



**AGENDA
CITY OF BELTON
PLANNING COMMISSION
MEETING & PUBLIC HEARING
MONDAY, JUNE 6, 2016 - 6:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET**

- I. **CALL MEETING TO ORDER**

- II. **ROLL CALL**

- III. **APPROVAL OF THE MINUTES OF THE MAY 16, 2016 PLANNING COMMISSION MEETING**

- IV. **PUBLIC HEARING**
 - A. TA16-07 / Consideration of a Text Amendment, regarding Commercial Motor Vehicle Sales.
 - B. TA16-11 / Consideration of a Text Amendment, regarding the Keeping of Poultry.

- V. **DISCUSSION**
 - A. Federal Drug Administration Rules extended on May 5, 2016 to E-Cigarettes, Cigars, Hookah tobacco and others.
 - Implications to Belton smoking and zoning ordinances.
 - Regulations for manufactures, importers, retailers, and enforcement.
 - B. C-2 Zoning District / Allowable Uses By-Right

- VI. **DIRECTOR'S REPORT**

- VII. **NEXT MEETING DATE:** June 20, 2016

- VIII. **ADJOURNMENT**



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MEETING MINUTES

MAY 16, 2016

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
May 16, 2016**

CALL TO ORDER

Chairman Girgin called the meeting to order at 6:00 p.m.

ATTENDANCE

Commission: Chairman Holly Girgin, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Sally Davila, Chris Christensen, Ryan Finn, and Larry Thompson.

Staff: Jay Leipzig, Community and Economic Development Director; Megan McGuire, City Attorney; Robert Cooper, City Planner; Bobby Sperry, Fire Marshal; Zach Matteo, City Engineer; Jeff Fisher, Public Works Director; Ashley Scherer, Community Development Administrative Assistant.

Absent: Commissioners Chuck Crate and Tim McDonough.

Guests: KC Sign Express, Inc., Robin Hurshman, Graphics Art; Sallee Homes, Inc., Randy Sallee, President; Tyler Sallee, Vice-President; Stan Woodworth, Attorney; and Matt Schlicht, Design Engineer.

MINUTES

Commissioner Christensen moved to approve the May 2, 2016 Planning Commission meeting minutes. The motion was seconded by Commissioner Finn. All members present voted in favor and the motion carried.

PUBLIC HEARING-Special Use Permit to allow a digital message sign for Phillips 66 Minit-Mart, to be located at 500 E. North Avenue.

Mr. Cooper presented the staff report regarding a Special Use Permit (SUP) to allow a digital electronic message center sign for Phillips 66 Minit-Mart, to be located at 500 E. North Avenue. The new sign will be installed into the existing sign structure. The sign will be located at the northeast corner of 58-Highway and MO –Y Highway, addressed as 500 E. North Avenue. Details about area zoning, the applicant, KC Sign Express Inc., on behalf of Phillips 66 Minit-Mart, and sign dimensions (24-square feet), were provide by Mr. Cooper.

Improvements to the sign structure is the final part of the overall redevelopment of the site which included renovations to the building, new landscaping, a parking lot overlay with repainted parking spaces, improved gas-pumps and exterior lighting. Mr. Cooper cited section 30-9 of the Unified Development Code, which regulates electronic message center signs. He also pointed out that adjacent to the site is the Price Chopper grocery store, which has a similar digital message center sign, that was approved by the Planning Commission in March 2012. Mr. Cooper presented the Commission with a sign elevation and site plan.

Mr. Cooper went on to inform the Commission that staff recommends approval of the SUP and the following conditions shall apply:

The applicant shall comply with all the requirements as outlined in Section 30-9 of the Unified Development Code, with further restrictions on nighttime illumination and annual certification as described in one and two below:

1. No greater than 1,200 NITS between dusk and dawn,
2. Must go through a third party for annual certification of the 1,200 NITS between dusk and dawn.

Chairman Girgin opened the public hearing at 6:06 p.m. The hearing was being held to receive public input regarding an SUP application to allow a digital message sign for Phillips 66 Minit-Mart, to be located at 500 E. North Avenue.

