

Exhibit A – Planning Commission Staff Report**PLANNING COMMISSION
STAFF REPORT**

Date: January 15, 2025

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action - Recommendation to City Council) Case No. LDC25-00024 (900 Western Road Zoning Map Amendment) - A request has been made for a zoning map amendment from the Single-Family Residential (3 Units Per Acre) (SF-3) zoning district to the Single-Family Residential (8 Units Per Acre) (SF-8) zoning district. The ±.83-acre site is located on the northeast corner of the intersection at Omaha Street and Western Road. The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF).

From: Daniel Martoma, Associate Planner Specialist

Ward #: 4

Case No.: LDC24-00024 (900 Western Road Zoning Map Amendment)

Applicant: Ryan T. Sims

APN: 082-315-02

Request: **Rezoning (Zoning Map Amendment):** From Single-Family Residential (3 Units Per Acre) (SF-3) zoning district to the Single-Family Residential (8 Units Per Acre) (SF-8) zoning district on ±0.83 acres.

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

Proposed Motion: Based upon compliance with the applicable findings, I move to recommend that the City Council approve the zoning map amendment.

Summary: The ±.83-acre site is located on the northeast corner of the intersection at Omaha Street and Western Road. Although the current Single-Family Residential (3 Units Per Acre) (SF-3) zoning district conforms to the subject site's Single-Family Neighborhood (SF) Master Plan land use designation, the proposed change to Single-Family Residential (8 Units Per Acre) (SF-8) zoning is intended to modify the parcel's development standards while maintaining the parcel's conformance with the SF Master Plan land use designation (**Exhibit B**). Key issues related to this

request include: 1) compatibility of the proposed zoning with surrounding zoning districts; and 2) conformance with the Master Plan. The proposed SF-8 zoning is consistent with the established zoning of the surrounding properties of the subject site as most of these parcels share the SF Master Plan land use designation. Staff can make all of the findings and recommends approval of the zoning map amendment.

Background: The subject site has a single-family residence on the property that was built in 1940, based on records from the Washoe County Assessor's Office. The existing structure is ± 712 square feet and is connected to city water and private septic. Many of the properties within the proximal vicinity of the subject site are zoned Single-Family Residential (8 Units Per Acre) (SF-8), most notably the Panther Valley Estates subdivision which is located due north. Both the subject site's current zoning of Single-Family Residential (3 Units Per Acre) (SF-3) and the proposed SF-8 zoning conform to the subject site's designated Master Plan land use of Single-Family Neighborhood (SF). Additionally, both zoning districts are primarily intended to accommodate single-family detached residential uses; however, the proposed zoning change to SF-8 zoning will allow for the same developable area shared by many of the surrounding properties without compromising Master Plan conformance (**Exhibit B**).

Analysis:

Land Use Compatibility: The proposed zone change from SF-3 to SF-8 is consistent with the current zoning of many of the properties in the immediate vicinity. As a single parcel at $\pm .83$ acres in size, it is expected to accommodate a potential property subdivision of six individual lots. Current zoning and land uses of the properties immediately surrounding the subject site are summarized in the table below:

	ZONING DISTRICTS	LAND USES
NORTH	Single-Family Residential (8 units Per Acre) (SF-8)	Single-Family
EAST	Large-Lot Residential (1 Acre) (LLR-1)	Single-Family
SOUTH	Single-Family Residential (8 units Per Acre) (SF-8)	Single-Family; Vacant
WEST	Large-Lot Residential (1 Acre) (LLR-1)	(1 Single-Family

As illustrated in the table above, the properties to the north and south of the subject site are zoned SF-8 while the properties to the east and west of the subject site are zoned LLR-1. It should be noted that, with a few conditionally approved exceptions, the zone change from SF-3 to SF-8 will not result in

differences in the allowed uses for the subject site (**Exhibit C**).

