

EXHIBIT A

- 5.4 Staff Report (For Possible Action – Recommendation to City Council): Case No. **LDC24-00020 (Mill and Greg Street Master Plan and Zoning Map Amendment)** - A request has been made for: 1) a Master Plan amendment from ±6.88 acres of Urban Mixed-Use (UMU) to Suburban Mixed-Use (SMU) and 2) a zoning map amendment from ±6.88 acres of Mixed-Use Urban (MU) to General Commercial (GC). The ±6.88 acre site encompasses five parcels located on the northwest corner of Mill Street and Greg Street.
[Ward]

**PLANNING COMMISSION
STAFF REPORT**

Date: December 7, 2023

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action-Recommendation to City Council): Case No. LDC24-00020 (Mill and Greg Street Master Plan and Zoning Map Amendment) - A request has been made for: 1) a Master Plan amendment from ±6.88 acres of Urban Mixed-Use (UMU) to Suburban Mixed-Use (SMU) and 2) a zoning map amendment from ±6.88 acres of Mixed-Use Urban (MU) to General Commercial (GC). The ±6.88 acre site encompasses five parcels located on the northwest corner of Mill Street and Greg Street.

From: Carter Williams, Assistant Planner

Ward #: 3

Case No.: LDC24-00020 (Mill and Greg Street Master Plan and Zoning Map Amendment)

Applicant: Kenneth Crawford, Sierra Range Consultants

APN: 012-220-15, -16, -19, -21, & -36

Request:

1. **Master Plan Amendment:** From ±6.88 acres of Urban Mixed-Use (UMU) to Suburban Mixed-Use (SMU)
2. **Rezoning (Zoning Map Amendment):** From ±6.88 acres of Mixed-Use Urban (MU) to General Commercial (GC)

Location: See Case Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with the applicable findings, I move to adopt the Master Plan amendment by resolution and recommend that City Council approve the Master Plan and zoning map amendments, subject to conformance review by the Regional Planning Commission.

Summary: The ±6.88-acre site consists of five parcels located on the northwest corner of Mill Street and Greg Street and is accessed from Mill Street. This is a request for; 1) a Master Plan amendment from Urban Mixed-Use (UMU) to Suburban Mixed-Use (SMU) and 2) a zoning map amendment from Mixed-Use Urban (MU) to General Commercial (GC). The requested amendments are displayed in the provided Master Plan and zoning comparison display maps

(Exhibit B). Key issues include: 1) compatibility of the proposed zoning with surrounding zoning and land uses and 2) conformance with the Master Plan. The proposed SMU Master Plan land use designation and GC zoning district are appropriate and compatible with the surrounding land uses and zoning.

Background: Several industrial buildings, constructed between 1969 and 1970, and open lot parking comprise the site. Prior to 2017, the subject properties were zoned Mixed-Use (MU/MSTC) and had a Master Plan land use designation of Special Planning Area/Mill Street Transit Oriented Development Corridor/River Landing at Mill (SPA/MSTC/RLM). These plans focused on higher-density development and pedestrian connectivity and amenities near the cluster of transit stops in the area. With the adoption of the Reimagine Reno Master Plan in 2017, the subject properties were given the designation of Urban Mixed-Use (UMU), and the zoning was translated to Mixed-Use Urban (MU). Adjacent properties to the south and east that previously held the MU/MSTC and Industrial (I) Master Plan land use designations were all reclassified as Mixed-Employment (ME) in 2017, which better represented the enmeshed light industrial, auto-oriented development pattern of the area.

Analysis: The current Master Plan land use designation of Urban Mixed-Use (UMU) provides opportunities for higher density development, as well as a mix of uses, along corridors. The subject site is located along an Urban Corridor according to the Structure Plan of the Reno Master Plan, but the location of these properties is on the tail end of the corridor. Although there are an abundance of transit stops within the vicinity, the mix of industrial/employment type uses, and the auto-oriented environment, do not yet support the type of setting an urban corridor contemplates.

The proposed Master Plan land use designation of Suburban Mixed-Use (SMU) provides an opportunity for a broader mix of uses while also preserving opportunities for higher-density infill and redevelopment in the future. It also provides opportunities for higher-density housing within proximity to services and employment. The proposed SMU land use designation acts as a transitional element between the Mixed-Use Urban corridor and the employment logistics areas to the south and east.

The current MU zoning designation would become non-conforming with the change to the SMU Master Plan land use designation. The proposed General Commercial (GC) zone would conform to the SMU designation and would be compatible with surrounding land uses.

Land Use Compatibility: To the north and west of the site, properties carry the UMU Master Plan designation and MU zoning, while to the south and east, properties have the Mixed-Employment (ME) Master Plan designation and Mixed-Employment (ME) and Industrial Commercial (IC) zoning designations. These have some stark differences, particularly as they relate to residential. ME and IC designations generally do not support residential land uses while MU has unlimited

residential density. General Commercial provides for a transition between these areas by limiting density to 45 units per acre while still providing the opportunity for a mix of commercial uses anticipated on transit-oriented corridors.

The zone change from MU to GC will result in differences in the allowed uses for the subject properties (**Exhibit C**). Generally, commercial land uses are prioritized while still allowing for medium-to-high density residential. The most notable differences include gun ranges being allowed with a conditional use permit where previously prohibited, indoor manufacturing becoming prohibited where previously allowed by-right, and warehouse and distribution uses also becoming prohibited where previously allowed with a conditional use permit.

Development Standards: Certain differences are present between the existing MU zone and the proposed GC zoning district, and are summarized in the table below:

ZONING	MU	GC
SETBACKS – FRONT / SIDE / REAR	12' / 0 or 5' / 0 or 5'	10' / 0 or 10' / 0 or 10'
MAX. HEIGHT	No limit	65'
MAX. STORIES	No limit	5
MIN. FLOOR AREA RATIO (FAR)	0.25	None
MAX. RESIDENTIAL DENSITY	No limit	45 dwellings / acre
MIN. LANDSCAPING	5% - 20%	15%

Generally, design standards associated with mixed-use districts remain the same, such as requirements for architectural features and ground floor interest. The building height maximums proposed with the GC zone are generally consistent with that of the ME and IC zone. Master Plan Policy C-UC.15 supports the use of height and massing strategically along corridors to establish identity for specific areas. Additionally, setbacks for the GC zone are identical to that of ME and IC, so setbacks will match on either side of Mill Street at this point along the corridor.

A notable change is that the MU zone requires that one percent of the project cost go towards pedestrian amenities, while GC has no such requirement. Because these properties are located towards the end of the urban corridor, staff finds that this area may not be a priority area for pedestrian-oriented development in the same way that an area closer to the urban core would. Regardless, the Regional Transportation Commission (RTC) currently has the Mill Street Capacity and Safety Project underway that will require the reconstruction of all sidewalks along the Mill Street frontage of this site to minimum city standards including addressing existing deficiencies in accessibility.

Master Plan Conformance: With the approval of the Master Plan amendment the subject site would have the designation of Suburban Mixed-Use. The site is located along a boundary between

a Mixed Use Area and Industrial/Logistics Employment Area per the Structure Plan Framework of the Reno Master Plan. The proposed amendments are supportive of the following Master Plan policies:

- 1.5B: Urban Revitalization
- 2.2B: Underutilized Properties
- 4.1B: Geographic Diversity
- C-UC.15: Height and Massing

Public and Stakeholder Engagement: No concerns were identified from the external agency comments that were received for this application though RTC expressed interest in coordinating with the applicants on the Mill Street project. The applicant presented the project at the Ward 3 Neighborhood Advisory Board (NAB) meeting on November 7, 2023, and no concerns were identified. A courtesy notice was sent out to surrounding property owners upon initial submission of the project and one comment was received in opposition (**Exhibit D**) though this comment was submitted in an early iteration of the application where the applicant requested Industrial (I) zoning and Master Plan designation. The applicant will host a neighborhood meeting on November 6, 2023, to satisfy the requirements of NRS 278.210. Any future comments will be forwarded to the Planning Commission as they are received.

Findings:

General Review Criteria and Considerations: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- (1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- (2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- (3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.

