

**PLANNING COMMISSION
STAFF REPORT**

Date: December 8, 2022

To: Reno City Planning Commission

Subject: **LDC23-00022 (Golden Valley Commerce Center Zoning Map Amendment) – A request has been made for a zoning map amendment from the Mixed-Use Suburban (MS) zoning district to the Industrial Commercial (IC) zoning district. The ±6.08 acre site is located on the southeast side of W. Golden Valley Road approximately ±298 feet southwest of its intersection with N. Virginia Street. The subject site has a Master Plan land use designation of Industrial (I).**

From: Leah Brock, Assistant Planner

Ward #: 4

Case No.: LDC23-00022 (Golden Valley Commerce Center Zoning Map Amendment)

Applicant: Stan Lucas

APN: 082-293-13

Request: **Zoning Map Amendment:** From the Mixed-Use Suburban (MS) zoning district to the Industrial Commercial (IC) zoning district.

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

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

Summary: The ±6.08 acre site is located south of the intersection at North Virginia Street and West Golden Valley Road, north of the railroad tracks, and approximately 750 feet south of the US Highway 395 Exit 73 northbound off ramp. The key issue related to this request is the conformance of the base zoning district with the Master Plan land use designation. The current base zoning district is Mixed-Use Suburban (MS). This base zoning district is not in conformance with the Master Plan land use designation of Industrial (I). The proposed zoning map amendment to the Industrial Commercial (IC) zoning district will bring the base zoning into conformance with the Master Plan land use designation. Staff can make all of the findings and recommends approval of the zoning map amendment.

Discussion: The I Master Plan land use designation was assigned to the site through adoption of the *ReImagine Reno* Master Plan. This designation supports primary industrial uses including manufacturing/processing operations, maintenance and repair shops, and warehousing and distribution facilities. In contrast the MS zoning district is intended to accommodate a mix of low-intensity, auto-oriented uses, while supporting the gradual transition of the city’s suburban corridors to a mix of higher-density residential, retail, commercial, and other employment- and service-oriented uses. A comparison of uses allowed within the existing MS zoning district and the proposed IC zoning district is provided as **Exhibit B**. The second phase of the comprehensive zoning code update consists of a review and reconciliation process for zoning map/Master Plan land use inconsistencies at a neighborhood scale spanning several years. In the interim, the new code offers applicants the ability to apply for a zoning map amendment to bring the zoning designation into conformance with the Master Plan land use designation at no cost to the applicant (Reno Municipal Code (RMC) 18.01.604).

Land Use Compatibility: The subject site is currently vacant. The proposed zone change from MS to IC appears to be consistent and compatible with existing and planned land uses in the immediate vicinity. Existing land uses to the west, east, and north of site are almost entirely industrial uses including self-storage, outdoor storage, hazardous/explosive substance (propane) storage and dispensing. To the south is a 200 foot wide railroad corridor. South of the railroad corridor are developed single-family and multi-family residential uses located in the SF8 – Single-Family Residential (SF-8) and Multi-Family Residential (MF-14) zoning districts. The railroad corridor provides an approximate 200 foot buffer between the subject site and the nearest residential zoning districts. Per Reno Municipal Code (RMC 18.08.602(b)(2)(b)), a site plan review will be required for any nonresidential development of the subject parcel through which nearby properties will be noticed and additional site specific conditions for compatibility may be applied.

A table listing all adjacent land uses and the zoning districts is below.

	Land Use	Zoning District
Northeast	Vacant	Mixed-Use Suburban (MS)
Northeast	Propane Storage (existing nonconforming)	Mixed-Use Suburban (MS)
Southeast	Manufactured Home Park	Multi-Family Residential (MF-14)
Southwest	Single-Family Residence	Single-Family (SF-8)
Northwest	Self-Storage w/ outdoor Storage Facility (existing nonconforming)	Mixed-Use Suburban (MS)

Development Standards: Development standards for the existing MS zoning district and proposed IC zoning district are noted in the table below. The development standards for the proposed IC zoning district are more restrictive than the existing MS zoning district. The more restrictive development standards are appropriate for the site and consistent with the surrounding development. Specific design considerations regarding site layout, access, and other improvements will be analyzed at the time of site plan review and building permit.