Mayor Davis questioned if the sign would be larger than the current sign. Mr. Cooper confirmed the sign is of similar size, will be installed into the existing sign structure, and the image provided is scaled. Mayor Davis questioned who will be monitoring the section in the Unified Development Code that states any portion of the message or image must have a minimum duration on screen of eight seconds. Robin Hurshman, KC Sign Express, Inc., who was present representing Phillips 66 Minit-Mart verbally agreed that she would monitor the sign and ensure it meets code.

Councilman Trutzel raised concern of how the City regulates digital message signs. The Unified Development Code states any portion of the message or image must have a minimum duration on screen of eight seconds. Councilman Trutzel brought up we have digital message signs in the city that are not following the eight second rule. Councilman Trutzel proposed enforcement action for businesses that do not following the requirements as outlined in Section 30-9 of the Unified Development Code. Mr. Leipzig noted that staff will evaluate for any businesses who are not currently following the code.

Chairman Girgin closed the public hearing at 6:12 p.m. Commissioner Christensen moved to approve the SUP as submitted with specified conditions to allow a digital message sign for Phillips 66 Minit-Mart, to be located at 500 E. North Avenue. The specified conditions are as follows:

The applicant shall comply with all the requirements as outlined in Section 30-9 of the Unified Development Code, with further restrictions on nighttime illumination and annual certification as described in one and two below:

1. No greater than 1,200 NITS between dusk and dawn,
2. Must go through a third party for annual certification of the 1,200 NITS between dusk and dawn.

The motion was seconded by Councilman Trutzel. When a vote was taken the following was recorded: Ayes, 7 – Chairman Girgin, Mayor Davis, Councilman Trutzel, Commissioners Davila, Christensen, Thompson and Finn.

Noes, 0.

Absent, 2 – Commissioner McDonough and Crate. The motion carried.

DISCUSSION – Traditions Final Plat-Consideration of a Final Plat of the First Plat of Traditions

Chairman Girgin introduced the next item of business regarding consideration of a Final Plat of the First Plat of Traditions subdivision. The first plat is a 49.4 acre, single and multi-family residential development, located on the east side of South Mullen Road, and Sycamore Drive.

Mr. Leipzig noted that this is an unusual project because the infrastructure is already in place. The Planning Commission originally reviewed and approved the Traditions preliminary plat in January 2009 and City Council approved the final plat in September 2007. At that time, the residential development was under different ownership. Due to the previous owner's financial instability, the final plat was never recorded with the Cass County Recorder's Office. Sallee Homes, Inc. (current developer) is proposing to develop this 49.40-acre tract of land, which is part of the original final plat that was approved by the city in 2007. Mr. Leipzig introduced the development team representing Sallee Homes, Inc.; Randy Sallee, President; Tyler Sallee, Vice-President; Stan Woodworth, Attorney; and Matt Schlicht, Design Engineer. City staff has been working closely with Sallee Homes on the Development Agreement.

Mr. Cooper explained that the project will consist of two phases of development. Phase one will commence in summer 2016, with the construction of eight 4-plex buildings and twelve single-family homes. It is estimated that by the end of the 2016 calendar year, there will be a total of twenty-five single-family homes and twelve 4-plex buildings constructed and marketable. The Final Plat of the 1st Plate will consist of fifty-one single-family residential lots and twenty-three 4-plex buildings. The single-family homes will range in size between 1,400 square feet to 2,000 square feet, mostly three and four bedrooms, with 2.5 and 3.5 baths. The 4-plex units will consist of 1,253 square feet two-bedroom dwellings and 1,352 square feet three bedroom dwellings.

Common areas are identified on the plat as Tracts A, B, and C. These areas surround the 4-plex multi-family units and are to be used as a common green space area. The developer has no plans to pursue any commercial development. Subsequently, the area shown on the original plat as "commercial" will be shown as un-platted and will be re-platted as residential at a later phase of development. The remaining acreage of the Traditions subdivision will be developed and platted at a later phase, to be in accordance with the city's adopted codes and ordinances. Primary access to the development will be from South Mullen Road with Sycamore Drive and Traditions Parkway being classified as the two major internal collector streets for this subdivision. An 8 to 10-foot-wide walking trail will be added to the plat along Sycamore Drive (to be used mutually with the public sidewalk) and also, along Traditions Parkway on the west side of the roadway.