Development Standards: There are some differences between the SF-3 zoning district and the proposed SF-8 zoning district, and they are summarized in the table below:

ZONING	SF-3	SF-8
SETBACKS – FRONT / SIDE / REAR	30' / 5' / 30'	10' / 5' / 20'
MAX. HEIGHT	35'	35'
MAX. STORIES	2.5	2.5
MAX. BUILDING COVERAGE	40%	40% of the lot or common open space shall be provided equal to 20% of the gross project area
BASE DENSITY, MAXIMUM	3 du/acre	8 du/acre
LOT SIZE, MINIMUM	15,000 sf	7,000 sf

Specific design considerations regarding site layout, access, and improvements will be analyzed at the time of development to ensure compatibility with the properties surrounding the subject site. The timing of completion of improvements (e.g. connection to sewer, sidewalks/curbs, etc.) shall be constructed and completed within and to serve the subdivision or development prior to the issuance of any certificate of occupancy for the subdivision or development. Any future project will be required to connect to City sewer.

Master Plan Conformance: The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF) and is located within the Foothill Neighborhoods per the Structure Plan Framework of the Reno Master Plan. The proposed zoning map change to SF-8 is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

- GP 4.1A: Housing Options
- GP 4.3B: Infill and Redevelopment

Public and Stakeholder Engagement: The project was reviewed by various City divisions and partner agencies, and no noted concerns were identified at the time this report was prepared. The application was reviewed at the Ward 4 Neighborhood Advisory Board (NAB) meeting on December 19, 2024, and public comments centered around: 1) preservation efforts for the existing mature trees, 2) potential subdivision and development of 6 residential lots, and 3) future neighborhood outreach efforts from the developer to the surrounding community. A courtesy

notice was sent out to surrounding property owners, and no comments were received. Any future comments will be forwarded to the Planning Commission as they are received.

Findings:

General Review Criteria: 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.

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) (included below):

The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

- a. To preserve the quality of air and water resources;
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;

- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
 - d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings;
 - e. To provide for recreational needs;
 - f. To protect life and property in areas subject to floods, landslides and other natural disasters;
 - g. To conform to the adopted population plan, if required by NRS 278.170;
 - h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
 - i. To ensure that the development on land is commensurate with the character and the physical limitations of the land;
 - j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
 - k. To promote health and the general welfare;
 - l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
 - m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods and, in counties whose population is 700,000 or more, the protection of historic neighborhoods;
 - n. To promote systems which use solar or wind energy; and
 - o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.
- 2) The amendment is in substantial conformance the Master Plan.

Attachments:

Exhibit A – Case Maps


Exhibit B – Zoning Comparison Map

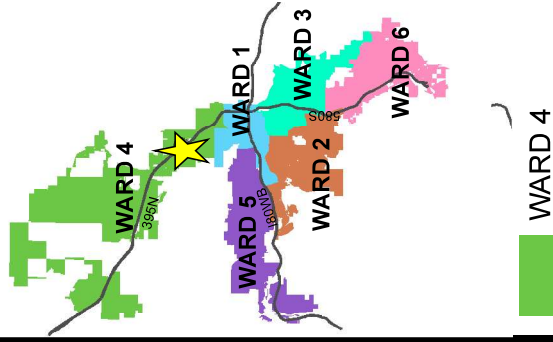
Exhibit C – Comparison of Allowed Uses

AREA MAP

LDC25-00024

(900 Western Road ZMA)

Subject Site ► 



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6.2

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

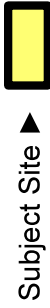
Date: November 2024
Scale: 1 inch = 350 feet



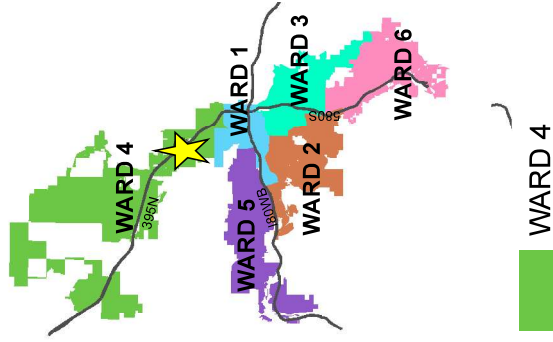
VICINITY MAP

LDC25-00024

(900 Western Road ZMA)



Subject Site ►



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Date: November 2024
Scale: 1 inch = 175 feet



Attachment: Exhibit A - Case Maps

ZONING MAP







LDC25-00024

ZONING = SF-3

(900 Western Road ZMA)

