - Lodging or boarding house
- Miscellaneous uses
 - Carnival or circus (temporary) [Special authorization of the building official]
 - Temporary construction or sales office
- Office uses
 - Financial institution without drive-in window.
 - Financial institution with drive-in window [SUP]
 - Medical clinic or ambulatory surgical center
 - Office
- Recreation uses.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- Residential uses.
 - Duplex.
 - Handicapped group dwelling
 - Multifamily
 - Single family
 - Retirement housing
- Retail and personal service uses
 - Animal shelter or clinic without outside run [RAR]
 - ~~Auto service center~~ [RAR]
 - Bar, lounge, or tavern. [SUP]
 - Business school
 - Car wash [~~RAR~~ SUP]
 - Commercial amusement (inside) [SUP]
 - Commercial parking lot or garage [RAR]
 - Dry cleaning or laundry store
 - Furniture store
 - General merchandise or food store 3,500 square feet or less [RAR]
 - General merchandise or food store greater than 3,500 square feet [RAR]
 - Household equipment and appliance repair
 - Liquor Store [SUP]
 - Microbrewery, micro distillery, and winery. [SUP]
 - Motor vehicle fueling station [~~RAR~~ SUP]

- Nursery, garden shop, or plant sales
- Personal service uses
- Restaurant with drive-in or drive-through services. [DIR]
- Restaurant without drive-in or drive-through service [~~RAR~~, SUP in Subdistrict 2C when operated on a roof]
- Temporary retail use
- Theater [RAR]
- Surface parking [RAR]
- Transportation uses
 - Transit passenger shelter.
- Utility and public service uses
 - Commercial radio or TV transmitting station [RAR]
 - Electrical substation [SUP]
 - Local utilities [SUP or RAR]
 - Police or fire station [RAR]
 - Post office [RAR]
 - Utility or government installation other than listed [SUP]
 - Utility or government service center
- Wholesale, distribution, and storage uses
 - Mini-warehouse [RAR]
 - Office showroom/warehouse [RAR]
 - Recycling drop-off container
 - Recycling drop-off for special occasion collection
 - Warehouse [RAR]
- Accessory uses
 - Accessory Dwelling Unit
 - Accessory community center (private)
 - Accessory electric vehicle charging station
 - Accessory game court (private)
 - Accessory medical/infectious waste incinerator [SUP]
 - Accessory outside display of merchandise
 - Accessory outside storage
 - Accessory pathological waste incinerator [SUP]
 - Amateur communication tower [SUP]
 - Home occupation
 - Live unit
 - Occasional sales (garage sales)
 - Swimming pool (private)
 - Pedestrian skybridges [SUP]

Subdistrict 3 and 3B (Freeway-oriented High Density Mixed Use):

This subdistrict is intended to encourage high-density office, lodging, retail, and residential uses along the Interstate Highway 30 frontage, and to encourage development that takes advantage of the regional freeway access and the excellent downtown views while preserving these views for other subdistricts in the Cedars Area Special Purpose District.

The Steering Committee recommended to combine the existing Subdistricts 3, 3A, 3C, Subdistrict 4 tract 1, and Subdistrict 4A into new Subdistrict 3.

The new Subdistrict 3 and existing 3B allow the same land uses, however the development regulations differ.

Land Uses - Subdistrict 3 and 3B:

- Agricultural uses.
 - Urban Garden.
- Commercial and business service uses
 - ~~Building repair and maintenance shop~~
 - ~~Bus or rail transit vehicle maintenance or storage facility~~
 - Custom business services.
 - Custom woodworking, furniture construction, or repair.
 - Electronics service center.
 - ~~Job or lithographic printing~~
 - ~~Machinery, heavy equipment, or truck sales and services~~
 - ~~Machine or welding shop~~
 - Medical or scientific laboratory
 - Technical school.
 - ~~Tool or equipment rental~~
 - Catering service [R]
 - Commercial engraving and etching facility [SUP]
- Industrial uses.
 - ~~Seafood processing plant~~
 - Temporary concrete or asphalt batching plant [Special authorization of the building official]
 - Alcohol beverage manufacturing
 - Art or craft production facility
 - ~~Industrial (inside) light manufacturing~~
 - ~~Industrial (inside) if this is potentially incompatible, it is permitted by SUP only~~
 - ~~Industrial (outside) potentially incompatible~~
 - ~~Metal salvage facility~~
 - ~~Industrial (outside) not potentially incompatible~~
- Institutional and community service uses
 - Child-care facility [SUP]
 - ~~Gemetry or mausoleum~~
 - Church.
 - College, university, or seminary [SUP]
 - Community service center [SUP]
 - Convalescent and nursing homes and related institutions [SUP]
 - Convent or monastery [SUP]
 - ~~Foster home~~