- (4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
- (5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Master Plan Amendment: To adopt an amendment to the Master Plan Land Use Map, the City Council shall find that:

- (1) The amendment is in substantial conformance with Master Plan priorities and policies;
- (2) Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- (3) Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

Rezoning (Zoning Map Amendment): All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approved Criteria Applicable to all Applications*, and the following findings:

- (1) The amendment, together with changed components of the Title, promotes, or does not conflict with, the provisions of NRS Section 278.250(2); and
- (2) The amendment is in substantial conformance the Master Plan.

Attachments:

Exhibit A – Case Maps

Exhibit B – Master Plan and Zoning Comparison Maps

Exhibit C – Land Use Table Comparison

Exhibit D – Public Comment

Resolution No. 04-23

RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC24-00020 (MILL AND GREG STREET MASTER PLAN AND ZONING MAP AMENDMENTS), FROM ±6.88 ACRES OF URBAN MIXED-USE (UMU) TO SUBURBAN MIXED-USE (SMU) LOCATED ON THE NORTHWEST CORNER OF MILL STREET AND GREG STREET, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC24-00020 (MILL AND GREG STREET MASTER PLAN AND ZONING MAP AMENDMENTS), AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.320) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on December 7, 2023, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:

- 1. That the maps, documents and descriptive material in Planning Case No. LDC24-00020 (Mill and Greg Street Master Plan and Zoning Map Amendment) (hereafter referred to as

“the Amendments”) are related to the planning and physical development of the City and are hereby **ADOPTED** as Amendments to the City of Reno Master Plan; and

2. That the Planning Commission recommends that the City Council make the determination that with the Amendments, the City of Reno Master Plan will continue to serve as:
 - (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
 - (b) A basis for the efficient expenditure of funds thereof relating to the subjects in the master plan.
3. That the Planning Commission recommends that the City Council adopt such parts of the Amendments as may practicably be applied to the development of the city for a reasonable period of time next ensuing, subject to conformance review of the Regional Planning Commission.

Upon motion of _____, seconded by _____,
the foregoing Resolution was passed and adopted this 7th day of December, 2023, by the following
vote of the Commission:

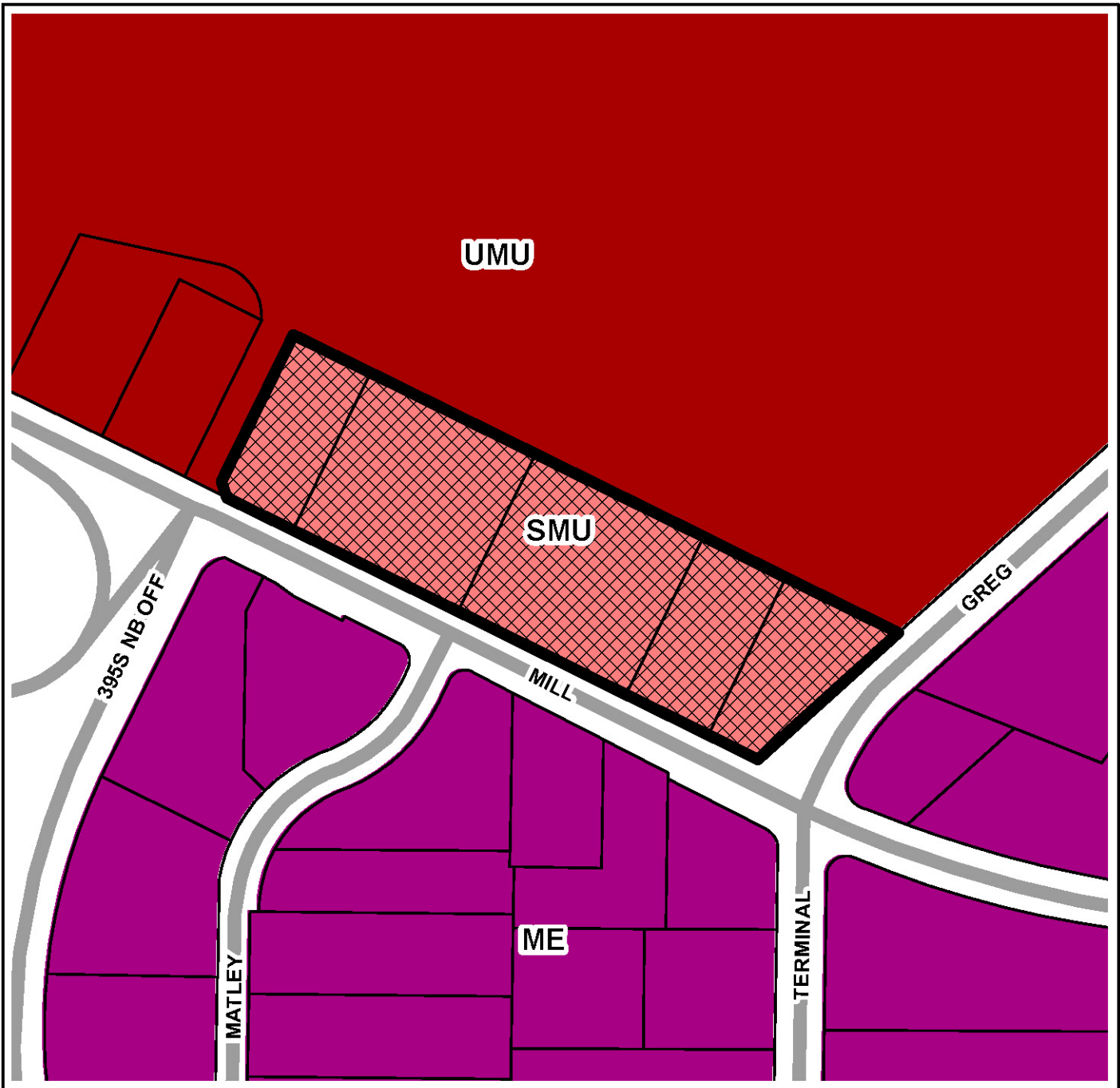
AYES: _____
NAYS: _____
ABSTAIN: _____ ABSENT: _____

APPROVED this __ day of _____, 20__.


CHAIRPERSON

ATTEST:

PLANNING MANAGER
RECORDING SECRETARY



LDC24-00020 (Mill and Greg Street Master Plan and Zoning Map Amendment)

 MASTER PLAN AMENDMENT
FROM | ± 6.88 Acres of UMU
TO | ± 6.88 Acres of SMU



0 0.015 0.03 0.06
Miles

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Development Services Department.



Development Services
Department

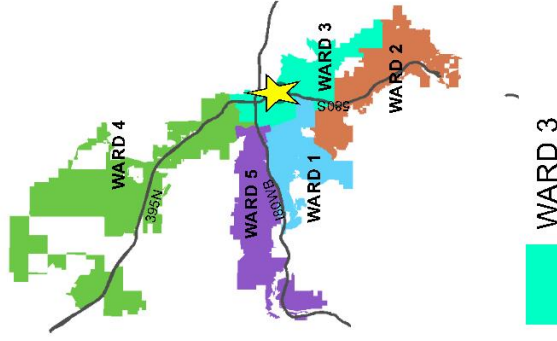
1 East 1st Street Phone: 321-8309
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.reno.gov

Map Produced: November 2023

VICINITY MAP

LDC24-00020

(Mill and Greg Street
Master Plan and
Zoning Map Amendment)



Development
Services
Department

The information herein
is approximate and
is intended for display
purposes only.