Subject Site ► 

Zoning Designations

	SF-3
	SF-8
	LLR-1
	NC
	ME
	IC



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DATE: November 2024
SCALE: 1 inch = 175 feet

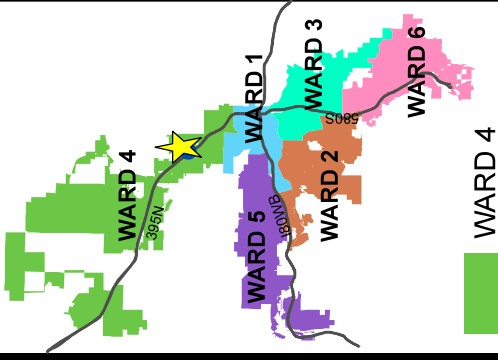


MASTER PLAN MAP

LDC25-00024

(900 Western Road ZMA)

Subject Site ► 

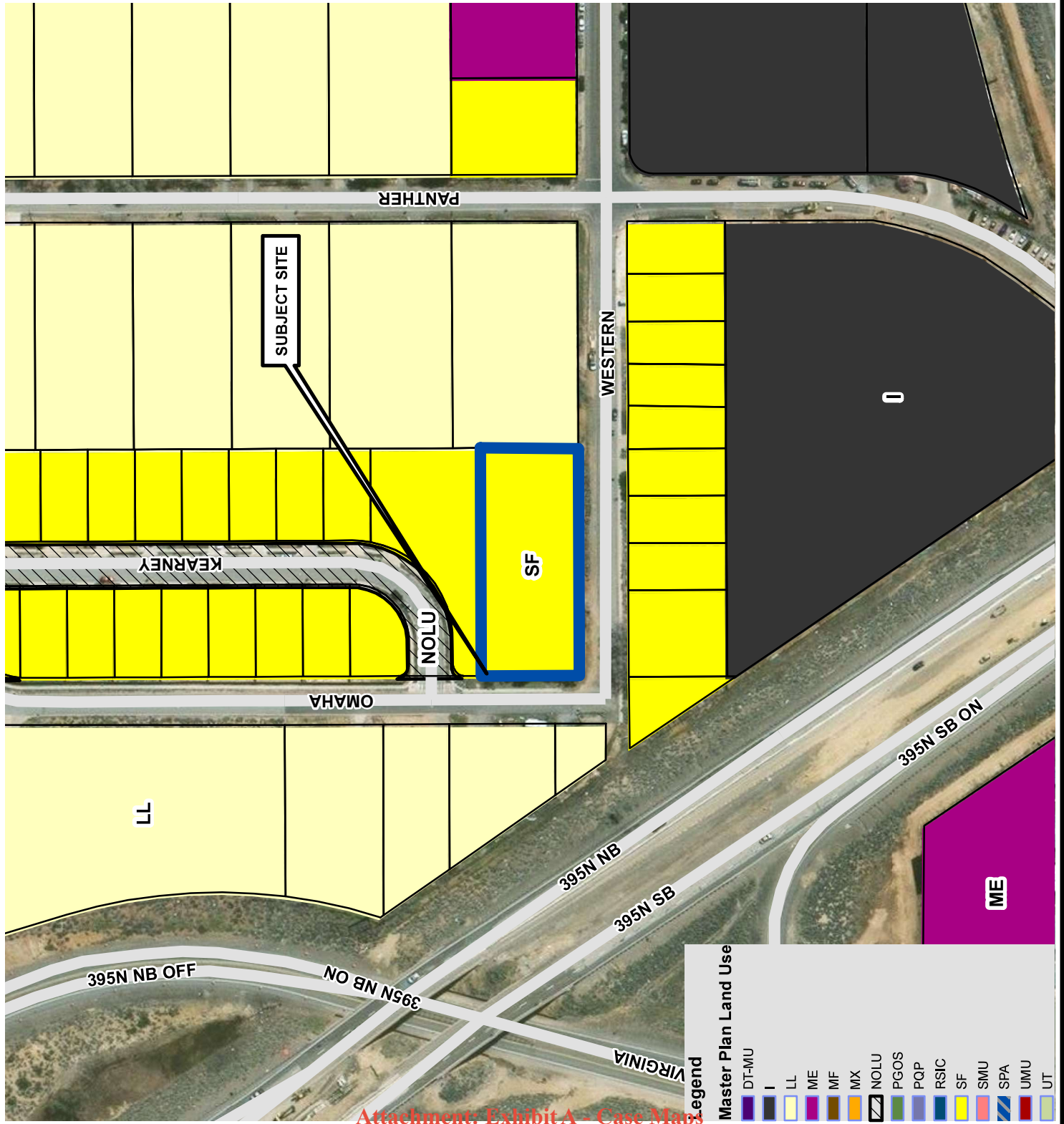


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Legend

Master Plan Land Use

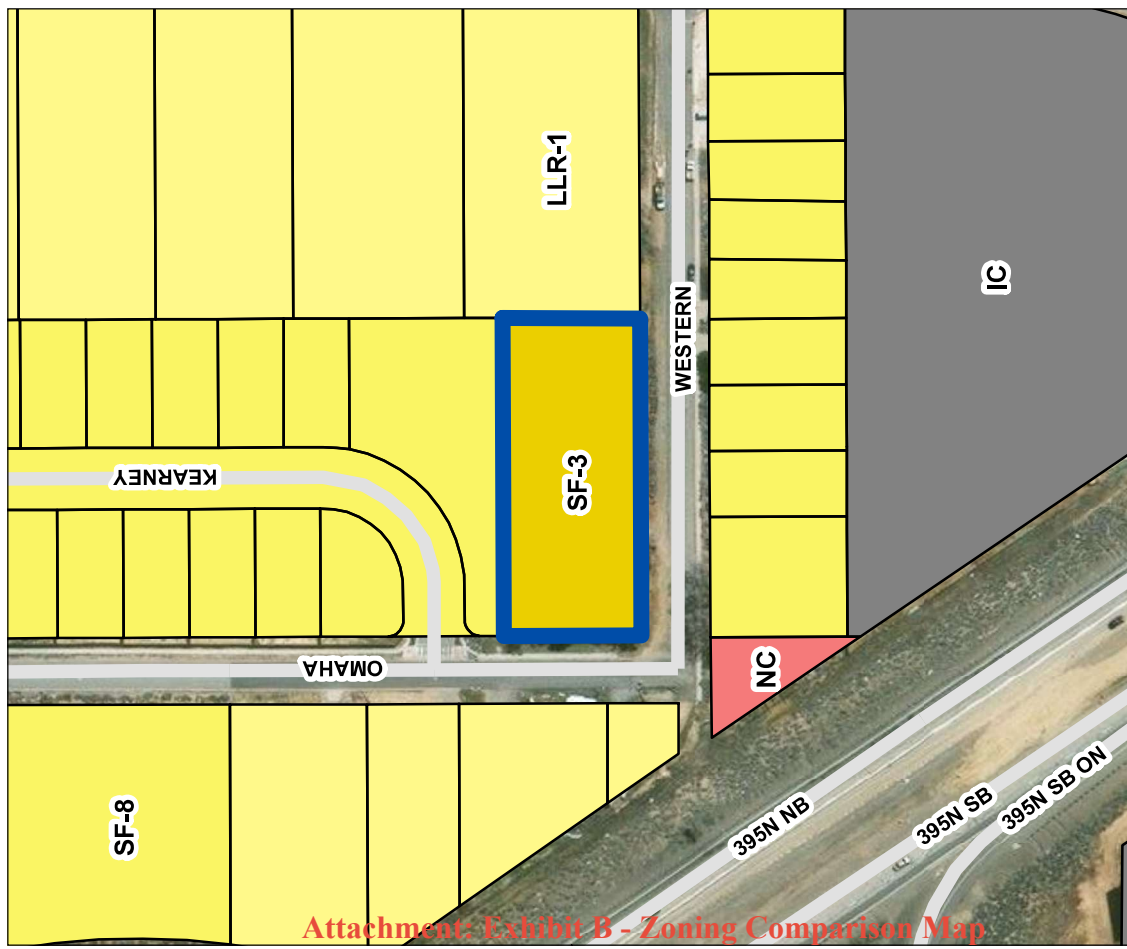
DT-MU	I	LL	ME	MF	MX	NOLU	PGOS	PQP	RSIC	SF	SMU	SPA	UMU	UT
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ZONING MAP