- Group home or shelter for indigent or abused persons
 - ~~Hospital~~
 - Library, art gallery, or museum.
 - Public or private school.
- Lodging uses.
 - Boutique hotel
 - Bed and Breakfast
 - Hotel or motel.
 - Lodging or boarding house.
- Miscellaneous uses.
 - Carnival or circus [Special authorization of the building official]
 - Temporary construction or sales office.
- Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window [SUP]
 - Medical clinic or ambulatory surgical center [SUP]
 - Office.
- Recreation uses
 - ~~Country club with private membership~~
 - Private recreation center, club, or area
 - Public park, playground, or golf course.
- Residential uses
 - Duplex
 - Handicapped group dwelling
 - Multifamily
 - Single family
 - Retirement housing
- Retail and personal service uses.
 - ~~Ambulance Service~~
 - Animal shelter or clinic without outside run.
 - Auto service center [SUP]
 - Bar, lounge, or tavern [SUP]
 - Business school
 - Car wash.
 - ~~Commercial amusement~~
 - Commercial amusement (inside) [SUP]
 - Commercial parking lot or garage
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 3,500 square feet or less.
 - General merchandise or food store greater than 3,500 square feet.
 - Household equipment and appliance repair.
 - ~~Home improvement center, lumber, brick, or building materials sales yard~~
 - Liquor store [SUP]

- Microbrewery, micro distillery, and winery [SUP]
- ~~Mortuary, funeral home, or commercial wedding chapel.~~
- Motor vehicle fueling station [SUP]
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive-in or drive-through service [DIR]
- Restaurant without drive-in or drive-through service.
- Surface Parking
- ~~Taxidermist~~
- Temporary retail use
- Theater
- ~~Vehicle display, sales, and service~~
- Transportation uses
 - Transit passenger shelter.
 - Heliport
 - ~~Helistop~~
 - Railroad passenger station
 - Transit passenger shelter
 - Transit passenger station or transfer center [SUP]
 - ~~Commercial bus station and terminal.~~
- Utility and public service uses.
 - Commercial radio or TV transmitting station.
 - Electrical substation [SUP]
 - Local utilities [SUP or RAR]
 - Police or fire station.
 - Post office.
 - ~~Radio, television, or microwave tower~~
 - Tower/antenna for cellular communication [SUP]
 - Utility or government installation other than listed [SUP]
 - ~~Utility or government service center~~
- Wholesale, distribution, and storage uses
 - ~~Auto auction~~
 - ~~Contractor's maintenance yard.~~
 - ~~Freight terminal~~
 - ~~Mini warehouse~~
 - ~~Petroleum product storage & wholesale~~
 - ~~Outside storage (with visual screening)~~
 - Office showroom/warehouse
 - Recycling drop-off container
 - ~~Recycling center~~
 - Recycling drop-off for special occasion collection
 - ~~Trade Center~~
 - Warehouse
- Accessory uses

- Accessory Dwelling Unit
- Accessory community center (private).
- Accessory electric vehicle charging station.
- Accessory game court (private).
- Accessory helistop [SUP]
- Accessory medical/infectious waste incinerator [SUP]
- Accessory outside display of merchandise
- Accessory outside storage
- Accessory pathological waste incinerator [SUP]
- Amateur communication tower [SUP]
- Home occupation.
- Live unit
- Occasional sales (garage sales).
- Swimming pool (private).
- Pedestrian skybridges [SUP]

Subdistrict 4 (Warehouse/Residential Transition):

This subdistrict is intended to accommodate warehouse and distribution, commercial and business service, retail, and multifamily residential uses; and to encourage transition to a loft-style mixed residential and commercial environment.

The Steering Committee recommended to combine the existing Subdistrict 4 tract 2 and Subdistrict 5 into a new Subdistrict 4.

Land Uses - Subdistrict 4:

- Agricultural uses
 - Urban Garden
- Commercial and business service uses
 - Building repair and maintenance shop
 - Bus or rail transit vehicle maintenance or storage facility
 - Catering service
 - Custom business services
 - Custom woodworking, furniture construction, or repair
 - Electronics service center
 - Job or lithographic printing
 - Machine or welding shop
 - Machinery, heavy equipment, or truck sales and services
 - Medical or scientific laboratory
 - Technical school
 - Tool or equipment rental
 - ~~Vehicle or engine repair or maintenance~~
 - Labor Hall
- Industrial uses
 - Alcohol beverage manufacturing [SUP]
 - Art or craft production facility