Date: October 2023

Scale: 1 inch = 500 feet




EXHIBIT A

ZONING MAP









LDC24-00020

(Mill and Greg Street
Master Plan and
Zoning Map Amendment)

ZONING = MU

Subject Site ► 

Zoning Designations

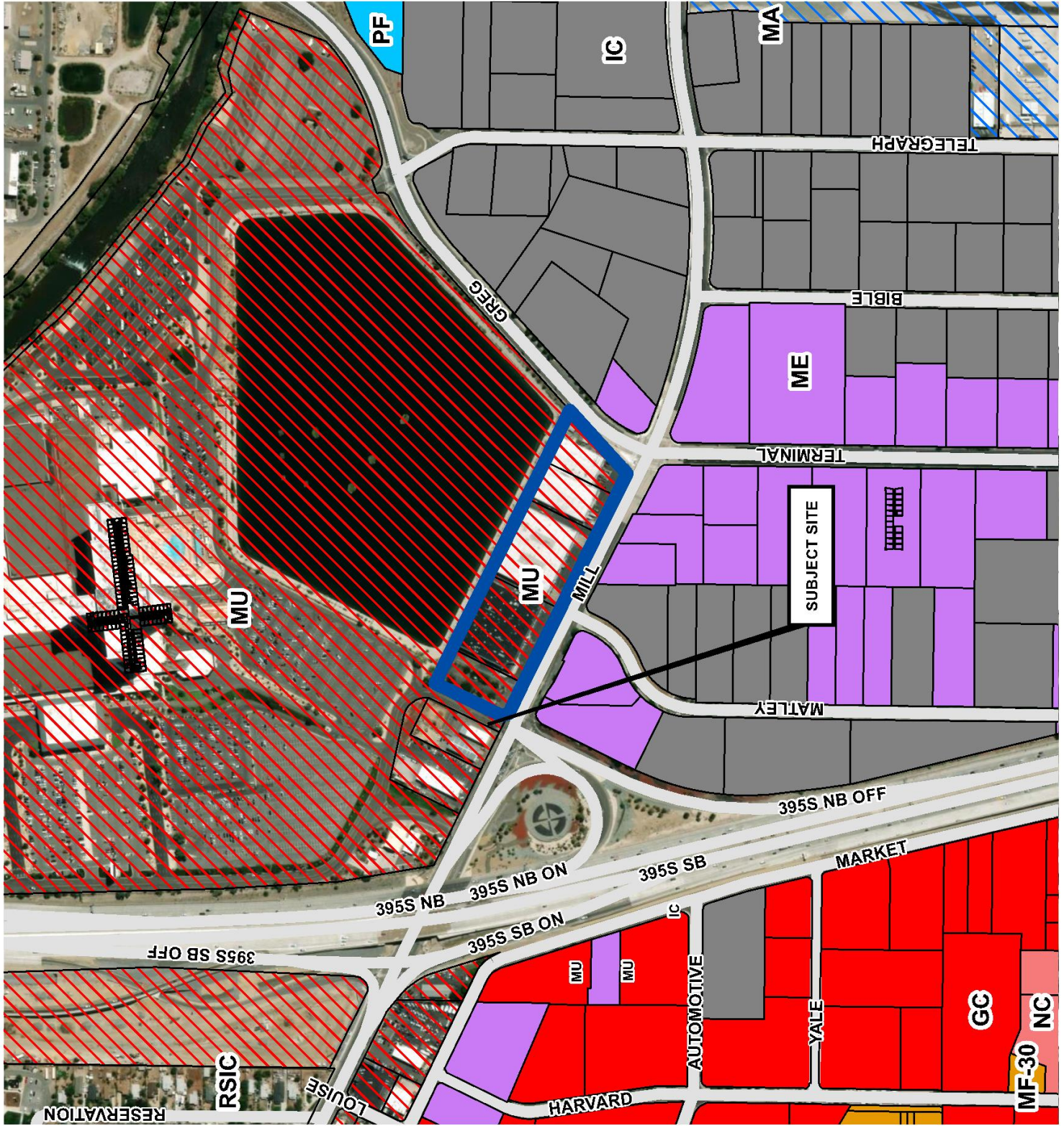
	MF-30
	MU
	NC
	GC
	ME
	MA
	IC
	PF



Development
Services
Department

The information herein
is approximate and
is intended for display
purposes only.


DATE: October 2023
SCALE: 1 inch = 500 feet

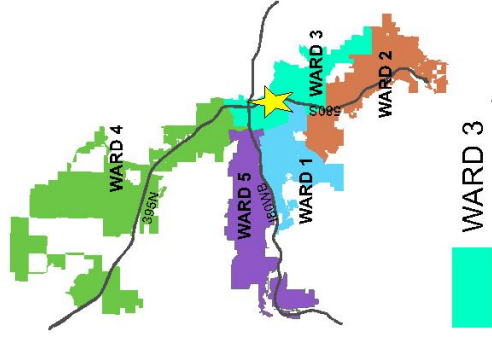


MASTER PLAN MAP

LDC24-00020

(Mill and Greg Street
Master Plan and
Zoning Map Amendment)

Subject Site ► 



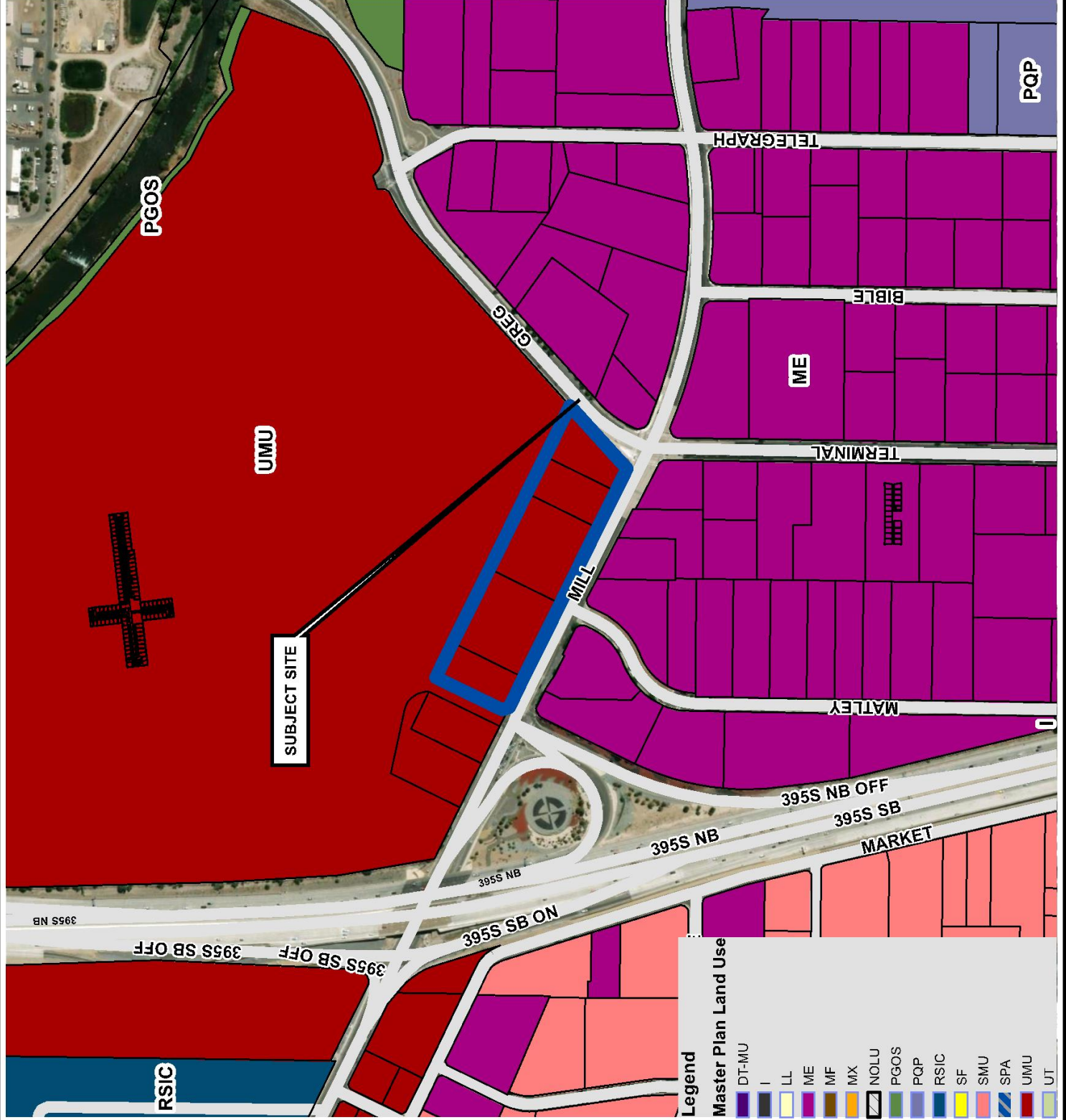
Development
Services
Department



The information herein
is approximate and
is intended for display
purposes only.