LDC25-00024 (900 Western Road ZMA)

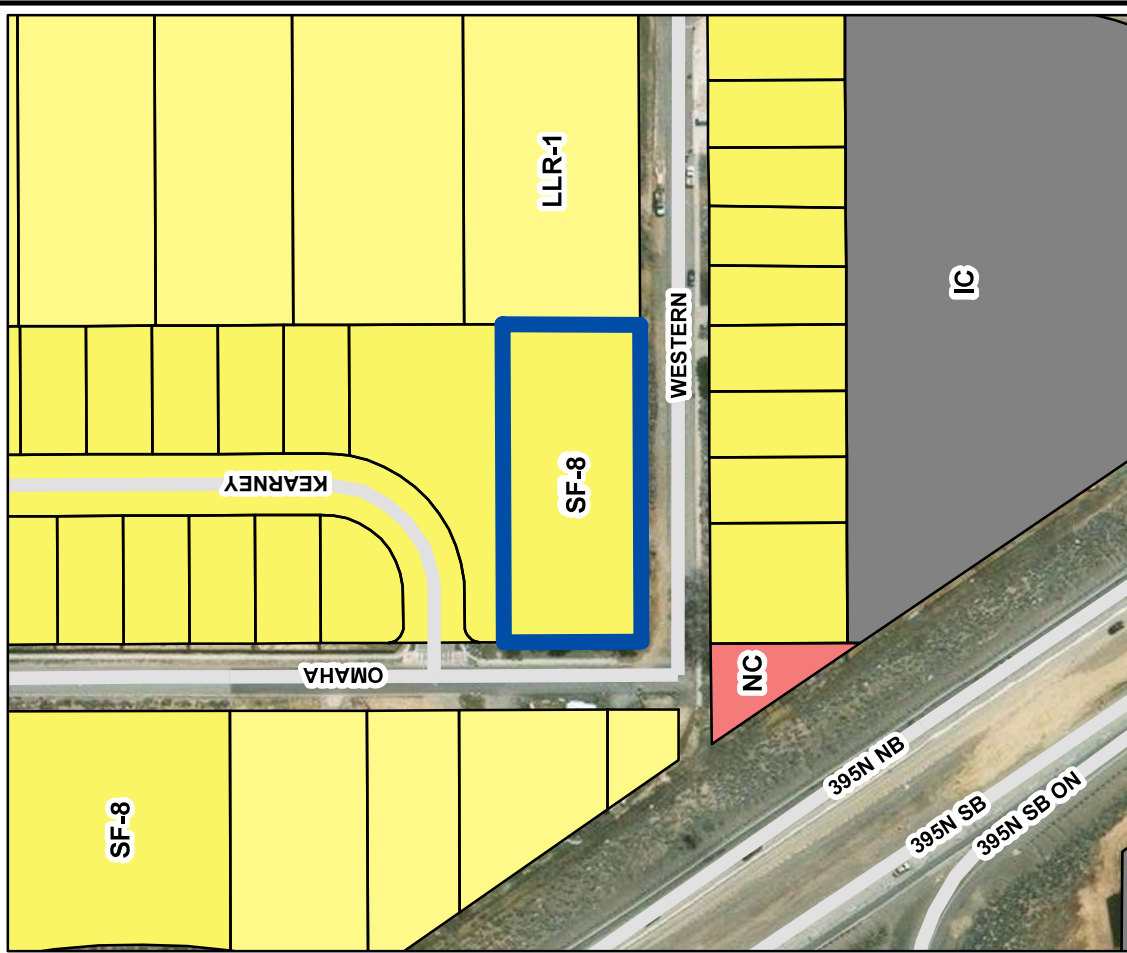
Existing Zoning: SF-3

Subject Site ☐



Proposed Zoning: SF-8

Subject Site ☐



Attachment: Exhibit B - Zoning Comparison Map

Zoning Designations



6.2



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	SF5	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS		GC	PO NC	MU-MC	MA ME IC	PGOS	UT5	UT10	UT40
RESIDENTIAL USES																									
Household Living																									
Dwelling, Duplex					C	C	P	P	P	P	P	P	P	P	P	P	M	M	P	P		P	P	P	18.03.302(a)(1)
Dwelling, Fourplex					C	C	P	P	P	P	P	P	P	P	P	P	M	M	P	P		P	P	P	18.03.302(a)(1)
Dwelling, Live/Work							P	P	P	P	P	P	P	P	P	P	M	M	P	P	P				18.03.302(a)(2)
Dwelling, Multi-family					C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	M					18.03.302(a)(3)
Dwelling, Single-Family Attached					P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P			18.03.302(a)(4)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		C	P		P	P	P	18.03.302(a)(5)
Dwelling, Triplex					C	C	P	P	P	P	P	P	P	P	P	P	C	C	P	P		P	P	P	18.03.302(a)(1)
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P						18.03.302(a)(6)
Manufactured or Mobile Home Park						C	C	C														C	C	C	18.03.302(a)(7)
Mobile Home Subdivision	P	P	P	P	P	P	P	P																	18.03.302(a)(8)

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Group Living																																
Assisted Living Facility							P ₃	P ₃	P ₃	P	P	P	P	P	P	P	P	P	P ₂	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		P	P										18.03.302(b)(2)	
Convent or Monastery				P						P	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	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	C	18.03.302(b)(4)	
Private Dorm								P ₃	P ₃	P	P	P	P	P	P	P	P	P									P ₃					18.03.302(b)(5)
Single-Room-Occupancy									P ₃	P	P	P	P	P	P	P	P	P ₃	P		P	P					P ₃					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						P	P	C	M	M	M	18.03.303(a)(1)	

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Zone Districts	Residential				Mixed-Use								Employ.			Special		Use-Specific Standards															
	LLR2.5	LLR1	LLR.5		SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU		MS	GC	PO NC	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40	
Zone Districts																																	
Funeral Parlor																																	
Library, Art Gallery, or Museum																																	
Major Government Facility																																	
Minor Government Facility																																	
Prison or Custodial Institution																																	