Mr. Cooper informed the Commission that staff finds the final plat to be consistent with Section 35-36 of the Belton Unified Development Code, therefore, supports a recommendation to approve the Final Plat of the First Plat of Traditions with the changes as mentioned above and the re-platting of the commercial lots.

Chairman Girgin questioned the amount for rental units. Mr. Sallee responded that similar units they have completed in the past were in the range of \$1,000 - \$1,300 per month depending on if it was a two bedroom or three bedroom 4-plex. It was also noted that the 4-plexes would be maintained and rented through a property management company. Mr. Leipzig stated that the single family homes will be for sale and will be in the range of \$200,000 - \$250,000 per home.

Commissioner Christensen brought up concerns regarding homes built on dead-end streets without developed cul-de-sacs. Mr. Randy Sallee commented the development agreement states they would

provide a temporary gravel cul-de-sac in order to provide fire and police access. Bobby Sperry, Fire Marshall, commented that according to the development agreement, gravel is allowed provided it will support the weight of the fire trucks. The development agreement also states that they will have four years to develop the cul-de-sac before laying a more permanent surface, such as asphalt.

Mayor Davis asked Mr. Matteo, City Engineer, if there are any floodplains in the area and if there would be any drainage issues to the south of the property. Mr. Matteo stated that they are not located in any flood plains and there will not be any drainage issues with Phase One. However, there could be concerns of drainage issues in Phase Two with existing properties, but those will be addressed under the city drainage and stormwater detention criteria.

Mayor Davis asked if the development would contain a club house or swimming pool. Mr. Randy Sallee confirmed plans for both a swimming pool and a pool house. Councilman Trutzel questioned if there would be a Homeowner's Association. Mr. Sallee mentioned plans to manage the grounds and pool until there are sufficient homeowners to establish the HOA. Once this is met, Mr. Woodworth will establish and hand over the HOA to the homeowners.

Commissioner Finn moved to approve the Final Plat of Traditions - First Plat. The motion was seconded by Councilman Trutzel. When a vote was taken the following was recorded:

Ayes, 7 – Chairman Girgin, Mayor Davis, Councilman Trutzel, Commissioners Davila, Christensen, Thompson and Finn.

Noes, 0.

Absent, 2 – Commissioner McDonough and Crate. The motion carried.

DIRECTOR'S REPORT

Mr. Leipzig reported current project updates:

- Cedar Tree Shopping Center building permit released Friday, May 13, 2016.
- Brewbakers Bar and Grill plans received for staff review. Brewbakers Bar and Grill will be a key tenant at Cedar Tree Shopping Center with plans to open by the end of the year.
- Belton Gateway Phase 2 development agreement was approved by City Council. Infrastructure drawings have been received and staff will finish review by June 1, 2016.
- Fazoli's completion date approximately June 15, 2016.
- Arvest Bank opened on Monday, May 2, 2016. Ribbon cutting is schedule for June 13, 2016.
- Mernards expected opening date at the end of October 2016.

ADJOURNMENT

Commissioner Finn moved to adjourn the meeting. The motion was seconded by Commissioner Christensen. All voted in favor and the meeting adjourned at 6:43 p.m.

Ashley Scherer
Community Development Administrative Assistant

**TA16-07 / Consideration of a Text
Amendment, regarding Commercial Motor
Vehicle Sales.**



**PLANNING COMMISSION REGULAR MEETING
CITY HALL ANNEX, CITY COUNCIL ROOM
520 MAIN STREET
MONDAY, JUNE 6, 2016 – 6:00 P.M.**

Robert G. Cooper, City Planner

ITEM #TA16-07

Text Amendment to Section 40-3(4) of the Unified Development Code, regarding Commercial-Motor Vehicle Sales.

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BACKGROUND

Recently, the Mayor and City Council passed a Resolution to delay the acceptance and processing of new applications for commercial-motor vehicle sales, within the City of Belton between January 12, 2016 and July 12, 2016.

The Planning Commission and city staff have revisited the ordinance to ensure all commercial motor vehicle sales business sites are providing adequate fire and emergency vehicle access; public safety and security; and a visually pleasing streetscape for legitimate vehicles display.