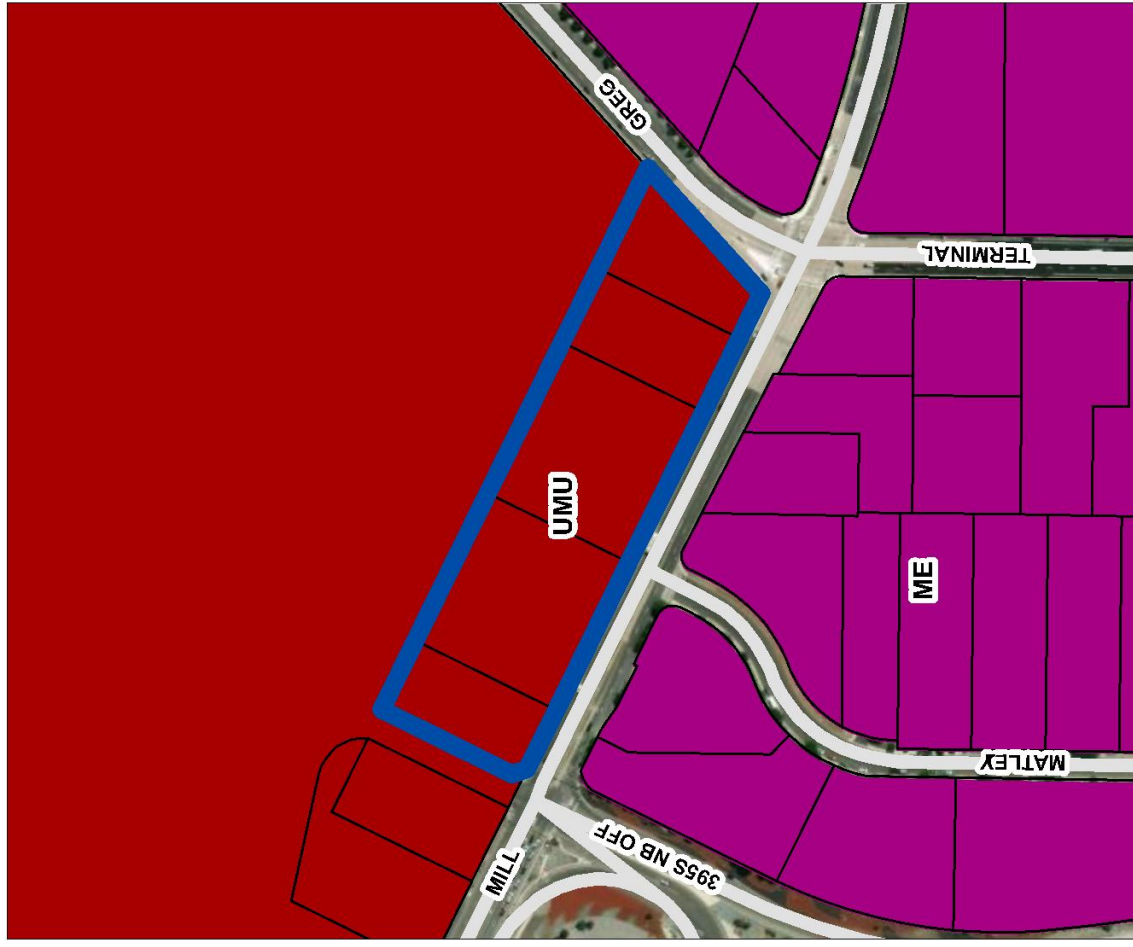
Date: October 2023

Scale: 1 inch = 500 feet



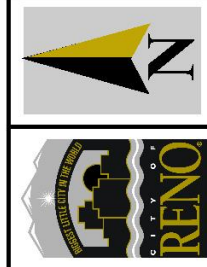
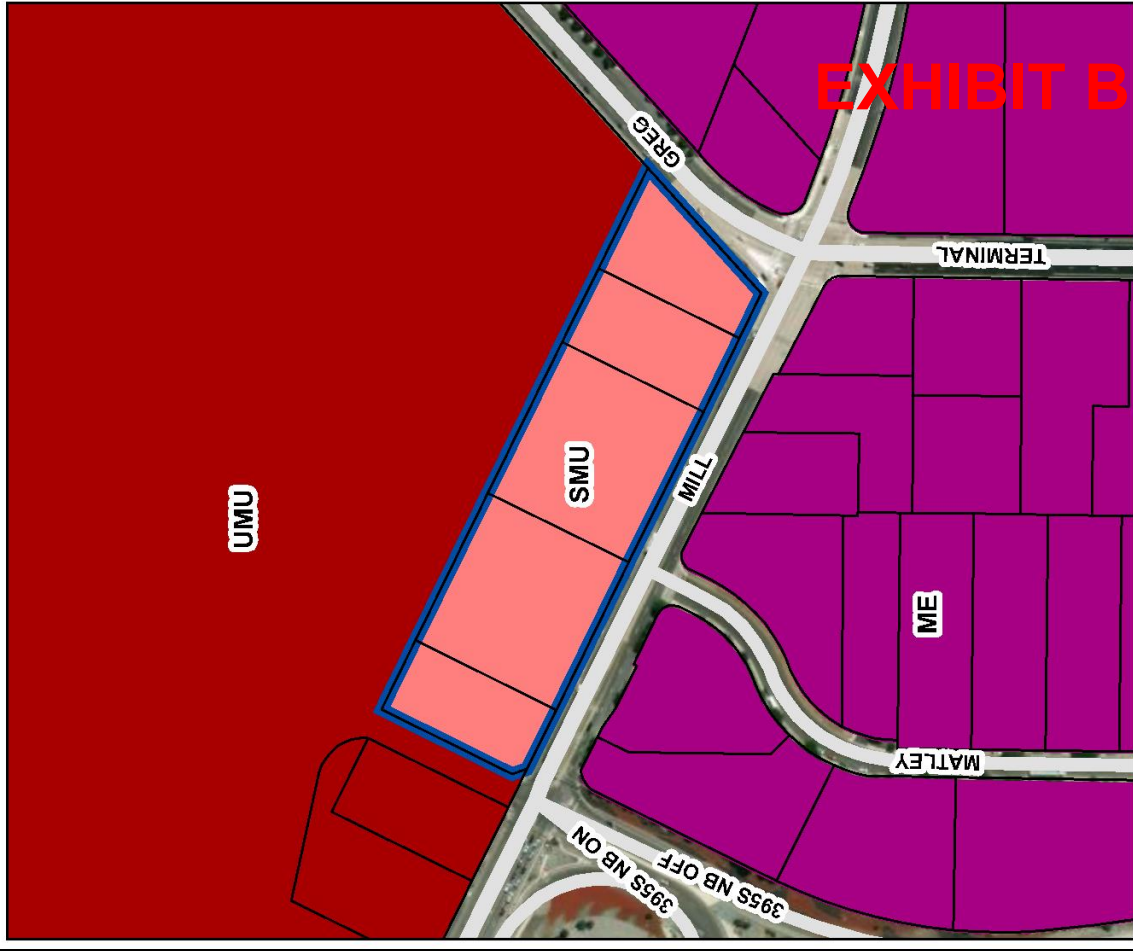
Existing MPLU: UMU