Private Club, Lodge, or Fraternal Organization																																	
Public Meal or Homeless Services Provider																																	
Public Park or Recreation Area																																	
Religious Assembly																																	
Educational Facilities																																	
Adult Education																																	
Childcare Center																																	

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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		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				P	P	P	P	P	P	P	P	M		P	P			P	P		P	M	M	M	18.03.303(b)(4)		
School, Vocational or Trade									P	P	P	P	P	P	P	P	P		P	P			P	P		P	M	M	M	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	P	P	P						18.03.303(c)(1)	
Hospital, Acute and Overnight Care									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			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	P	P		M	M	M		18.03.304(a)(1)	

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Farm																									P	P	P	P	18.03.304(a)(2)		
Stable, Commercial															P	P	P		P					P		M	M	M	18.03.304(a)(3)		
Urban Farm																									M	M	M	M	18.03.304(a)(4)		
Food and Beverage																															
Bakery, Retail									M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Bar, Lounge, or Tavern										P	P	P	P	P	P	P	C		P	P	P	P	P	P	P						
Commercial Kitchen										P	P	P	P	P	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	P	P	P	P	P					18.03.304(b)(1)	
Restaurant									M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Restaurant with Alcohol Service									C	C	P	P	P	P	P	P	P	M	P	P	P	P	P	P	P					18.03.304(b)(2)	
Lodging																															
Bed and Breakfast Inn	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	M	P	P	P									18.03.304(c)(1)	

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Hotel-Condominium										P	P	P	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					P	P					18.03.304(c)(3)
Hotel with Nonrestricted Gaming										C				C	C	C	C								C						18.03.304(c)(4)
Motel																P	P	3							P	P					18.03.304(c)(5)
Motel with Nonrestricted Gaming																	C														18.03.304(c)(6)
Office and Professional Services																															
Call Center											P	P	P	P	P	P	P	P	P		P		P	P	P	P					
Financial Institution								P		P	P	P	P	P	P	P	P	P	P	M			P	P	P	P	M				18.03.304(d)(1)
Laboratory											P	P	P	P	P	P	P	P	P		P		P	P	P	P	P				18.03.304(d)(2)
Office, General								P	P	P	P	P	P	P	P	P	P	P			P		P	P	P	P	P				18.03.304(d)(3)
Recording Studio										P	P	P	P	P	P	P	P	P					P	P	P	P	P	P			

