

Uses	Zones	Existing Provision	Council Consideration
<b>Residential</b>			
Horticulture	RL, RM, RMH/RH, RMP	ZA	Downgrade to NN w/ Site Plan Review process
Nurseries	RL, RM, RMH/RH, RMP	ZA	Downgrade to NN w/ Site Plan Review process
<b>Commercial</b>			
Primary Health Care	CO, CG	L-11 - permitted < 5k; CUP - ZA > 5k	downgrade to <u>permitted</u> (delete use classification & change to medical office use)
Cultural Institutions	CO, CG, CV	L-14 - allowed w/ NN if < 5k; CUP- PC > 5k	Downgrade to NN w/ Site Plan Review process
Day Care, General	CO, CG	L-3 - CUP-ZA < 2.5k; CUP-PC >2.5k	Combine L-1/L-2/L-3 to <u>permitted</u> ; PC > 5k
Emergency Health Care	CO, CG	L-2 - CUP-ZA <5k; CUP-PC > 5k	Combine L-1/L-2/L-3 to <u>permitted</u> ; PC > 5k
Animal Hospitals	CG	ZA	<u>CUP-ZA</u> for 24 hours; <u>Permitted</u> - normal business hours?
Eating & Drinking Establishments with Live Entertainment	CO, CG, CV	ZA	CG only - without alcohol should be <u>permitted</u>
Laboratories	CO, CG	L-1	Combine L-1/L-2/L3 to <u>permitted</u> ; PC > 5k
Research & Development Services	CO, CG	L-1, ZA	Combine L-1/L-2/L3 to <u>permitted</u> ; PC > 5k
Tattoo Establishments	CG	ZA	Permitted
<b>Industrial</b>			
Animal Boarding	IG, IL, RT	ZA	<u>CUP-ZA</u> for 24 hours; <u>Permitted</u> - normal business hours
Animal Hospitals	IG, IL, RT	ZA	<u>CUP-ZA</u> for 24 hours; <u>Permitted</u> - normal business hours
Banks and Savings and Loans	IG, IL, RT	L-1 - CUP-ZA for mixed use project, subject to min. reqs: min lot - 3 ac, max comm space = 35% of GFA/50% of ground floor area of buildings fronting on arterial, phased development	Permitted
Commercial Filming	IG, IL, RT	ZA	Permitted (verify parking is met)
Commercial Recreation & Entertainment	IG, IL, RT	L-2 - <i>only when designed and operated for principal use by employees of surrounding industrial development as ancillary use to a primary industrial use ; when designed for general public sue, permitted after considering vehicular access and complying with minimum parking requirements , L-2, PC</i>	Permitted (verify parking is met)
Eating & Drinking Establishments	IG, IL, RT	L-2	Permitted (verify parking is met)
Offices, Business & Professional	IG, IL, RT	L-10 - accessory offices incidental to primary industrial use within IG, IL limited to 10% of floor area of primary; accessory office uses incidental to a primary use within RT district are limited to 30% of floor area of primary use	Remove C provision (accessory office uses > maximum allowable percentage of floor area of primary use shall require CUP-ZA and a parking demand study demonstrating the adequate provision of onsite parking for all uses contained onsite)

Other CUP requirements:			Council Consideration
Districts			
Fences/Walls	All	ZA	PC
30-35' height; 3-story homes/MFR	Residential	ZA	PC
Variances	All	ZA < 20% deviation; PC >21 % deviation	PC
Height - grade differential	All	ZA	PC
Height - exceptions	All	ZA	PC
Soil import/export	All	ZA	PC
Outdoor facilities	All	ZA	PC
Joint Use Parking, Reduced Parking for certain uses	All	ZA	PC
Alcohol uses (onsite consumption)	All	ZA	PC
(L) provision (w/in 300' of residential)	Industrial	ZA	PC or Downgrade to Site Plan Review process
(Q) provision (w/in 300' of residential)	Commercial	ZA	PC or Downgrade to Site Plan Review process
Maintenance & Service Facilities	Public-Semi-public	L-1 - city owned are permitted; all other require CUP-ZA	PC