Subject Area ▶



Proposed MPLU: SMU

Subject Area ▶



Master Plan Land Use

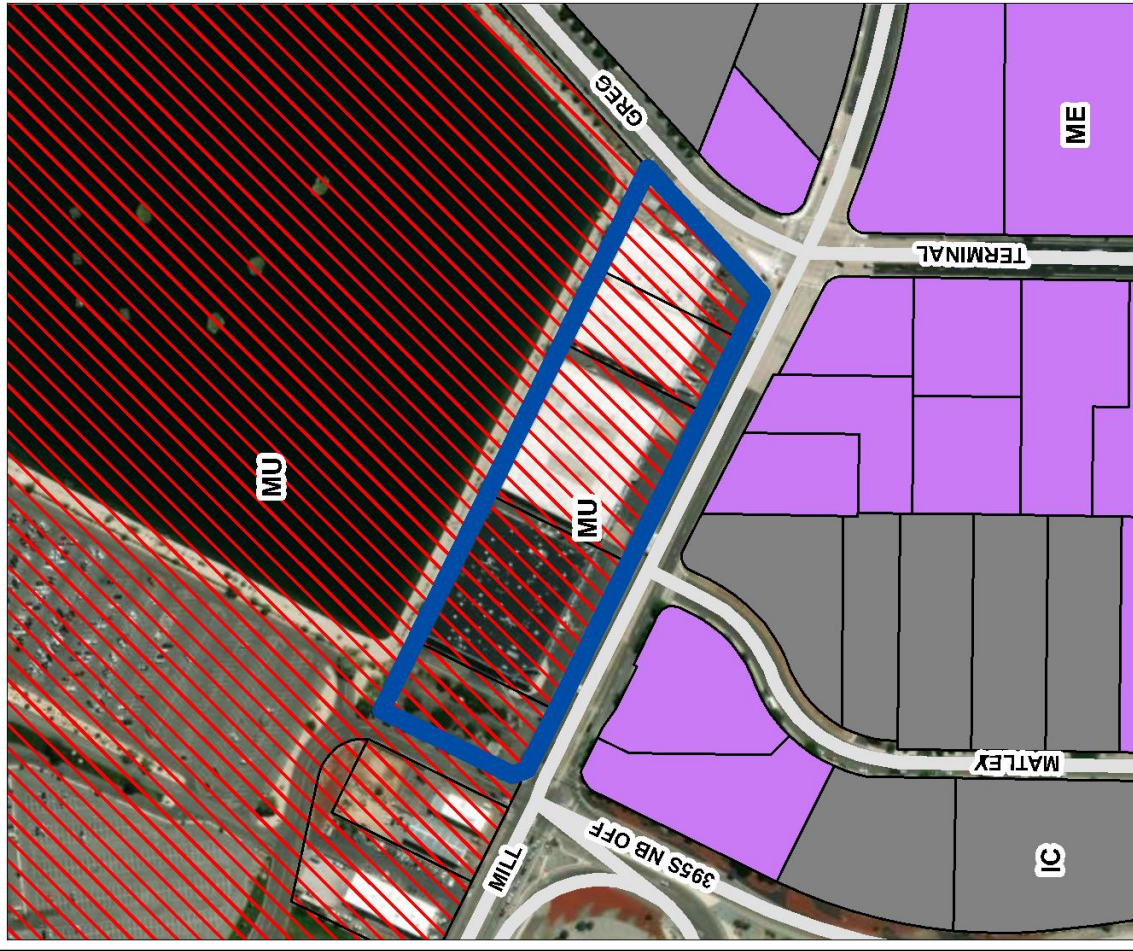


ZONING MAP



LDC24-00020 (Mill and Greg Street Master Plan and Zoning Map Amendment)

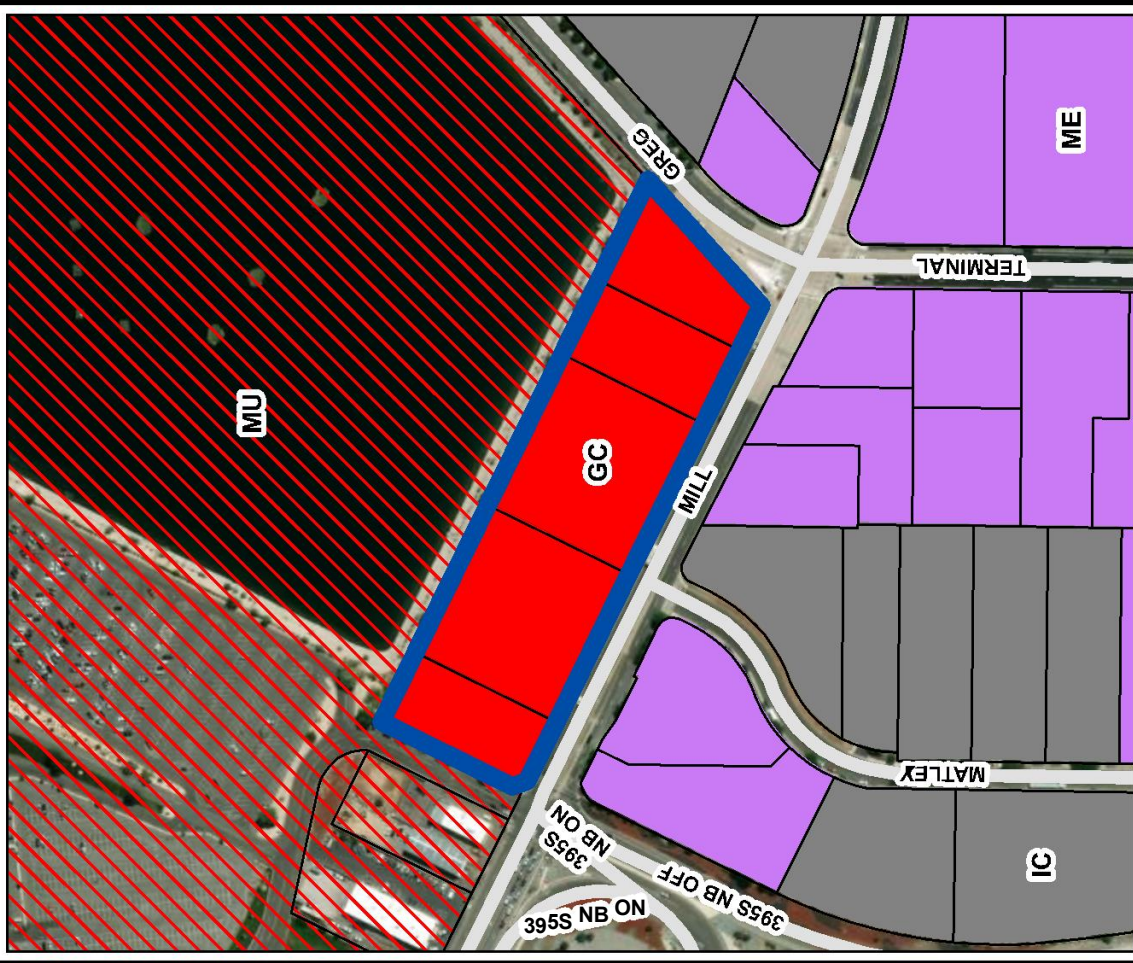
Existing Zoning: MU

Subject Site  

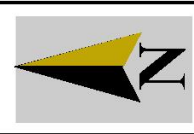


Proposed Zoning: GC

Subject Site  



Zoning Designations



Current Zoning MU

Proposed Zoning GC

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited
[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review
[P/A]2 = permitted by right except when the use-specific standards require public hearing
[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing
[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards	
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS		NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5

RESIDENTIAL USES

Household Living

Dwelling, Duplex																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Current Zoning MU

Proposed Zoning GC

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards	
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS		NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5

Group Living

Assisted Living Facility								P 3	P 3	P 3	P	P	P	P	P	P	P	P	P	P	P	P	P											18.03.302(b)(1)
Boarding or Rooming House				C 4	C 4	C 4		C 4	C 4	C		P	P		P	P	P	P	P															18.03.302(b)(2)
Convent or Monastery				P							P	P	P	P	P	P	P	P	P									C						18.03.302(b)(3)
Fraternity or Sorority House									C	C	M	M	M	M	M	M	M	M																
Group Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	C			18.03.302(b)(4)
Private Dorm									P	P	P	P	P	P	P	P	P	P	P									P						18.03.302(b)(5)
Single-Room-Occupancy										P	P	P	P	P	P	P	P	P	P	P	P	P	P					P						18.03.302(b)(6)
Transitional Living Facility																		C	C	C								P						18.03.302(b)(7)

PUBLIC, INSTITUTIONAL, AND CIVIC USES

Community and Cultural Facilities

Cemetery or Mausoleum	C	C	C								P	P	P	P	P	P	P	P									P	P						18.03.303(a)(1)
-----------------------	---	---	---	--	--	--	--	--	--	--	---	---	---	---	---	---	---	---	--	--	--	--	--	--	--	--	---	---	--	--	--	--	--	-----------------

Current Zoning MU

Proposed Zoning GC

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards				
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS		NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5	UT10	UT40	
Funeral Parlor														P	P	P	P	P								P	P							
Library, Art Gallery, or Museum														P	P	P	P	P								P	P		C	P	C	P		
Major Government Facility																																C		
Minor Government Facility														P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	P	C	C	C		
Prison or Custodial Institution																														C				
Private Club, Lodge, or Fraternal Organization									C	C	P	P	P	P	P	P	P	P	C	P						P	P							
Public Meal or Homeless Services Provider													C				C																	18.03.303(a)(2)
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.303(a)(3) 18.04.107
Religious Assembly			C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P		C	P		P	C	C	C	C	C	18.03.303(a)(4)