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Personal Services																															
Cleaners, Commercial																															18.04.107
Personal Service, General																															18.03.304(e)(1)
Tattoo Parlor, Body Painting, and Similar Uses																															
Wedding Chapel																															
Recreation and Entertainment																															
Adult Business																															18.03.304(f)(1)
Amusement or Recreation, Inside																															18.03.304(f)(2)
Amusement or Recreation, Outside																															18.04.107
Casino (see Hotel with Nonrestricted Gaming)																															
Convention Center																															
Country Club, Private	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P											18.03.304(f)(3)

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Zone Districts	Residential				Mixed-Use										Employ.			Special				Use-Specific Standards											
	LLR2.5	LLR1	LLR.5		SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO		MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40
Daytime Entertainment Venue											C	C	P	P	P	P	P	M	M	M	M	M	M		P	P	P	P	C	C			18.03.304(f)(4)
Escort Service/Outcall																																	
Gun Range, Indoor																				C				C					C				
Live Entertainment											M	M	M	M	M	M	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.304(f)(5)
Recreational Vehicle Park																C		C	C	C												18.03.304(f)(6)	
Sports Arena, Stadium, or Track											C	C	C	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	P	P				18.03.304(g)(1)	
Cannabis Dispensary, Medical											P	P	P	P	P	P	P	P	P	P		P					P					18.03.304(g)(2)	
Cannabis Dispensary, Adult-use																	P	P	P	P		P					P					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	P					18.03.304(g)(4)	

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Zone Districts	Residential				Mixed-Use									Employ.			Special		Use-Specific Standards												
	LLR2.5	LLR1	LLR.5	SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC		PO NC	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40
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)
Pawn Shop																C	C	C		C	C			C	C						18.03.304(g)(6)
Plant Nursery or Garden Supply										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Transportation, Vehicles, and Equipment																															
Airport Operations and Facilities												C	C	C		P	P	P	M						P						18.04.107
Auto Service and Repair												C	C	C	C	C	C	C				P	P	P	M	P					18.03.304(h)(1) 18.04.107
Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental												C	C	C	C	C	C	C				P	P	C	P						18.03.304(h)(2)
Bus or Other Transportation Terminal										C	C	C	C	C	C	C	C	C				P	P	P	P	P		P			18.03.304(h)(3)
Car Wash												C	C	C		C	M	P				P	P	P	P						
Gas Station												C	C	C		C	M	P				P	P	P	P						18.03.304(h)(4) 18.04.107
Parking Lot, Open										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P				18.03.304(h)(5)
Public Transit or School Bus Shelter	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				

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Zone Districts	Residential				Mixed-Use										Employ.			Special				Use-Specific Standards										
	LLR2.5	LLR1	LLR.5	SF5	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	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																										18.03.305(a)(1)	
TV Broadcasting and Other Communication																															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	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	18.03.305(b)(2)	
INDUSTRIAL USES																																
18.04.107																																
Manufacturing and Processing																																
Animal and Animal Byproduct Processing																						C							C	C	C	18.03.306(a)(1)
Cannabis Cultivation Facility, Adult-use										P	4				P	4	P	4				P	4	P	4	P	4					18.03.306(a)(2)

