



CITY OF PLANO

NOTICE OF MEETING

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

OCTOBER 18, 2006

3:30 PM

NOTICE OF SITE VISITS

Municipal Center

The Planning & Zoning Commission will assemble at the Plano Municipal Center at 3:30 pm and then board a van for site visits to the Research/ Technology District in southeastern Plano.

6:00 PM

Dinner

Planning CR 2E

6:30 PM

Work Session

Council Chambers

1. Discussion & Direction – Research/Technology Zoning

ACCESSIBILITY STATEMENT

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received 48 hours prior to the meeting time by calling the Planning Department at (972) 941-7151.

CITY OF PLANO
PLANNING & ZONING COMMISSION

WORK SESSION

October 18, 2006

Agenda Item No. 1

Discussion & Direction – Research/Technology Zoning

Applicant: City of Plano

DESCRIPTION:

An overview of the Research/Technology (RT) zoning that applies to approximately 1100 acres in southeastern Plano including its boundaries, allowed uses, and development regulations.

BACKGROUND:

On September 18, 2006, the commission discussed the appropriateness of RT zoning for approximately 50 acres of land at the southwest corner of 14th Street and Plano Parkway. There was not a consensus of the members present to initiate the formal process to consider changing the zoning of this property. Following the discussion, the commission directed staff to prepare an informational presentation on the RT district, its purpose, its key regulatory components, and the relative success of the district. In conjunction with this request, the commission will take a field trip of the area and possibly tour some of the individual businesses that are currently operating in the district. Below are some milestones relating to the zoning and development of this area:

- 1997 – The East Plano Development Task Force was appointed by City Council to identify ways to enhance the long term viability of eastern Plano as a place of residence, business, and employment. Its final report, “10 Big Ideas for Eastern Plano” recommended the creation of a technology center comprised of office and light manufacturing facilities that would utilize the talents and capabilities of the local work force.
- 1998 – The Planning & Zoning Commission and City Council created a new zoning category, Research/Technology and rezoned 1100 acres in southeastern Plano to RT from various zoning categories such as Light Industrial-1 and 2, Light Commercial, and Retail.

- 2002 – The Planning and Zoning Commission and City Council amended the Zoning Ordinance to increase the maximum number of loading spaces (docks) based on floor area in RT zoning.
- 2004 - At the request of the property owners, P&Z reviewed the zoning at the southeast corner of the current intersection of Plano Parkway and 14th Street. The commission considered matters such as slope of the land and its proximity to the Tri-City Police Academy's outdoor firing range, but decided not to initiate a change in zoning on the property.
- 2005 – The zoning ordinance was amended to create three manufacturing categories (“Heavy-Intensity,” “Medium-Intensity,” and “Light-Intensity”). The former was allowed by Specific Use Permit (SUP) in RT zoning and the latter two were allowed by right based on these amendments. Previously, the RT district was limited to light assembly operations unless a SUP is granted.

REMARKS:

Attached is a copy of the Non-Residential Use Charts from the Zoning Ordinance and Subsection 2.826 which defines the development standards for RT zoning.

As noted previously, the RT zoning district was created and applied to this area primarily in response to the one of the recommendations in “10 Big Ideas for Eastern Plano.” LI-1 Zoning applied to the vast majority of the area when the rezoning occurred. A number of concerns were raised about LI-1 zoning at the time including:

- Its range of uses was too broad to accomplish the type of development that the city desired for this area. Because of the “cumulative” design of the ordinance's zoning categories, LI-1 zoning not only allowed manufacturing and industrial uses but it permitted those uses allowed in the Office, Retail, and Light Commercial districts, as well. Concerns were raised that the properties in the district would be used for retail development, automobile sales and repair facilities, and mini-warehouses to fulfill short-term returns on investment and use up tracts of land that could eventually have a greater impact on Plano's economic and employment base.
- Some of the allowed uses might be less compatible with and therefore discourage the development of preferred uses. For example, it was suggested that a major distribution center with heavy truck traffic could cause a major office user to look elsewhere before investing in the property next door.
- LI-1 zoning does not have adequate regulations regarding outdoor storage and the design and operation of truck loading and unloading facilities.