Educational Facilities

Adult Education	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							18.03.303(b)(1)
Childcare Center	C	C	C	C					P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	M	M	M	M	18.03.303(b)(2)

Current Zoning MU

Proposed Zoning GC

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards				
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS		NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5	UT10	UT40	
College, University, or Seminary											P	P	P	P	P	P	P	P	P			P	P			P			P				18.04.107	
School, Primary	M	M	M	M	M	M	M	M			P	P	P	P	P	P	P	P			P	P			P			P	P	M	M	M	18.03.303(b)(3)	
School, Secondary	M	M	M	M	M	M					P	P	P	P	P	P	P	P	M			P	P			P			P	M	M	M	18.03.303(b)(4) 18.04.107	
School, Vocational or Trade											P	P	P	P	P	P	P	P	P			P	P	P		P			P	M	M	M	18.03.303(b)(5) 18.04.107	
Healthcare Facilities																																	18.04.107	
Blood Plasma Donor Center											P	P	P	P	P	P	P	P	P			P			P	P	P						18.03.303(c)(1)	
Hospital, Acute and Overnight Care											P	P	P	P	P	P	P	P	P			P				C			C					
Medical Facility, Day Use											P	P	P	P	P	P	P	P	P			P	P			P			P					
COMMERCIAL USES																																		
Agriculture, Animals, and Farming																																	18.04.107	
Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility	C	C	C								P	P	P	P	P	P	P	P	P			P		P	P	P	P			M	M	M	18.03.304(a)(1)	

Current Zoning MU

Proposed Zoning GC

Chapter 18.03 Use Regulations

Article 2 Table of Allowed Uses
18.03.206 Table of Allowed Uses

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]₄ = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

[illegible]

Food and Beverage

Bakery, Retail									M	P	P	P	P	P	P	P	P	P	P	P ₂				
Bar, Lounge, or Tavern										P	P	P	P	P	P	P	P	P	P	P				
Commercial Kitchen										P	P	P	P	P	P	P	P	P	P	P		M	M	M
Microbrewery, Distillery, or Winery										P	P	P	P	P	P	P	P	P	P	P				18.03.304(b)(1)
Restaurant									M	P	P	P	P	P	P	P	P	P	P	P				
Restaurant with Alcohol Service								C	C	P	P	P	P	P	P	P	P	P	P	P				18.03.304(b)(2)

Lodging

[illegible]

Current Zoning MU

Proposed Zoning GC

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards			
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS		NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5	UT10	UT40
Hotel-Condominium											P	P	P	P	P	P	P	P			P			P	P		P						18.03.304(c)(2)
Hotel											P	P	P	P	P	P	P	P			P					P							18.03.304(c)(3)
Hotel with Nonrestricted Gaming											C				C		C	C								C							18.03.304(c)(4)
Motel																	P	P ₃								P							18.03.304(c)(5)
Motel with Nonrestricted Gaming																		C															18.03.304(c)(6)

Office and Professional Services

Call Center																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									</
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

Current Zoning MU

Proposed Zoning GC

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards	
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS		NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5

Personal Services

Cleaners, Commercial											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							18.04.107
Personal Service, General										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P					18.03.304(e)(1)
Tattoo Parlor, Body Painting, and Similar Uses																		P	P					P	P	P							
Wedding Chapel											P	P	P	P	P	P	P	P	P				P				P						

Recreation and Entertainment

Adult Business																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Current Zoning MU

Proposed Zoning GC

Chapter 18.03 Use Regulations

Article 2 Table of Allowed Uses
18.03.266 Table of Allowed Uses

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards							
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS		NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5	UT10	UT40				
Escort Service/Outcall											P																										
Event Center/Banquet Hall										C	P	P	P	P	P	P		P		P	C	P		P	P	P	P	C	C								
Gun Range, Indoor																		C						C			C		C								
Recreational Vehicle Park																		C															18.03.304(f)(4)				
Sports Arena, Stadium, or Track											C	C	C	C	C	C		C				C		C	C	C	C	C	C				18.04.107				
Retail																																					
Building, Lumber, and Landscape Material Sales															P	P	P	P	P				P		P	P	P	P					18.03.304(g)(1)				
Cannabis Dispensary, Medical											P	4	P	P	4	4	4	P	4	4	4	P				P	4						18.03.304(g)(2)				
Cannabis Dispensary, Adult-use																		P	4	4	4	P				P	4						18.03.304(g)(3)				
Convenience Store											P	P	P	P	P	P	P	P	P	C		P		P	M	P	P										
General Retail, less than 10,000 Square Feet										P	P	P	P	P	P	P	P	P	P	P		P		P	P	P	P	P					18.03.304(g)(4)				
General Retail, 10,000 Square Feet or more											P	P	P	P	P	P	P	P	P	P		P		P	P	P	P	P					18.03.304(g)(5)				

Current Zoning MU

Proposed Zoning GC

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards			
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS		NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5	UT10	UT40
General Retail, Package Alcohol Sales													C		C		C	C	C			C			C	C	C	C					18.03.304(g)(6)
Pawn Shop																	C	C	C			C			C	C	C	C					18.03.304(g)(7)
Plant Nursery or Garden Supply											P	P	P	P	P	P	P	P	P		P		P	P	P	P	P						

Transportation, Vehicles, and Equipment

Airport Operations and Facilities																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
-----------------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Current Zoning MU

Proposed Zoning GC

Chapter 18.03 Use Regulations

Article 2 Table of Allowed Uses
18.03.266 Table of Allowed Uses

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards		
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-NW	MD-PD		MS		NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5		UT10	UT40
Truck Stop/Travel Plaza																	C						C	C		C						18.03.304(h)(6) 18.04.107

PUBLIC AND QUASI-PUBLIC UTILITIES AND SERVICES USES

Communications and Broadcasting

Communication Facility, Equipment Only	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.305(a)(1)
TV Broadcasting and Other Communication											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.305(a)(2)

Utilities

Utilities, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.305(b)(1)
Utilities, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.305(b)(2)

INDUSTRIAL USES

18.04.107

Manufacturing and Processing

Animal and Animal Byproduct Processing																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							</
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

Current Zoning MU

Proposed Zoning GC

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards				
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS		NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5	UT10	UT40	
Cannabis Cultivation Facility, Medical													P 4				P 4 4	P 4 4						P 4 4	P 4 4	P 4 4	P 4 4	P 4 4						18.03.306(a)(3)
Cannabis Independent Testing Laboratory, Adult-use													P 4 4	P 4 4			P 4 4	P 4 4	P 4 4			P 4 4		P 4 4	P 4 4	P 4 4	P 4 4	P 4 4						18.03.306(a)(4)
Cannabis Independent Testing Laboratory, Medical													P 4 4	P 4 4			P 4 4	P 4 4	P 4 4			P 4 4		P 4 4	P 4 4	P 4 4	P 4 4	P 4 4						18.03.306(a)(5)
Cannabis Production Facility, Adult-use													P 4 4				P 4 4	P 4 4						P 4 4	P 4 4	P 4 4	P 4 4	P 4 4						18.03.306(a)(6)
Cannabis Production Facility, Medical													P 4 4				P 4 4	P 4 4	P 4 4					P 4 4	P 4 4	P 4 4	P 4 4	P 4 4						18.03.306(a)(7)
Chemical Processing and/or Manufacture																								C C	C C	C C	C C	C C						
Collection Station																		C						P 4 4	P 4 4	P 4 4	P 4 4	P 4 4	C C					
Crematorium												C C	C C		C C	C C	C C	C C				C		P 4 4	P 4 4	P 4 4	P 4 4	P 4 4						18.03.306(a)(8)
Custom and Craft Manufacturing											P	P P	P P	P P	P P	P P	P P	P P	P P	P		P	P	P	P	P	P	P	C C					
Food Processing or Wholesale Bakery												P	P P	P P	P P	P P	P P	P P	P P			P	P	P	P	P	P	P						
Hazardous Waste Facility											C C	C C	C C	C C	C C	C C	C C	C C			C C			P 4 4	P 4 4	P 4 4	P 4 4	P 4 4						18.03.306(a)(9)