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Zone Districts	Residential				Mixed-Use										Employ.				Special				Use-Specific Standards			
	LLR2.5	LLR1	LLR.5		MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	PO NC	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5	UT10	UT40
Cannabis Cultivation Facility, Medical							P 4				P 4	P 4					P 4 4			P P 4 4	P P 4 4					18.03.306(a)(3)
Cannabis Independent Testing Laboratory, Adult-use							P 4	P 4			P 4	P 4	P 4		P 4			P 4 4	P 4 4	P P 4 4	P P 4 4					18.03.306(a)(4)
Cannabis Independent Testing Laboratory, Medical							P 4	P 4			P 4	P 4	P 4		P 4			P 4 4	P 4 4	P P 4 4	P P 4 4					18.03.306(a)(5)
Cannabis Production Facility, Adult-use							P 4				P 4	P 4						P 4 4	P 4 4	P P 4 4	P P 4 4					18.03.306(a)(6)
Cannabis Production Facility, Medical							P 4				P 4	P 4	P 4					P 4 4	P 4 4	P P 4 4	P P 4 4					18.03.306(a)(7)
Chemical Processing and/or Manufacture																		C C	C C	C C						
Collection Station													C					P P 4 4	P C 2	P 2			C C			
Crematorium							C C		C C	C C	C C	C C	C C		C			P P 4 4	P C 2	P 2						18.03.306(a)(8)
Custom and Craft Manufacturing							P P 4 4	P P 4 4	P P 4 4	P P 4 4	P P 4 4	P P 4 4	P P 4 4	P				P P 4 4	P P 4 4	P P 4 4			C C C			
Food Processing or Wholesale Bakery							P P 4 4	P P 4 4	P P 4 4	P P 4 4	P P 4 4	P P 4 4	P P 4 4		P			P P 4 4	P P 4 4	P P 4 4						
Hazardous Waste Facility							C C C 4 4	C C C 4 4	C C C 4 4	C C C 4 4	C C C 4 4	C C C 4 4	C C C 4 4		C C			P 2 2 4 4	P P 2 2	P P 2 2						18.03.306(a)(9)

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Zone Districts	Residential				Mixed-Use								Employ.			Special			Use-Specific Standards												
	LLR2.5	LLR1	LLR.5		SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS		GC	PO NC	MU-MC	MU-RES	I	IC	ME	MA	PGOS	UT5	UT10	UT40
Zone Districts																															
Indoor Manufacturing, Processing, Assembly, or Fabrication																															
Maintenance, Repair, or Renovation Business																															
Outdoor Manufacturing, Processing, Assembly, or Fabrication																															
Printing and Publishing																															
Resource and Extraction																															
Asphalt or Concrete Batch Plant																															
Mining Operations																															
Storage, Distribution, and Warehousing																															
Heavy Machinery and Equipment, Rental, Sales, and Service																															
Mini-warehouse																															
Outdoor Storage																															

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Zone Districts	Residential				Mixed-Use								Employ.			Special				Use-Specific Standards												
	LLR2.5	LLR1	LLR.5	SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	PO		MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40	
Railroad Yard or Shop																C						P	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	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	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	A		18.03.405(a)

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Zone Districts	Residential				Mixed-Use								Employ.		Special				Use-Specific Standards															
	LLR2.5	LLR1	LLR.5			SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC		PO NC	MU-RES	MU-MC	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					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	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	M	A	A	A	A	18.03.405(d)		
Community Center, Private					A	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	M ₄	M ₄	A			A	A	A	A ₁								18.03.405(f)	
Drive-Through Facility (Non-Food Service)												M	M	M	M	M	M	A	M			A	A	A	A	A							18.03.405(g)	
Gaming Operation, Restricted												A	A	A	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									18.03.405(i)	
Helipad										M	A	M	A	M		M	M	M				M	M	M	A	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	A	A	A		18.03.405(k)
Outdoor Storage										A	A	A		A		A ₁	A ₁	A ₁	A	A ₁	A ₁	A	A	A	A								18.03.405(l)	
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(m)

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Zone Districts	Residential				Mixed-Use										Employ.		Special				Use-Specific Standards													
	LLR2.5	LLR1	LLR.5			SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC		PO NC	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40	
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	A	18.03.405(n)	
Sidewalk Café												A	A	A	A	A	A	A	A	A	A	A		A	A	A	A					18.03.405(o)		
Stable, Private	A	A	A	A																								A	A	A	A	18.03.405(p)		
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	A	18.03.405(q)	
TEMPORARY USES																																		
Asphalt or Concrete Batch Plant Carnival, Circus, Entertainment Event, Amusement Ride	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	18.03.503(a)	
													P	P	P	P	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				18.03.503(d)	
Garage Sale	P	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				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)	

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	LLR2.5	LLR1	LLR.5		SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES		I	IC	ME	MA	PGOS	PF	UT5	UT10
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	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	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	18.03.503(j)