	Proposed	Existing
Zoning	IC	MS
Front Setback	10'	10'
Side Setback	0' / 10' adjacent to residential	0' / 5' adjacent to residential
Rear Setback	0' / 10' adjacent to residential	0' / 5' adjacent to residential
Height, Maximum	45'	Site Plan review required for buildings over 55'
Stories, Maximum	3	--
Density, Maximum	NA	--
Lot Width, Minimum	50'	50'

Access, Traffic and Circulation: The subject site is accessed from West Golden Valley Road either from North Virginia Street or US Highway 395 Exit 73. The existing level of service (LOS) for all adjacent streets will not be impacted by the zoning map amendment. Future changes to access and circulation will be evaluated at the time of proposed development.

Master Plan Conformance: The subject site has a Master Plan land use designation of Industrial (I) and is within the Industrial/Logistics Employment Areas of the Structure plan. Access to housing options and services within close proximity of industrial/logistics areas play an important role in supporting live-work opportunities for the local workforce and reducing the need for cross-town trips. The proposed zoning map amendment is consistent with the Master Plan designation, the Structure Plan, and the following applicable Master Plan guidance:

- Guiding Principle 1.1B: Community Development
- Guiding Principle 1.2B: Modern Industrial Hub
- Guiding Principle 1.2D: Employment Centers
- Employment Area-Industrial Logistics Area.1: Overall Mix

Public and Stakeholder Engagement: The project was reviewed by various City divisions and partner agencies. Courtesy notices were sent out to surrounding property owners and no comments have been received. The November NAB meeting was canceled and no comments from the public have been received. Future comments will be forwarded to the Planning Commission.

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.

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 278.250(2) (outlined 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;

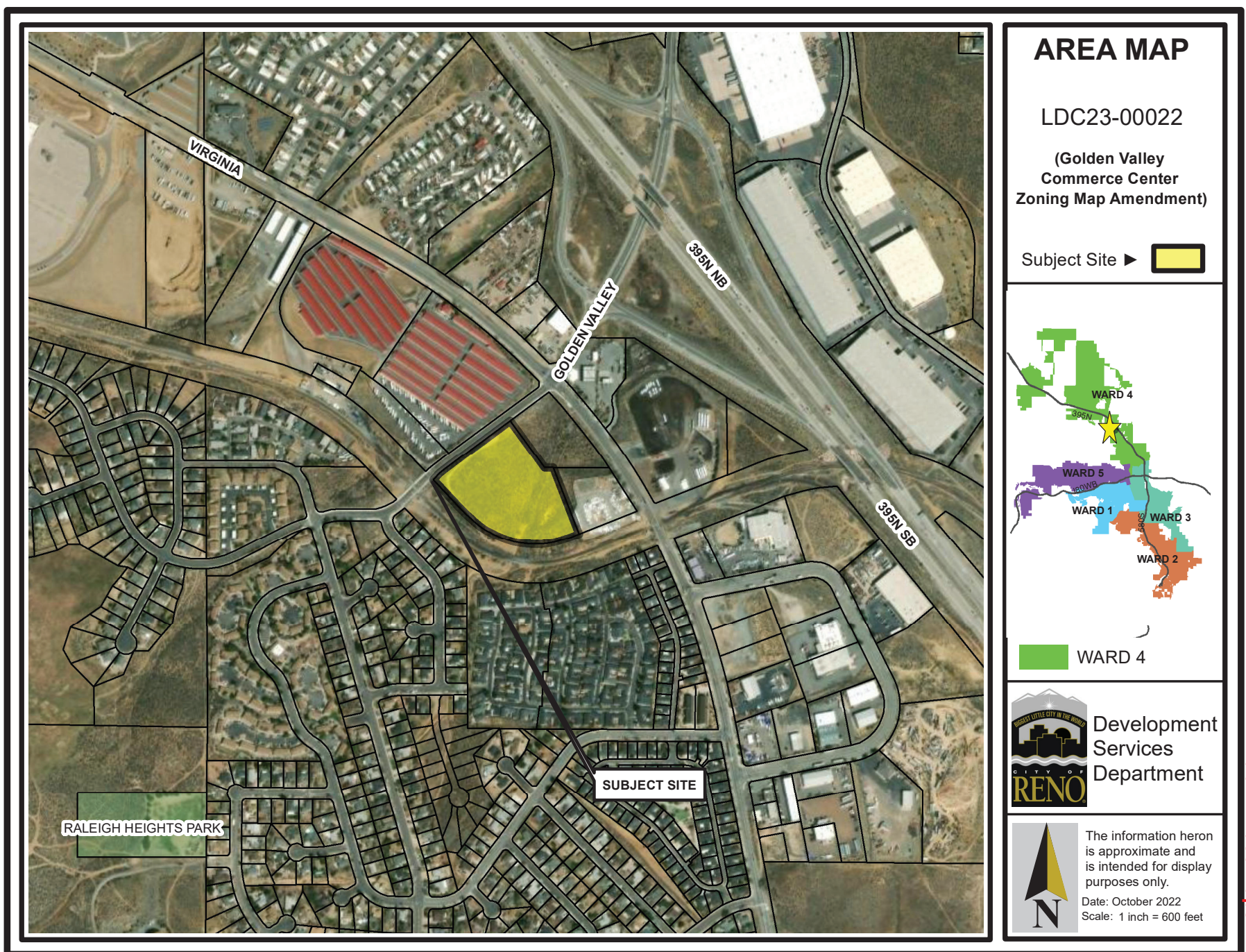
- f. To protect life and property in areas subject to floods, landslides and other natural disasters;
- g. To conform to the adopted population plan, if required by NRS 278.170;
- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including 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 of 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;
- n. To promote systems which use solar or wind energy;
- 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.