Based on the intent of the district and various concerns that were raised during its creation, the RT district is different from most nonresidential districts in the following ways:

- It is limited primarily to office and manufacturing uses. Major wholesale warehouse and distribution uses are not permitted. Retail and restaurant uses are limited to 10% of the floor area of a larger development and cannot be built in advance of the remainder of the project. Such uses are intended to complement

and support other uses within the district. Other more onerous uses allowed in LI-1 districts such as truck and bus repair, major auto repair, service contractor, and recreation vehicle sales and service are not allowed in the RT district. Uses such as these were considered to be incompatible with the intent of the district.

- Areas used for warehousing are limited to 70% of the total floor area except for manufacturing operations. Buildings constructed or planned in advance of the original zoning of the area are exempted from this provision.
- Loading spaces are limited to four for the first 20,000 square feet of floor area and one for each additional 10,000 square feet up to a maximum of 12 loading spaces or docks. RT is the only district with such restrictions and they were established to reduce truck traffic and discourage the use of large loading facilities. Loading areas are also limited to short-term pick-up and delivery and onsite storage of deliver vehicles is prohibited.
- Regulations are also provided regarding the placement, orientation, and screening of loading areas to reduce their visual and noise impacts on surrounding properties.
- At least 20% of the total lot area must be landscaped. Courtyards, plazas, walkways, and water features are considered as landscaped areas for the purposes of calculating this percentage.
- No outside storage of goods or materials is allowed.

When the RT district was established and applied to this area in 1998, very little development occurred until 2000 when developers attempted to meet the needs of the expanding high technology community. By mid-2002, an economic downturn resulted in excessive amounts of unused floor space in the RT district included several vacant buildings of 75,000 square feet or more. Leasing has increased in the last two years, but there is still a significant amount of unused floor space.

Since its creation, the city has continued to consider requests from property owners for modifications to the RT regulations and has made some adjustments as noted above. There is also the concern that a major “relaxing” of the standards would give undeveloped properties an advantage over those that have been developed in accordance with current RT regulations and could also change the character of the district. For example, a reduction in landscaped area might allow a developer with raw land to build a larger facility on the same size of property as someone who has already developed his/her property. In addition, a project with less landscaping may not have same campus-like character as existing projects.

If certain areas were to be removed from the RT district, they should be separated from the remaining properties by distinguishable boundaries such as creeks, flood plains, railroad rights-of-way, and streets. Other factors such as lot size, topography, visibility, and traffic volumes should also be considered when identifying locations for removal from the district.

2.826 RT - Research/Technology Center

(ZC 98-69; Ordinance No. 98-10-10)

(1) Purpose

The RT district is intended to create a low density, employment center consisting of office, research and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment.

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet, except as provided in Section 3.500 and Other Setback Requirements below
Minimum Side Yard	30 feet, except as provided in Section 3.600 and Other Setback Requirements below
Minimum Rear Yard	30 feet, except as provided in Section 3.700 and Other Setback Requirements below
Maximum Height	20 story, not to exceed 325 feet in height. One story buildings shall not exceed 28 feet, inside clear height (exclusive of interior support structures), except as specified in Other Setback Requirements below.
Maximum Lot Coverage	45%, 60% with structured parking
Maximum Floor Area Ratio	1:1
Minimum District Size	25 contiguous acres
Other Setback Requirements	In addition to the above yard requirements, the following additional setbacks shall apply (as measured from nearest residential district boundary line):
	A minimum setback of three times the height up to a maximum height of eight stories or 140 feet, whichever is more restrictive, for a minimum distance of 1,000 feet.
	Beyond 1,000 feet, the setback shall be increased at one time the height above eight stories or 140 feet, whichever is more restrictive, up to 12 stories or 200 feet in height, whichever is more restrictive.