- Industrial (inside) light manufacturing
- ~~Industrial (inside) not potentially incompatible~~
- ~~Industrial (inside) potentially incompatible. SUP~~
- Industrial (outside) not potentially incompatible
- ~~Metal salvage facility (SUP)~~
- Temporary concrete or asphalt batching plant [Special authorization of the building official]
- Institutional and community service uses
 - ~~Cemetery or mausoleum [SUP]~~
 - Child-care facility [SUP]
 - Church.
 - Library, art gallery or museum
 - ~~Convent or monastery~~
 - ~~Hospital~~
 - Public or private school [SUP]
- Lodging uses
 - Boutique hotel
 - Bed and Breakfast
 - Hotel or motel
 - Lodging or boarding house
- Miscellaneous uses
 - Carnival or circus (temporary) [Special authorization of the building official]
 - Temporary construction or sales office
- Office uses
 - Financial institution without drive-in window
 - Financial institution with drive-in window [~~DIR~~ SUP]
 - Medical clinic or ambulatory surgical center
 - Office
- Recreation uses
 - Country club with private membership
 - Private recreation center, club, or area
 - Public park, playground, or golf course
- Residential uses
 - Multifamily
 - Retirement housing
- Retail and personal service uses
 - ~~Ambulance service~~
 - Animal shelter or clinic without outside run
 - Auto service center
 - Bar, lounge, or tavern [SUP]
 - Business school
 - Car wash [SUP]
 - Commercial amusement [SUP]
 - Commercial parking lot or garage
 - Dry cleaning or laundry store
 - Furniture store
 - General merchandise or food store 3,500 square feet or less
 - General merchandise or food store greater than 3,500 square feet
 - Home improvement center, lumber, brick, or building materials sales yard

- Household equipment and appliance repair.
- Liquor store [SUP]
- Microbrewery, micro distillery, and winery [SUP]
- Mortuary, funeral home, or commercial wedding chapel
- Motor vehicle fueling station [SUP]
- Nursery, garden shop, or plant sales
- Personal service uses.
- Restaurant with drive-in or drive-through service [DIR]
- Restaurant without drive-in or drive-through service.
- Surface Parking
- Taxidermist
- Temporary retail use
- Theater
- Vehicle display, sales, and service
- Transportation uses.
 - ~~Commercial bus station and terminal.~~
 - Heliport
 - Helistop [SUP]
 - Transit passenger shelter
- Utility and public service uses
 - Commercial radio or television transmitting station
 - Electrical substation
 - Local utilities [SUP or RAR]
 - Police or fire station
 - Post office
 - Radio, television, or microwave tower
 - Utility or government service center
 - Utility or government installation other than listed [SUP]
- Wholesale, distribution, and storage uses
 - ~~Auto auction~~ [SUP]
 - ~~Contractor's maintenance yard.~~
 - ~~Freight terminal~~
 - Mini-warehouse
 - Petroleum product storage & wholesale [SUP]
 - Office showroom/warehouse
 - Outside storage (with visual screening)
 - Recycling center [SUP]
 - Recycling collection center
 - Trade Center
 - Warehouse
- Accessory uses
 - Accessory Dwelling Unit
 - Accessory community center (private)
 - Accessory electric vehicle charging station
 - Accessory game court (private)
 - Accessory helistop [SUP]
 - Accessory medical/infectious waste incinerator [SUP]
 - Accessory outside display of merchandise

- Accessory outside storage
- Accessory pathological waste incinerator [SUP]
- Amateur communication tower [SUP]
- ~~Day Home~~
- Home occupation
- Live unit
- Occasional sales (garage sales)
- Swimming pool (private)
- Pedestrian skybridges [SUP]

Subdistrict 5 (Old City Park Institutional):

This subdistrict is intended to encourage the preservation of open space and the development of compatible institutional, residential, and retail land uses; and to protect the city institution of Old City Park.

The Steering Committee recommended renaming existing Subdistrict 6 to new Subdistrict 5. Several land uses were added however, there are no changes proposed to the existing development regulations.

Land Uses - Subdistrict 5:

- Agricultural uses
 - Crop production
 - Urban Garden
- Commercial and business service uses
 - Custom woodworking, furniture construction, or repair
 - Machine or welding shop
- Industrial uses
 - Art or craft production facility
 - Temporary concrete or asphalt batching plant
- Institutional and community service uses
 - Church
 - Community service center [SUP]
 - Library, art gallery, or museum
 - Public or private school [SUP]
- Lodging uses
 - Boutique hotel
 - Bed and Breakfast
 - Hotel or motel
 - Lodging or boarding house
- Miscellaneous uses
 - Carnival or circus [Special authorization of the building official]
 - Temporary construction or sales office.
- Office uses
 - Office
- Recreation use

- Public park, playground, or golf course
- Residential uses
 - None permitted
- Retail and personal service uses
 - Commercial amusement (inside). [SUP]
 - Commercial parking lot or garage
 - Furniture store.
 - Nursery, garden shop, or plant sales.
 - Surface parking
 - Personal service uses.
 - Restaurant without drive-in or drive-through service.
 - Temporary retail use
 - Theater
- Transportation uses
 - Transit passenger shelter
- Utility and public service uses.
 - Local utilities [SUP or RAR]
 - Police or fire station
 - Post office.
 - Utility or government installation other than listed [SUP]
- Wholesale, distribution, and storage uses
 - Non permitted
- Accessory uses
 - Accessory community center (private).
 - Accessory electric vehicle charging station.
 - Accessory game court (private).
 - Accessory helistop. [SUP]
 - Accessory medical/infectious waste incinerator [SUP].
 - Accessory outside display of merchandise
 - Accessory outside storage
 - Accessory pathological waste incinerator [SUP]
 - Amateur communication tower [SUP]
 - General waste incinerator