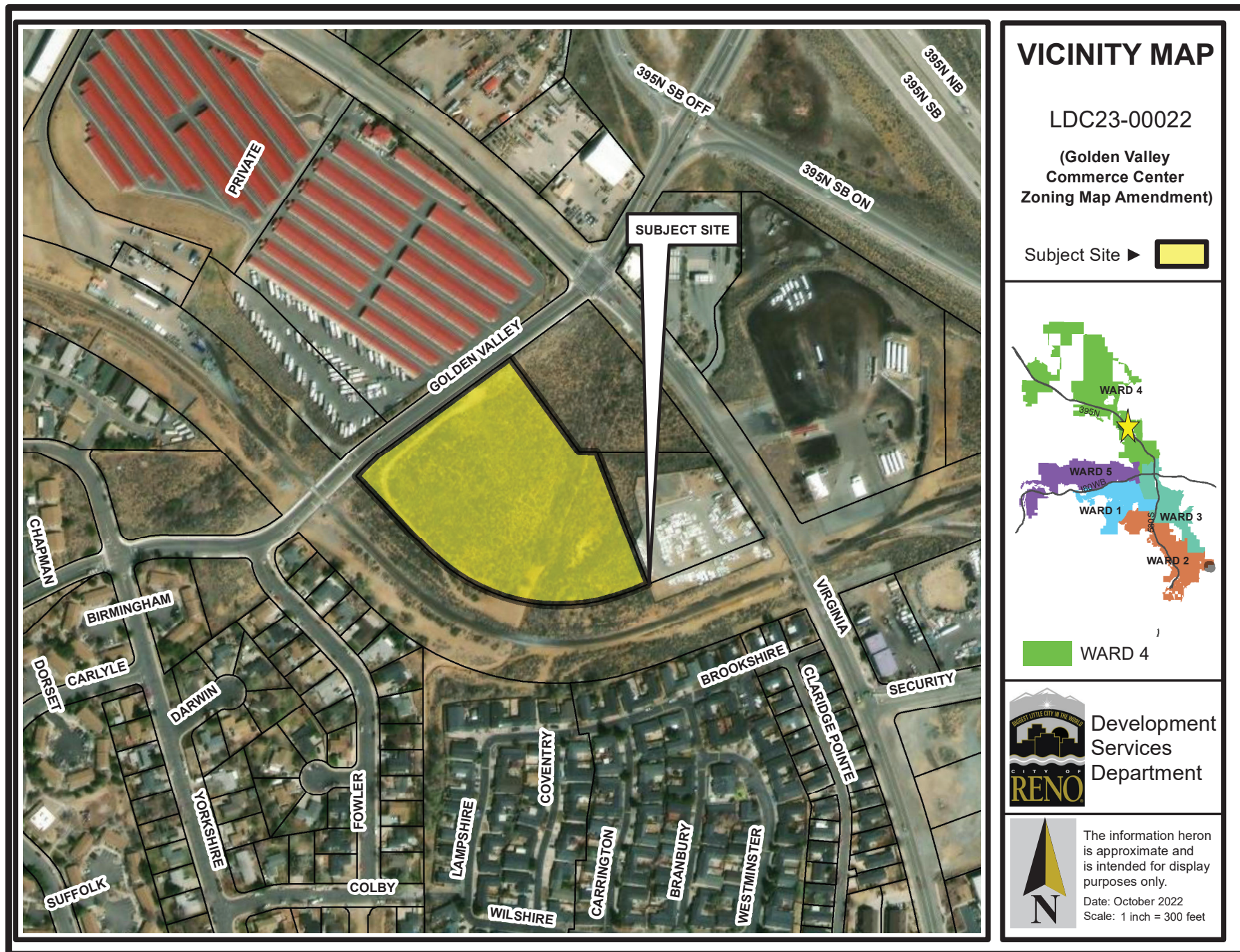
(2) The amendment is in substantial conformance with the Master Plan.