(4) Off-Street Parking and Loading Requirements (See Section 3.1100.) (ZC 2002-48; Ordinance No. 2002-10-41)

(a) Maximum Loading Facilities

Buildings in RT districts shall not exceed the following ratios for loading spaces:

Square Feet of Gross Floor Area in Structure	Maximum Loading Spaces or Berths
Zero to 20,000	Four
Over 20,000	One for each additional 10,000 square feet up to a maximum of 12

(b) The design and orientation of the building(s) shall minimize the exposure of loading and trash collection areas from adjacent streets and from adjacent properties unless they are part of the same approved preliminary site plan. No loading spaces shall face streets. No loading spaces or areas shall be located within 100 feet of the boundary line of a residential district. In addition, the Planning & Zoning Commission may require a combination of wing walls extended from a building, screening walls, landscape berms, and plant materials to further obscure the view of loading and trash collection areas. The above screening elements shall be designed and located in conformance with applicable yard and setback requirements. Screening must extend the entire length of the loading area.

Screening elements should be a minimum of eight feet in height at installation. Berms should not exceed a slope of three feet, horizontal to one foot, vertical. Retaining walls may be used on the interior side of the berm but should not face adjacent streets or properties. The height shall be measured from the top of the curb of adjacent streets or from the average grade of property lines with adjacent tracts of land. Depending upon the average grade of the adjacent streets and properties, the minimum height at installation may be increased to as high as 12 feet.

Plant materials used for screening shall include a combination of shade and ornamental trees (four-inch minimum caliper), conifers (eight-foot minimum height), and shrubs (five gallon minimum). The plant materials shall be arranged in a manner which significantly obscures the view from adjacent streets and properties.

Proposed screening elements shall be identified on the preliminary site plan. A detailed plan showing the angles of view and the specific placement of screening elements shall be submitted with the final site plan.

(c) Loading areas in RT districts are intended to provide for short-term pick-up and delivery. Onsite storage of delivery vehicles, including trailers and shipping containers, is prohibited. No delivery vehicles shall be parked outside of the designated loading areas.

(d) In order to accommodate future changes in use, approved site plans shall include adequate land area to increase parking to the minimum requirements for office development (one space per 300 square feet) for 75% of the gross floor area of any building.

(5) Landscaping (ZC 2006-02; Ordinance No. 2006-4-24)

A minimum of 20% of the total lot area shall be landscaping which may include courtyards, plazas, walkways, water features, and related treatments in addition to plant materials. (See Section 3.1200.) Per the development standards and incentives in Section 3.1700 (Storm Water Management), up to 50% of this required landscape area may be placed outside of the parking lot and/or landscaping along street rights-of-way if designated as storm water conservation area on a site-specific storm water management plan per Section 3.1700.

(6) Signage Standards

All freestanding general business, identification, institution, and multipurpose signs, as defined in the Sign Ordinance (No. 91-4-12) and its subsequent updates and revisions, shall be monument type. The copy shall be framed on all four sides by at least six inches of masonry, rock, or other material if compatible with an associated building's fascia. An additional allowance of up to three feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. Except for those signs located within 150 feet of a residential zoning district, the following standards shall apply:

General Business Signs	
Maximum Height	12 feet*
Maximum Size	90 square feet*
Maximum Size of Copy Area	70 square feet
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Five feet
Maximum Size	50 square feet
Maximum Size of Copy Area	N/A

Identification Signs	
Maximum Height	12 feet
Maximum Size	125 square feet
Maximum Size of Copy Area	100 square feet

Institutional Signs	
Maximum Height	12 feet
Maximum Size	45 square feet
Maximum Size of Copy Area	30 square feet

Multipurpose Signs	
Maximum Height	15 feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet
	Directory* - 70 square feet
	Reader Board* - 30 square feet
* Any combination of directory and reader board is permitted if it does not exceed 100 square feet	

For freestanding signs located within 150 feet of a residential zoning district, the following standards shall apply:

General Business Signs	
Maximum Height	Six feet*
Maximum Size	50 square feet*
Maximum Size of Copy Area	35 square feet
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Four feet
Maximum Size	25 square feet
Maximum Size of Copy Area	N/A

Identification Signs	
Maximum Height	Six feet
Maximum Size	70 square feet
Maximum Size of Copy Area	50 square feet

Institutional Signs	
Maximum Height	Six feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

Multipurpose Signs	
Maximum Height	Six feet
Maximum Size	125 square feet
Maximum Size of Copy Area	Identification - 25 square feet
	Directory* - 35 square feet
	Reader Board* - 20 square feet
* Any combination of directory and reader board is permitted if it does not exceed 55 square feet.	

All other provisions of Ordinance No. 91-4-12 and its subsequent updates and provisions shall apply. Where conflicts exist, the provisions of this ordinance shall apply.

(7) Special District Requirements

- (a)** In the RT district, permitted uses shall meet the following standards:
 - (i)** Operations should be fully enclosed with no outside storage of goods or materials.
 - (ii)** No noise, vibration, odor, smoke, and dust should impact adjacent properties in conformance with the performance standards in Section 3.1300.
- (b)** Retail and service uses identified with an “*” in Subsection 2.502, Schedule of Permitted Uses, may not occupy more than ten percent of the gross floor area** of a building unless the building and the designated location and amount of said uses are part of an approved site plan for more than one building, and the amount of space for these uses does not exceed ten percent of the combined floor area of all constructed buildings. The space for these uses may be redistributed within and among the buildings with the approval of a revised site plan. If a site plan includes multiple lots, all property owners must authorize the application. These uses may not be distributed among noncontiguous parcels of land.

A freestanding (sole use and occupant) restaurant/cafe is permitted in an RT district as part of the ten percent allowance described above if it has a minimum of 5,000 square feet of gross floor area** and no drive-in window.

** "Gross Floor Area" means the total floor area of a building from the exterior face of a building or from the centerline of a wall separating two buildings, but shall exclude any space where the floor-to-ceiling height is less than six feet and all patios, balconies, and parking facilities.

- (c)** An office - showroom/warehouse use is permitted in an RT district only when the first floor of the building housing said use does not exceed 100,000 square feet of gross floor area. In addition, any office - showroom/warehouse use shall not have more than 70% of its gross floor area devoted to warehousing. Existing office - showroom/warehouse and/or storage or wholesale warehouse developments and properties with a valid preliminary site plan or site plan for said uses, approved prior to the initial zoning of property as RT, are exempt from the above requirements for maximum building size and percentage of space devoted to warehousing. If a valid, approved preliminary site plan expires before approval of a site plan or if a valid, approved site plan expires before issuance of a building permit, the above exemptions shall no longer apply. The above exemption does not apply to uses other than office - showroom/warehouse and/or storage or wholesale warehouse. Existing uses other than those permitted by right in an RT district or preliminary site plan or site plan proposing uses other than those permitted by right in an RT district, except storage or wholesale warehouse, are not exempted from the above requirements. Notwithstanding Subsection 2.703, if such a development is destroyed or partially destroyed, it may be reconstructed but not expanded. For a use within a development as described above in which more than 70% of its gross floor area is devoted to warehousing, the period of time that the structure is vacant between tenants shall not be deemed an intentional abandonment of the nonconforming use as described in Subsection 2.704. (ZC 2000-36; Ordinance No. 2000-6-26)
- (d)** Any existing development or properties with a valid preliminary site plan or site plan approved prior to the zoning of a property as RT shall be exempted from the Area, Yard, and Bulk, Off-Street Parking and Loading, and Landscaping requirements specified for RT districts, and the preceding standards shall apply except for 4.c. above regarding loading areas. Notwithstanding Subsection 2.703, if such a development is destroyed or partially destroyed, it may be reconstructed but not expanded. (ZC 2002-48; Ordinance No. 2002-10-41)
- (e)** Warehousing is allowed as an accessory use to light-intensity manufacturing use and is not subject to the maximum percentage requirements in 7.c. above. (ZC 2005-20; Ordinance No. 2005-6-34)

NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	Use Category	Zoning Districts												
		O-1 - Neighborhood Office	O-2 - General Office	R - Retail	BG - Downtown Business/Government (ZC 99-10)	LC - Light Commercial (ZC 98-67)	CE - Commercial Employment	CB-1 - Central Business-1	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	RE - Regional Employment (ZC 00-68)	RC - Regional Commercial (ZC 00-68)	RT - Research/Technology Center (ZC 98-69)	CC - Corridor Commercial (ZC 98-68)
Accessory Building or Use (8)	Accessory & Incidental	P	P	P	P	P	P	P	P	P	P	P	P	P
Adult Day Care Center	Service	P	P	P	P	P	P	P	P	P			S	P
Airport/Heliport (4)	Educ., Inst., Public, & Special		S				6	6	S	S			S	S
Animal Exhibition	Educ., Inst., Public, & Special								S	S				
Antenna	Trans., Utility, & Comm.	34	34	34	34	34	34	34	34	34	34	34	34	34
Antenna Support Structure (Commercial and Amateur) (ZC 99-43)	Trans., Utility, & Comm.	34	34	34	34	34	34	34	34	34	34	34	34	34
Antique Shop	Retail			P	P	P	P	P	P	P	*	P		P
Arcade (12)	Service		S	S	S	S	S	S	S		S	S		S
Artisan's Workshop	Service				P	P					*	P		P
Asphalt/Concrete Batching Plant (Temporary)	Comm., Mfg., & Ind.	36	36	36	36	36	36	36	36	36	36	36	36	36
Asphalt/Concrete Batching Plant (Permanent)	Comm., Mfg., & Ind.						S		S	S				

P = Permitted use; **Blank** = Prohibited use; **S** = Specific use permit required; **R** = Residential Adjacency Standards; **Number** = See end notes.

NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	Use Category	O-1 - Neighborhood Office	O-2 - General Office	R - Retail	BG - Downtown Business/Government (ZC 99-10)	LC - Light Commercial (ZC 98-67)	CE - Commercial Employment	CB-1 - Central Business-1	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	RE - Regional Employment (ZC 00-68)	RC - Regional Commercial (ZC 00-68)	RT - Research/Technology Center (ZC 98-69)	CC - Corridor Commercial (ZC 98-68)
Assembly Hall (ZC 03-21, ZC 97-80)	Educ., Inst., Public, & Special	S	S	P	P	P	P	P	P	P	P	P		P
Assisted Living Facility (ZC 03-21, ZC 00-83)	Educ., Inst., Public, & Special	P	P	P	P		P	P						S
Automobile Parts Sales (Inside)	Auto & Related			P		P		P	P	P		P		P
Automobile Parts Sales (Outside)	Auto & Related									S				
Automobile Leasing/Renting (ZC 99-46)	Auto & Related			R 24		R	R	S R	R	R		S R	R 33	R
Automobile Parking Lot/Garage	Auto & Related		P	P	P	P	P	P	P	P	P	P	31	P
Automobile Repair - Major (ZC 99-46, ZC 96-29)	Auto & Related					R 33	R 26 33	R 33	R 33	R 33				R 33
Automobile Repair - Minor/Service Station (ZC 02-37, ZC 99-46, ZC 96-29)	Auto & Related			R 33		R 33	R 25 33	R 33	R 33	R 33		R 33		R 33
Automobile Storage	Auto & Related					S		P	P	P				S