Section 40-3(4)

- (4) Commercial – Motor vehicle sales. Motor vehicle sales businesses shall have a special use permit, granted for an initial term of one year and renewable for an additional five-year term and must meet the following requirements:
 - (1) Motor vehicle sales dealer’s license; site and space requirements: the following standards and norms shall govern the operation of existing multi-vehicle used vehicle lots and shall apply to any multi-vehicle lots proposed or established in the future:
 - (2) There shall be at least one entrance-exit on the main thoroughfare serving the lot at least 24-feet in width;
 - (3) The lot must be paved with a surface material of concrete or asphalt;

- (4) Each site must sufficiently provide its own independent exterior security lighting; e.g. wall or pole mounted;
- (5) The lot must have barriers or other forms of visible demarcation clearly delineating the specific area to be occupied by used vehicles, which shall be approved by the city inspector;
- (6) Buildings and their intended uses must be stipulated on the site plan with the special use permit application and receive Planning Commission approval prior to the issuance of an occupational license;
- (7) Used vehicle business owner shall have a current State Motor Vehicle Dealer license and a City Occupational license.
- (8) All vehicles on the lot must be capable of passing the state vehicle inspections, as required by Missouri Statutes;
- (9) Only one (1) used vehicle dealer allowed with each special use permit and only one special use permit allowed per site;
- (10) All vehicles on the lot must be complete and **operational**, no vehicle will be used for the scavenging or junk purposes by any operator issued a license under the provisions of this section;
- (11) Any maintenance work must be performed within the confines of the garage and must be completed before the vehicle is returned to the lot for sale;
- (12) Used vehicle sales lots may be operated in conjunction with the garage located thereon for the purposes of performing necessary maintenance on those vehicles offered for sale on said used vehicle lot; otherwise, a multi-vehicle used sales lot shall not be operated in conjunction with any other type of business (**under same ownership or another**) without the approval of the city council upon proper application and hearing thereon who shall consider in dealing with said issue, the compatibility of the proposed uses from a zoning, businesses, commercial and aesthetics viewpoint.
- (13) All used vehicle sales lots shall be identified by an internally illuminated wall sign. Cardboard, plywood or hand-painted signs are prohibited;

- (14) No used vehicle sales lot shall be established or expanded within 1,000-feet of any other motor vehicle sales business;
- (15) No used vehicle sales lot shall be established on a lot less than one-acre in size;
- (16) No used vehicle sales lot shall be established or expanded within 100-feet of the district boundary-line of any residential zoning district;
- (17) All used vehicle sales lots shall meet the minimum landscaping and screening requirements;
- (18) All parking areas shall meet the City's design requirements. Each special use permit shall include a site plan showing parking spaces for employees, customers, display vehicles and adequate off-street unloading areas.
- (19) Each used vehicle sales lot shall have no less than one-hundred feet (100') of street frontage.

These regulations as outlined in the used vehicle sales ordinance are listed to help enhance good aesthetics, beautify city streetscapes and preserve property values by preventing unsightly, and chaotic development that has a blighting influence upon the community.

PLANNING COMMISSION ACTION

1. Motion to recommend **Approval**, to amend Section 40-3(4) of the Unified Development Code, Commercial – Motor Vehicle Sales.
2. Motion to recommend **Denial**, to amend Section 40-3(4) of the Unified Development Code, Commercial – Motor Vehicle Sales.
3. Motion to **Continue** the case pending additional information.
4. Motion to recommend a **Revision** of the ordinance.

**TA16-11 / Consideration of a Text
Amendment, regarding the Keeping of
Chickens.**



PLANNING COMMISSION REGULAR MEETING
CITY HALL ANNEX, CITY COUNCIL ROOM
520 MAIN STREET
MONDAY, JUNE 6, 2016 – 6:00 P.M.

Robert G. Cooper, City Planner

ITEM #TA16-11

Text Amendment to Section 6-4(g) of the Unified Development Code, regarding, the keeping of chickens.
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BACKGROUND

Over the last several months, city staff has received many comments, concerns and general questions from the public concerning the city’s regulations regarding the raising and harboring of chickens in residential zoning districts. City staff has been meeting monthly with the Code Enforcement Advisory Committee, which has discussed, at length, the city’s existing regulations and its effectiveness and a thorough review of other cities ordinances which regulate the keeping of chickens.

Existing Belton City Ordinance / Section 4-197 –Keeping Poultry.