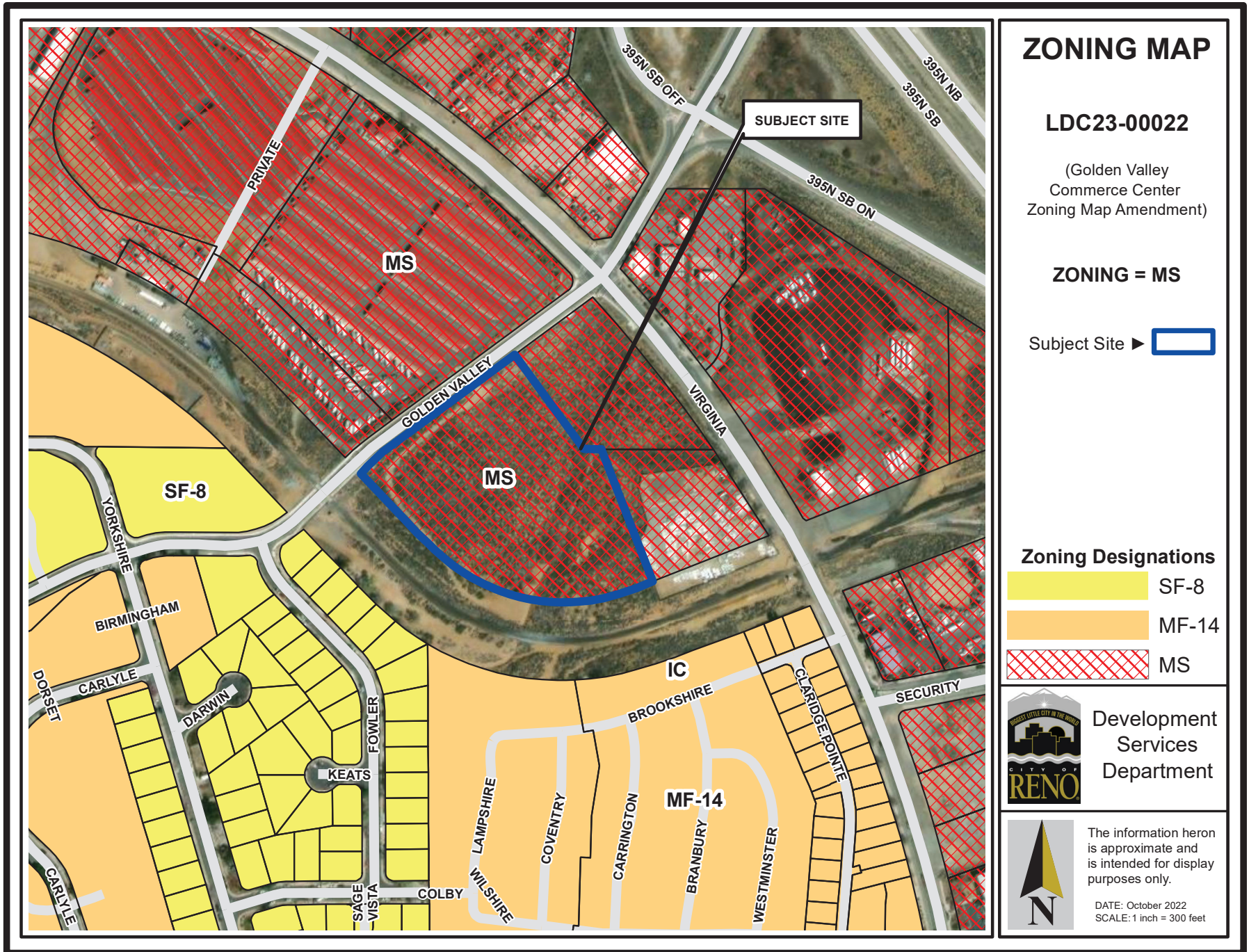
Attachments:

Exhibit A – Case Maps

Exhibit B – Comparison of Allowed Uses







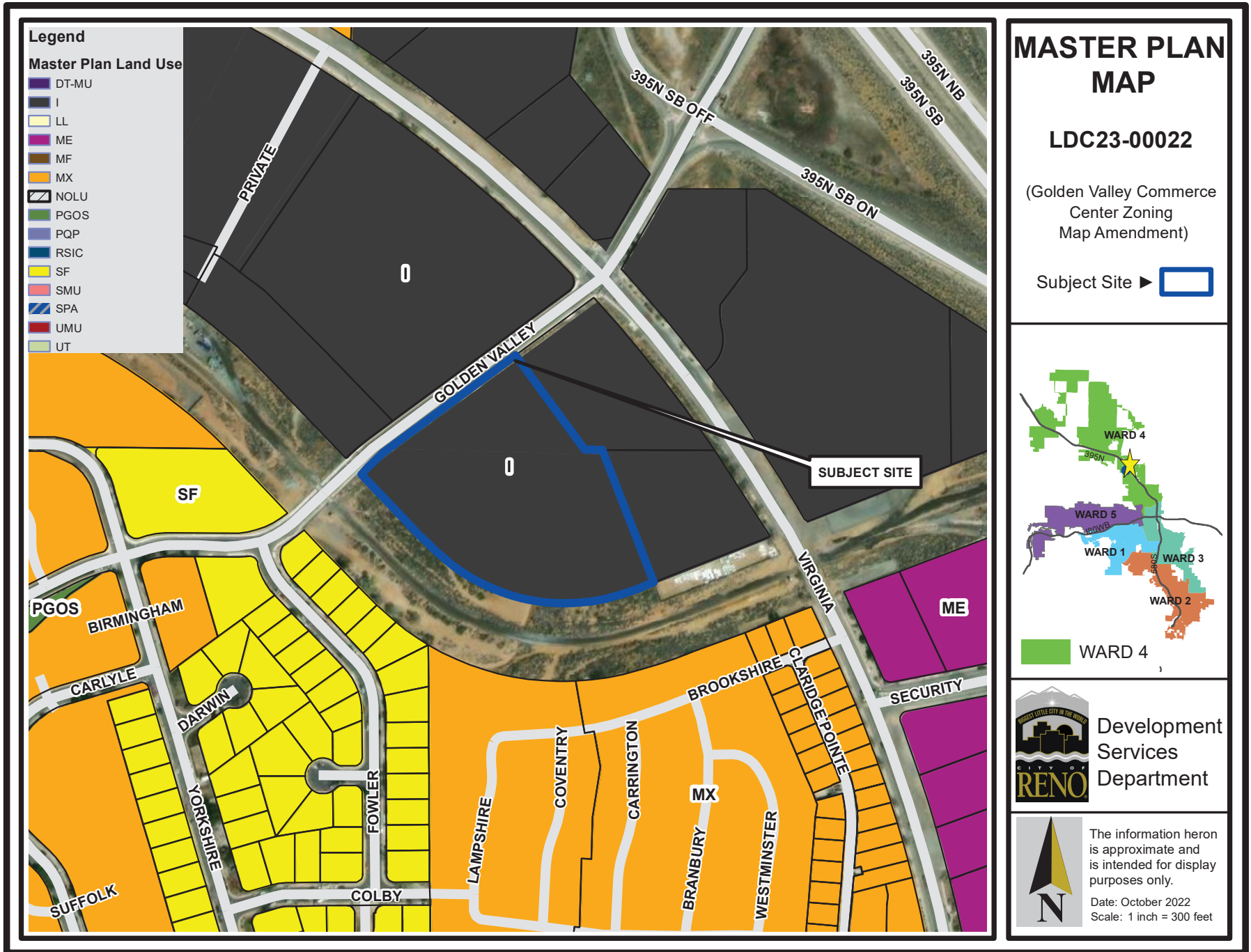


Table 3-1 Table of Allowed Uses

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	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40	
RESIDENTIAL USES																																		
Household Living																																		
Dwelling, Duplex											P	P	P	P	P	P	P	P	P	M	M	P	P	P						P	P	P	18.03.302(a)(1)	
Dwelling, Fourplex											P	P	P	P	P	P	P	P	M	M	P	P	P						P	P	P	18.03.302(a)(1)		
Dwelling, Live/Work											P	P	P	P	P	P	P	P	M	M		P	P						P			18.03.302(a)(2)		
Dwelling, Multi-family											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									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	P				P	C	P					P	P	P	18.03.302(a)(5)		
Dwelling, Triplex											P	P	P	P	P	P	P	P	C	C	C	P	P							P	P	18.03.302(a)(1)		
Manufactured Home											P	P	P	P	P	P	P	P					P										18.03.302(a)(6)	
Manufactured or Mobile Home Park																															C	C		18.03.302(a)(7)
Mobile Home Subdivision	P	P	P	P	P	P	P	P	P	P																							18.03.302(a)(8)	

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Group Living																																	
Assisted Living Facility										P 3 3	P 3 3	P	P	P	P	P	P	P	P	P 2		P	P										18.03.302(b)(1)
Boarding or Rooming House				C 4 4	C 4 4	C 4 4		C 4 4	C 4 4	C		P	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	P					C					18.03.302(b)(3)
Fraternity or Sorority House										C C	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	P	P	P	C	18.03.302(b)(4)
Private Dorm									P 3 3	P 3 3	P	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	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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Funeral Parlor														P	P	P	P	P	P			P				P	P						
Library, Art Gallery, or Museum														P	P	P	P	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	P	P	P	M	P	C	C		
Prison or Custodial Institution																												C					
Private Club, Lodge, or Fraternal Organization									C	C	P	P	P	P	P	P	P	P	P	C	P					P	P						
Public Meal or Homeless Services Provider													C				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	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	C	P		P	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		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	18.03.303(b)(2)	