Current Zoning MU

Proposed Zoning GC

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards		
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS		NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5	UT10
Indoor Manufacturing, Processing, Assembly, or Fabrication												P						P	P		P	P		P	P	P	P					C
Maintenance, Repair, or Renovation Business												P			P			P	P		P	P		P	P	P	P					
Outdoor Manufacturing, Processing, Assembly, or Fabrication																								C	C	C	C					
Printing and Publishing											P	P	P	P	P	P	P	P	P			P	P	P	P	P	P					

Resource and Extraction

Asphalt or Concrete Batch Plant																								C									C	
Mining Operations																								C					C				C	

Storage, Distribution, and Warehousing

Heavy Machinery and Equipment, Rental, Sales, and Service																		C	C					P	P	C	P						18.03.306(b)(1)
Mini-warehouse									C	C	C	C	C	C	C		C	C	C	C	C		P	P	P	P	P	P					18.03.306(b)(2)
Outdoor Storage																		C				C		P	P	C	P						18.03.306(b)(3)

Current Zoning MU

Proposed Zoning GC

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use											Employ.				Special					Use-Specific Standards						
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS		NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5		UT10	UT40				
Railroad Yard or Shop																	C							P			P	P									
Salvage or Reclamation of Products, Indoors																								P	P	C	P										
Septic Tank Services																								C								C					
Tow Yard																								P	P	C	P						18.03.306(b)(4)				
Transfer Station																								C									18.03.306(b)(5)				
Truck Terminal																								C	C	C	C										
Warehouse or Distribution Center													P ₁				C	P ₁						P	P	P	P	C									
Wholesale																	P	P						P	P	P	P						18.03.306(b)(6)				
Wrecking Yard, Salvage Yard, or Junk Yard																								C			C										
ACCESSORY USES																																					
Automated Teller Machine, Freestanding									A	A	A	A	A	A	A	A	A	A					A	A	A	A	A	A	A								
Ball Court	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A	A	A	A	A	A	A	A	A			18.03.405(a)			

Current Zoning MU

Proposed Zoning GC

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards					
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS		NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5	UT10	UT40		
Caretaker Quarters								A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A			A				18.03.405(b)		
Childcare, In-Home (1-6 Children)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A			A		A ₁	A	A	A		18.03.405(c)		
Childcare, In-Home (7-12 Children)	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M		M	M	M	M			M		M	A	A	A		18.03.405(d)		
Community Center, Private						A	A	A	A	A	A	A	A	A	A	A	A	A																18.03.405(e)	
Drive-Through Facility (Food Service)												C ₄	C ₄	C ₄	C ₄	C ₄	C ₄	M	A					A ₁	A ₁	A ₁	A ₁							18.03.405(f)	
Drive-Through Facility (Non-Food Service)													M	M	M	M	M	M						A	A	A	A								18.03.405(g)
Gaming Operation, Restricted												A	A	A	A	A	A	A						A	A	A	A	A							18.03.405(h)
Guest Quarters	A	A	A	A	A	A	A	A									A	A								A									18.03.405(i)
Helipad											M	A	M	A	M		M	M						M	M	M	A	A				M			18.03.405(j)
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A										A	A	A	A	A			18.03.405(k)
Live Entertainment								A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁						A ₁	A ₁	A ₁	A ₁	A ₁	A ₁					18.03.405(l)	
Outdoor Storage											A	A	A		A	A ₁	A ₁	A ₁						A	A	A									18.03.405(m)

Current Zoning MU

Proposed Zoning GC

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards			
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS		NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5	UT10	UT40
Package Alcohol Sales Accessory to a Primary Use									A 1	A 1	M	M	M	M	M	M	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1					18.03.405(n)
Retail Sales Associated with a Primary Use											A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A						18.03.405(o)	
Satellite Dish	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(p)	
Sidewalk Café									A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A						18.03.405(q)	
Stable, Private	A	A	A	A																								A	A	A	A	18.03.405(r)	
Utilities, Alternative Systems	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(s)	
TEMPORARY USES																																	
Asphalt or Concrete Batch Plant	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.503(a)	
Carnival, Circus, Entertainment Event, Amusement Ride											P	P	P	P	P	P	P	P	P		P	P							P			18.03.503(b)	
Christmas Tree Sales Lot and Similar Uses											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(c)	
Construction Field Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(d)	

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards			
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS		NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5	UT10	UT40
Garage Sale	P	P	P	P	P	P	P	P	P	P																							18.03.503(e)
Parking Lot, Open											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.503(f)
Real Estate Sales Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(g)
Stockpiling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(h)
Urban Farm	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(i)
Vegetation Management	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(j)

(Ord. No. 6614, § 1.1, 12-8-21)

Carter Williams

From: Nathan Gilbert
Sent: Monday, November 13, 2023 3:08 PM
To: Carter Williams
Subject: Fw: Mill St. Shooting Range Application

FYI

From: Lance Ferrato <FerratoL@reno.gov>
Sent: Monday, November 13, 2023 2:48 PM
To: Mike Railey <RaileyM@reno.gov>; Angela Fuss <FussA@reno.gov>; Nathan Gilbert <GilbertN@reno.gov>
Subject: Fw: Mill St. Shooting Range Application

FYI



Lance Ferrato
([He/Him/His](#))

Director
Business Licensing
775-399-3337 (c)
FerratoL@Reno.Gov
1 E. First St., Reno, NV 89501

[Reno.Gov](#) | Connect with us:

From: Andrew Diss <andrew.diss@meruelogaming.com>
Sent: Wednesday, November 8, 2023 11:08 AM
To: Eric Edelstein <EdelsteinE@reno.gov>; Lance Ferrato <FerratoL@reno.gov>
Subject: Mill St. Shooting Range Application

Eric and Lance,

Continuing our conversations from yesterday, I've included our notes from some preliminary research. In our view, the city needs to seriously consider a distance separation between existing nonrestricted gaming properties or any licensed alcohol establishments and businesses dealing with firearms.

Summary of Argument:

A discharge of firearms in the city is generally prohibited and is subject to certain conditions. To accommodate the discharge of firearms for this particular applicant, the City Council has to effectively change its master plan which currently has a clear and thoughtful demarcation and transition from Industrial Commercial zoning in an adjacent area, which transitions to Mixed Employment, and then to Mixed Use in the affected areas and GSR.

This change would result in Industrial zoning surrounded by Mixed Use parcels, which is inconsistent with how

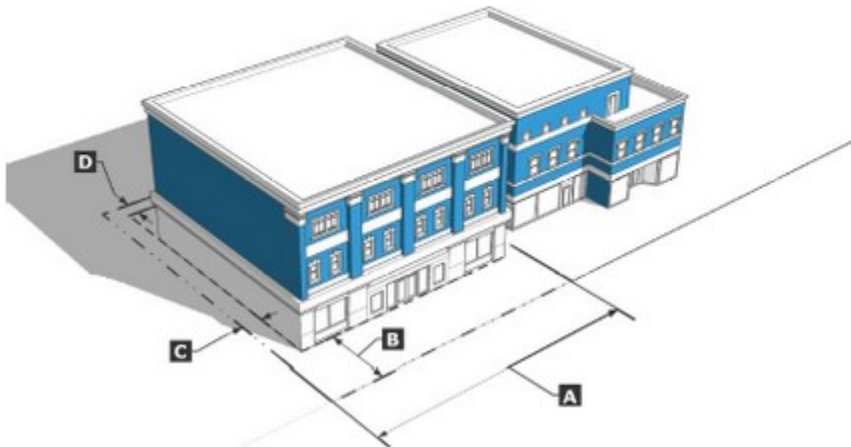
the area is zoned overall. I would point to the stated “purpose” and definitions and examples of Mixed Use versus Industrial versus Mixed Employment from within the Municipal Code (pertinent sections are pasted below) and I would use the use chart from the Code to show how completely different the uses are for Industrial (the proposed non-confirming use) and Mixed Use (as currently zoned and as surrounded by the GSR parcel).

Additionally, we host several events in the parking lot next to the lake just a few yards from the former B of A building where alcohol is served. The potential of mixing booze and guns is too great to allow that building to be used for anything involving firearms. Have the applicants filed any sort of mitigation plan to address the potential of people under the influence trying to purchase a firearm or shoot one in the range?