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Bank, Savings and Loan, or Credit Union	Service	S	P	P	P	P	P	P	P	P	P	P	P	P
Bed and Breakfast Inn	Service				P									
Boarding/Rooming House	Primary Res.		P		P	P								
Body Piercing (ZC 01-19)	Service	37	37	37		37	37	37	37	37	37	37	37	37
Bottling Works	Wholesale						P		P	P				
Building Material Sales (ZC 96-29)	Retail					P			P	P		S		P
Bus/Truck Leasing (ZC 99-46)	Auto & Related								R	R				R 27
Bus/Truck Repair (ZC 99-46)	Auto & Related								R	R				
Business Service	Service	P	P	P	P	P	P	P	P	P	P	P	P	P
Cabinet/Upholstery Shop	Contr. Cons.				P	P		P	P	P				P
Cafeteria/Restaurant	Service		S	P	P	S	P	P	P	P	*	P	*	P
Car Wash (ZC 99-46)	Auto & Related			R 33		R 33	R 33	R 33	R 33	R 33		R 33		R 33
Caretaker's/Guard's Residence	Accessory & Incidental	P	P	P	P	P	P	P	P	P	P	P		P
Cemetery/Mausoleum	Educ., Inst., Public, & Special	S	S	S		S		S			S	S	S	S

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Church and Rectory (5)	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Civic Center	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Cleaning - Small Plant/Shop	Service			P	P	P	P	P	P	P	*	P	*	P
Clinic	Office & Prof.	P	P	P	P	P	P	P	P	P	P	P	P	P
College/University (5)	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Commercial Amusement (Indoor)	Service		S	P	P	P	P	P	P	P	S	P		P
Commercial Amusement (Outdoor) (ZC 05-19, ZC 97-51) (15)	Service			S		S	S		S	S		S		S
Commercial/Trade School	Educ., Inst., Public, & Special		S	S	P	P		P	P	P	P	P	P	P
Commercial Pet Sitting/Kennel (Indoor Pens) (ZC 05-04)	Service	22	22	P	P	P		P	P	P	P	P		P

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Community Center (ZC 98-101)	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Concrete/Asphalt Batching Plant (Permanent)	Comm., Mfg., & Ind.							S		S	S			
Concrete/Asphalt Batching Plant (Temporary)	Comm., Mfg., & Ind.	36	36	36	36	36	36	36	36	36	36	36	36	36
Construction Yard (Temporary) (9)	Accessory & Incidental	35	35	35	35	35	35	35	35	35	35	35	35	35
Continuing Care Facility (ZC 03-21, ZC 00-83)	Educ., Inst., Public, & Special	P	P	P	P			P	P					S
Convenience Store (ZC 99-46, ZC 98-69)	Retail			R 33	R 33 40	R 33	R 33	R 33	R 33	R 33	R * 33	R 33	R * 33	R 33
Country Club/Golf Course (Private)	Educ., Inst., Public, & Special	S	S	P		P	P	P	P	P	S	S	P	P
Dance Hall	Service				S	S		P	P	P		S		S
Dance/Gymnastics Studio	Service			P	P	P	S	P	S		P	P		P

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Day Care Center (ZC 01-51, ZC 96-32, ZC 93-45) (13)	Service	P	P	S	S	S	P	P	S	S	S	S	S	S
Day Care (In-home) (16)	Service													
Distribution Center/Warehouse (ZC 96-29)	Wholesale						P	P	P	P				
Dry Cleaning Plant	Service						P	P	P					
Electrical Power Generating Plant	Trans., Utility, & Comm.		S				S	S	S	S				
Electrical Substation	Trans., Utility, & Comm.	S	P	P	S	P	P	P	P	P	S	S	S	P
Engine/Motor Repair	Comm., Mfg., & Ind.								P	P				
Exhibition/Fairgrounds Area (ZC 99-46)	Service					S R		S R	R	R				S R
Fairgrounds/Exhibition Area (ZC 99-46)	Service					S R		S R	R	R				S R
Farm, Ranch, Garden, or Orchard	Educ., Inst., Public, & Special	P	P	P		P	P	P	P	P	P	P	P	P
Farmer's Market	Retail				S	P			S	S				P
Feed Store	Retail								P	P				P