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College, University, or Seminary											P	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	M		P	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	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	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						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		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	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		C	C													P	P	P	P			P							P	M	M	18.03.304(a)(3)					
Urban Farm	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	M	M	M	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	P	P									
Bar, Lounge, or Tavern											P	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	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	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	P	P	P									
Restaurant with Alcohol Service									C	C	P	P	P	P	P	P	P	P	P	M		P		P	P	P	P	P					18.03.304(b)(2)				
Lodging																																					
Bed and Breakfast Inn	M	M	M	M	M	M		M	P	P	P	P	P	P	P	P	P	P	P	P	M	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						18.03.304(c)(2)
Hotel											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	P	3								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		M				18.03.304(d)(1)
Laboratory													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				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												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		P				18.03.304(e)(1)
Tattoo Parlor, Body Painting, and Similar Uses																P	P	P	P			P	P	P	P	P	P						
Wedding Chapel											P	P	P	P	P	P	P	P	P			P	P				P						
Recreation and Entertainment																																	
Adult Business																								P	P	P							18.03.304(f)(1)
Amusement or Recreation, Inside										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		C	P			18.03.304(f)(2)
Amusement or Recreation, Outside											M	M	M	M	M	M	M	M	C	C	C	M		C	C	C	C		C	C	C	C	18.04.107
Casino (see Hotel with Nonrestricted Gaming)																																	
Convention Center											P	C	C	C	C	C	C																
Country Club, Private	C	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	SF3	SF5	SF8	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	P	P	M	M	M	M	M		P	P	P	P	C	C				18.03.304(f)(4)
Escort Service/Outcall											P																						
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														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	C				18.04.107	
Retail																																	
Building, Lumber, and Landscape Material Sales															P	P	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	P	P	P	P	P						18.03.304(g)(2)
Cannabis Dispensary, Adult-use																	P	P	P	P	P	P	P	P	P	P	P						18.03.304(g)(3)
Convenience Store											P	P	P	P	P	P	P	P	P	P	C	P	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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General Retail, 10,000 Square Feet or more											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							18.03.304(g)(5)	
																	C 4	C 4	C 4				C 4			C 4								18.03.304(g)(6)	
Pawn Shop																																			
Plant Nursery or Garden Supply											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								

Transportation, Vehicles, and Equipment

Airport Operations and Facilities																										18.04.107
Auto Service and Repair												C 4	C 4	C 4	P 4	P 4	M	P								18.03.304(h)(1) 18.04.107
Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental												C 4	C 4	C 4	C 4	C										18.03.304(h)(2)
Bus or Other Transportation Terminal											C	C	C	C	C	C	C	P							P	18.03.304(h)(3)
Car Wash												C	C	C	M	P		P	P	P						
Gas Station												C	C	C	M	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		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	

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	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-PD	MD	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	M	M	M	M	M	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	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	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				P	P					P	P	P	P	P					18.03.306(a)(2)	

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	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	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		
Cannabis Cultivation Facility, Medical Cannabis Independent Testing Laboratory, Adult-use Cannabis Independent Testing Laboratory, Medical Cannabis Production Facility, Adult-use Cannabis Production Facility, Medical Chemical Processing and/or Manufacture Collection Station													P 4				P 4 4	P 4 4						P 4 4	P 4 4	P 4 4	P 4 4							18.03.306(a)(3)	
													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)	
													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)	
													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)	
													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)	
																									C C	C									
																			C					P C 2	C	C									
													C C					C C C	C						P C 2	P									18.03.306(a)(8)
													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	P P P	P P P	P P P	P P P								
Custom and Craft Manufacturing																																			
Food Processing or Wholesale Bakery																																			
Hazardous Waste Facility																																			18.03.306(a)(9)

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	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	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
Indoor Manufacturing, Processing, Assembly, or Fabrication													P				P	P				P		P	P	P	P						C
Maintenance, Repair, or Renovation Business												P	P		P		P	P				P	P	P	P	P	P						
Outdoor Manufacturing, Processing, Assembly, or Fabrication																							C	C	C	C	C						
Printing and Publishing											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																	4	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	C	C	P	P	P	P	P	2					18.03.306(b)(2)
Outdoor Storage																	4	C					P	P	P	C	P						18.03.306(b)(3)

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Railroad Yard or Shop																								P			P							
Salvage or Reclamation of Products, Indoors																	C							P	P	C	P							
Septic Tank Services																								C								C		
Tow Yard																								P	P	C	P							
Transfer Station																								C			C							
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	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	A	A	A	A	18.03.405(a)	

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Caretaker Quarters								A	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	A	A ₁	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	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															18.03.405(e)	
Drive-Through Facility (Food Service)												C ₄	C ₄	C ₄	C ₄	C ₄	C ₄	M	A						A	A	A ₁	A					18.03.405(f)	
Drive-Through Facility (Non-Food Service)													M	M	M	M	M	M	A		M					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									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					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	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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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)