Finally—and subject to not wanting to sound alarmist or over the top—but in light of how the October 1 mass shooting in Las Vegas still resonates within the State, perhaps granting a non-confirming use to have a gun retailer coupled with a shooting range just walking distance away from a 2000 room family resort isn’t the best optics for the City Council. Particularly considering the Mill St. entrance essentially serves as the main gateway into GSR and is where the bulk of our new development will be taking place. Having families that are driving into events at the new arena seeing people walking around with weapons in and out of the firearms business will cause a lot of discomfort and uneasiness.

18.02.307 - MU: Mixed-Use Urban

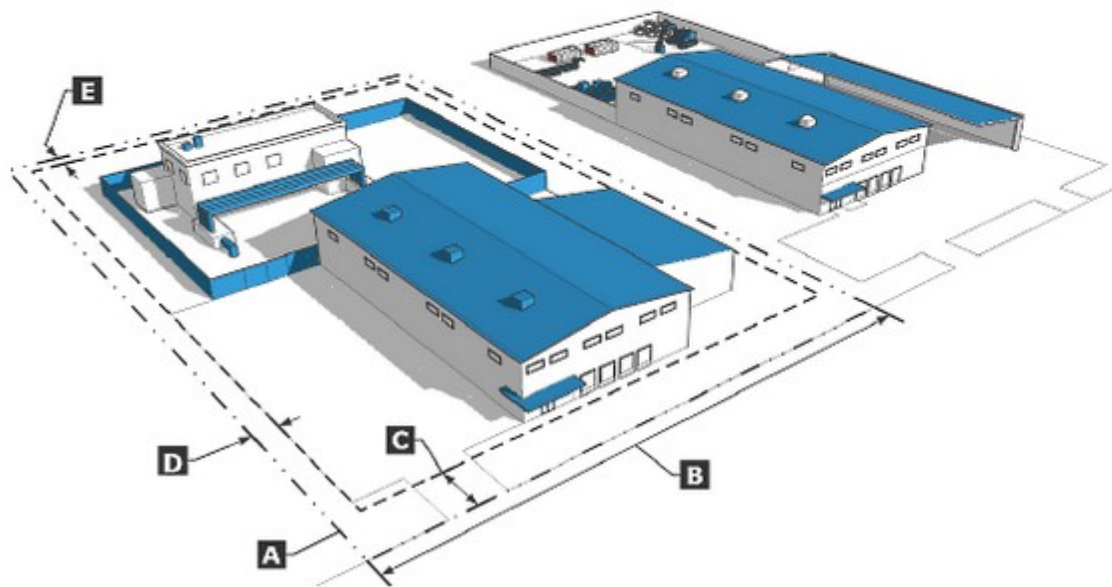
- (a) **Purpose** The MU district is intended to promote an urban pattern of mixed-use development. The pedestrian activity is desired. The district accommodates an integrated mix of higher-density residential and commercial uses located adjacent to designated Urban Corridors (Virginia Street, Fourth Street, Mill Street and Plui



Article 4 - Nonresidential Districts

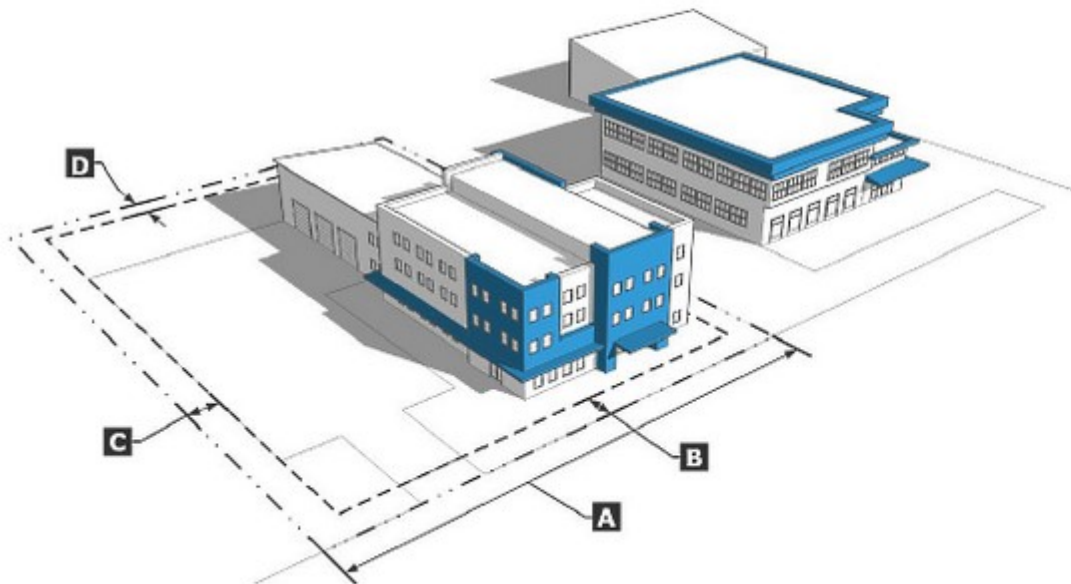
18.02.401 - I: Industrial

- (a) **Purpose** The I district is intended to accommodate intensive land uses that require mitigation of impacts. This district is designed for warehousing, flex space, manufacturing, and supporting office uses. This district should be separated from residential development and schools by natural and man-made



18.02.403 - ME: Mixed Employment

- (a) **Purpose** The ME district is intended to provide a mix of employment focused uses such as light uses include supportive services such as small-scale retail, restaurants, and caretaker's quarters; campus-like employment and educational development.



LINK TO THE TABLE OF ALLOWED USES:

https://library.municode.com/nv/reno/codes/land_development_code?nodeId=CH18.03USRE

Pertinent Municipal Code Sections:

Sec. 8.18.025. - Discharge of firearms.

(a) Preamble. The Reno City Council finds and declares as follows: For purposes of this ordinance, Nevada Revised Statutes and the prohibition on the discharge of firearms within the city limits, all areas within the city limits of the City of Reno are deemed to be populated areas.

(b) It is unlawful for any person to discharge any gun, pistol or other firearm in or upon any of the public streets, highways, alleys or other public place, or in, upon or about any building, vacant lot, or anywhere within the limits of the City; provided that nothing herein shall prevent the establishment and running of a shooting gallery properly enclosed and permitted by license of the city council under an ordinance of the City; and provided further, that nothing herein shall apply to any sheriff, deputy sheriff, policeman or other peace officer, who shall discharge any pistol or firearm in the lawful exercise of the duties of his office.

(Ord. No. 4648, § 1, 7-9-96; Ord. No. 4894, § 1, 7-14-98)

18.01.403 – nonconforming uses

(e) Nonconforming Uses in Certain Mixed-Use Districts In the Mixed-Use Downtown (MD-) districts, Mixed-Use Midtown Commercial (MU-MC) District, Mixed-Use Midtown Residential (MU-RES) District, Mixed-Use Urban (MU) District, Mixed-Use Suburban (MS) District, and Mixed-Use Airport (MA) District, the Administrator may approve the expansion of existing and legally established nonconforming uses if the

proposed development expands the site, building, or business area by 100 percent or less and the Administrator finds the expansion meets the following specific findings:

- (1) The expansion or change of the nonconforming use will not damage the character or quality of the neighborhood in which it is located, or hinder the future development of the surrounding properties; and
- (2) Improvements necessary for the expansion are in conformance with requirements of this Title.

If the proposed development expands the site, building or business area of the nonconforming use by more than 100 percent, a conditional use permit shall be required, as set forth in [Section 18.01.403\(c\)\(1\)](#).

(f) Abandonment or Discontinuance of Nonconforming Use

- (1) A nonconforming use that is abandoned or discontinued for a period of one year or more may only be resumed with a conditional use permit reviewed by the Planning Commission.
- (2) A conditional use permit for nonconforming gaming shall meet the findings in Subsection [18.01.403\(c\)\(2\)](#) and shall require the approval of the City Council.



Andrew Diss
SVP & Chief Strategy Officer
2500 East Second Street
Reno, NV 89595
o: 775.789.1194
m: 775.287.7332
andrew.diss@meruelogaming.com

THIS MESSAGE MAY CONTAIN INFORMATION THAT IS CONFIDENTIAL AND PRIVILEGED. Any forwarding, disclosure, dissemination, distribution, or copying of this communication to any other person is strictly prohibited without the express consent of the sender. Unless you are the addressee or are authorized to accept this message for the addressee, you may not use this message or any part of the message for any purpose. If you have received this message in error, please notify the sender by return e-mail and delete the message. Thank you.