“It shall be unlawful, and it is hereby declared a public nuisance for any person in charge of a residence, to keep, harbor, or maintain, or allow, to be kept, more than four (4) poultry animals per acre or part of an acre, at such residence, unless the residence is licensed as a commercial animal establishment with proper zoning classification therefor”. (8/12/2003).

PROPOSED LANGUAGE / SECTION 6-4(g) –Keeping of Chickens.

ARTICLE 1 – CHICKENS

Section 1.01 – Keeping of Chickens.

Chickens are permitted only in residential and agricultural zoning districts and only under the following conditions:

- (a) No more than six (6) chickens per Lot;*
- (b) Lot must be at least 8,400 square feet;*

- (c) Only female chickens are allowed. Roosters are prohibited;*
- (d) Chickens shall be maintained and kept in the rear yard only;*
- (e) Chickens may be allowed to roam free or free range in the rear yard as long as chickens are not an annoyance to adjoining neighbors, domestic animals and/or properties;*
- (f) All chickens shall be housed in a coup between dusk and dawn; and*
- (g) No back yard chickens shall be permitted to remain if the chickens or their smell, noise or manure create a public nuisance.*

Section 1.02 – Enclosures.

- (a) Henhouses and chicken coups shall be kept in a clean, dry, odor free and sanitary condition at all times;*
- (b) Henhouses and chicken coups shall be designed to provide a safe and healthy living conditions for the chickens, while minimizing adverse impacts to other neighboring residents;*
 - (1) A henhouse or chicken coup shall be enclosed on all sides and shall have a roof and doors. Access doors must be shut and locked at night. Windows and vents must be covered with predator-bird proof wire of less than 1-inch openings.*
- (c) Henhouses or chicken coups shall be setback no less than five feet (5') from a property line;*
- (d) Henhouses, chicken coups and other accessory structures shall meet the requirements as outlined in Chapter(s) 1.5 and 4.1 of the Belton Unified Development Code.*

These regulations are proposed to allow citizens the opportunity to own and maintain chickens, in a manner which preserves property values and prevents unhealthy conditions and an unsightly appearance upon the community.

PLANNING COMMISSION ACTION

1. Motion to recommend **Approval**, to amend Section 6-4(g) of the Unified Development Code, Keeping of Chickens.
2. Motion to recommend **Denial**, to amend Section 6-4(g) of the Unified Development Code, Keeping of Chickens.
3. Motion to **Continue** the case pending additional information.
4. Motion to recommend a **Revision** of the Ordinance.

C-2 Zoning District / Allowable Uses By-Right

Sec. 40-1. - Use-specific standards.

- (a) *Use groups.* The use table classifies land uses into five major groupings: Residential, Public and Civic, Commercial, Industrial and Other. These are referred to as "use groups."
- (b) *Use categories.* Each use group is further divided into "use categories." These categories classify land uses based on common characteristics, such as the type of products sold, site conditions or the amount of activity on the site.
- (c) *Determination of land use category.* When a land use cannot be classified into a use category or appears to fit into multiple categories, the community development director is authorized to determine the most appropriate use category.
- (d) *Permitted uses.* Uses identified with a "P" in the use table are permitted by right in the designated zoning districts, subject to compliance with all other applicable provisions of this Code.
- (e) *Uses subject to conditions.* Uses identified with a "C" in the use table are permitted by-right in the designated zoning districts, subject to compliance with all conditions of this chapter and with all other applicable provisions of this Code.
- (f) *Special use permits.* Uses identified with an "S" in the use table may be allowed in the designated zoning districts if approved with the granting of a special use permit. Approved special uses are subject to compliance with all other applicable provisions of this Code.
- (g) *Prohibited uses.* Uses identified with a "-" in the use table are expressly prohibited. Uses not listed in the use table are also prohibited unless the community development director determines that the use fits into an existing use category.
- (h) *Table of uses.*

TABLE OF USES																
USE	ZONING DISTRICT															
	A	R-1	R1A	R1B	R-2	R-3	R-3A	PR	PO	C-1	C-2	C-3	BP	M-1	M-2	
RESIDENTIAL USES																
Household living																
Single-family dwelling, detached (conventional)	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	
Manufactured home residential design	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	
Single-family dwelling, attached	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	
Two-family dwelling (duplex)	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	
Multifamily dwelling (3+ units)	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	
Apartment community	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	
Cluster residential development	-	P	-	-	P	P	P	-	-	-	-	-	-	-	-	
Manufactured home park	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	
Employee living quarters	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dwelling units located above the ground floor	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	
Group living																
Assisted living	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	
Halfway house	-	-	-	-	-	S	S	-	-	-	-	-	-	-	-	
Nursing care facility	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	
Residential care facility	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	
Group living not otherwise classified	-	C	C	C	C	C	C	-	-	-	-	-	-	-	-	
Foster home	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	
PUBLIC AND CIVIC USES																

C-2

College or university	-	-	-	-	-	-	-	S	S	-	S	S	-	-	-
Cultural exhibit or library	C	C	C	C	C	C	C	P	S	-	-	-	-	-	-
Government buildings and properties	C	C	C	C	C	C	C	P	S	-	-	-	-	-	-
Hospital	-	-	-	-	-	-	-	S	P	S	P	P	-	-	-
Place of public assembly	C	C	C	C	C	C	C	C	P	-	-	-	-	-	-
Public safety services	C	C	C	C	C	C	C	P	P	-	-	-	-	-	-
Religious assembly	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-
School	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-
Social club or lodge	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P
Utilities															
Major	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-
Minor	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-
COMMERCIAL USES															
Adult business	-	-	-	-	-	-	-	-	-	-	C	-	C	C	C
Animal services															
Kennel	-	-	-	-	-	-	-	-	-	S	S	-	-	S	S
Veterinary services	-	-	-	-	-	-	-	-	-	S	P	P	-	P	P
Art gallery	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-
Banks and financial services															
Banks	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Payday loan store	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-
Consumer loan establishment	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-
Pawn shop	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-
Body art services	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-
Business support service	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P
Construction sales and service	-	-	-	-	-	-	-	-	-	-	P	-	P	P	P
Day care															
Day care center or home	S	S	S	S	S	S	S	-	S	S	S	S	S	S	-
Day care home with less than 4 children	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-
Eating and drinking establishment															
Restaurant	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-
Tavern	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-
Entertainment and spectator sports															

C-2

Indoor	C	C	C	C	C	C	C	C	P	-	-	P	P	P	-	-
Outdoor	C	C	C	C	C	C	C	C	P	-	-	P	P	P	P	-
Funeral and interment services																
Cemetery	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-
Cremating	-	-	-	-	-	-	-	-	-	-	-	S	S	S	S	S
Funeral home	-	-	-	-	-	-	-	-	-	-	S	P	P	P	P	P
Lodging																
Bed and breakfast	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-
Hotel or motel	-	-	-	-	-	-	-	-	P	-	P	P	P	-	-	-
Medical or dental clinic	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-
Mini warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Office	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P
Personal and consumer service	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-
Retail sales																
Large (100,000+ gfa)	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Small (up to 100,000 gfa)	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-
Sports and recreation, participant																
Outdoor	-	-	-	-	-	-	-	-	P	-	S	P	P	S	S	-
Indoor	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-
Vehicle sales and service																
Car wash	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C
Gas station	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C
Motor vehicle repair	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C
Commercial motor vehicle sales	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-
Light equipment sales or rental	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Heavy equipment sales or rental	-	-	-	-	-	-	-	-	-	-	-	-	S	P	P	P
Vehicle, recreational vehicle or boat storage/towing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
INDUSTRIAL USES																
Manufacturing, production & industrial services																
Limited	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P
General	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P
Intensive	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S

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Research laboratory	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P
Trucking/freight terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	P
Warehousing and wholesaling	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	P
Waste-related use																
Junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
Recycling facility	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S
Sanitary landfill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
OTHER USES																
Accessory uses	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Agricultural uses																
Farming	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boarding stables and riding schools	P	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-
Drive-thru facilities	-	-	-	-	-	-	-	-	-	-	C	C	-	C	-	-
Home occupation	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-
Parking																
Accessory parking	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Non-accessory parking	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C
Wireless communication facility																
Freestanding	-	-	-	-	-	-	-	S	-	-	S	S	S	S	S	S
Co-located	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

(Ord. No. 2011-3734, § 1(15.1), 7-12-2011)