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NONRESIDENTIAL ZONING DISTRICTS													
Permitted Use	Use Category												
		O-1 - Neighborhood Office	O-2 - General Office	R - Retail	BG - Downtown Business/Government (ZC 99-10)	LC - Light Commercial (ZC 98-67)	CE - Commercial Employment	CB-1 - Central Business-1	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	RE - Regional Employment (ZC 00-68)	RC - Regional Commercial (ZC 00-68)	RT - Research/Technology Center (ZC 98-69)
Field Office (9)	Accessory & Incidental	35	35	35	35	35	35	35	35	35	35	35	35
Fire Station/Public Safety Building	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P
Fitness/Health Center (ZC 96-29)	Service		S	P	P	P	P	P	P	P	S	P	P
Flea Market (Inside) (ZC 02-37)	Retail			S		S			S	S			S
Flea Market (Outside)	Retail									S			
Florist Shop	Retail			P	P	P	P	P	P	P	*	P	*
Food/Grocery Store (ZC 96-29a)	Retail			P	P	P	P	P	P	P	*	P	P
Fraternal Organization, Lodge, or Civic Club	Educ., Inst., Public, & Special		P	P		P	P	P	P	P	P	P	30
Funeral Parlor/Mortuary (ZC 02-37)	Service	S	S	P		P		P	P	P	P	P	P
Furniture, Home Furnishings, and Equipment Store	Retail			P	P	P	P	P	P	P	*	P	P

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	Use Category	Zoning Districts												
		O-1 - Neighborhood Office	O-2 - General Office	R - Retail	BG - Downtown Business/Government (ZC 99-10)	LC - Light Commercial (ZC 98-67)	CE - Commercial Employment	CB-1 - Central Business-1	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	RE - Regional Employment (ZC 00-68)	RC - Regional Commercial (ZC 00-68)	RT - Research/Technology Center (ZC 98-69)	CC - Corridor Commercial (ZC 98-68)
Garden Center (ZC 99-46)	Retail			R		R	R	R	R	R		R		R
General Commercial Plant	Comm., Mfg., & Ind.							P	P	P				
General Merchandise Store	Retail			P	P	P	P	P	P	P	*	P		P
Golf Course/Country Club (Private)	Educ., Inst., Public, & Special	S	S	P		P	P	P	P	P	S	S	P	P
Grocery/Food Store (ZC 96-29a)	Retail			P	P	P	P	P	P	P	*	P		P
Guard's/Caretaker's Residence	Accessory & Incidental	P	P	P	P	P	P	P	P	P	P	P		P
Gymnastics/Dance Studio	Service			P	P	P	S	P	S		P	P		P
Hardware	Retail			P	P	P	P	P	P	P	*	P		P
Health/Fitness Center (ZC 96-29)	Service		S	P	P	P	P	P	P	P	S	P	P	P
Heavy Machinery Sales and Storage	Retail								P	P				
Heliport/Airport (4)	Educ., Inst., Public, & Special		S				6	6	S	S			S	S

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	Use Category	O-1 - Neighborhood Office	O-2 - General Office	R - Retail	BG - Downtown Business/Government (ZC 99-10)	LC - Light Commercial (ZC 98-67)	CE - Commercial Employment	CB-1 - Central Business-1	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	RE - Regional Employment (ZC 00-68)	RC - Regional Commercial (ZC 00-68)	RT - Research/Technology Center (ZC 98-69)	CC - Corridor Commercial (ZC 98-68)
Helistop (4)	Educ., Inst., Public, & Special		S			S	S	S	S	S	S	S	S	S
Home Occupation (11)	Accessory & Incidental				P		P	P		P				
Homebuilder Marketing Center (10)	Accessory & Incidental	P	P	P		P	P	P	P	P	P	P		P
Hospital (5)	Educ., Inst., Public, & Special		S			P	P				P	P	P	P
Hotel/Motel	Service		P	P	P	P	P	P	P	P	20	20	20	P
Household Appliance Service and Repair	Service			P	P	P	P	P	P	P		P		P
Household Care Facility (ZC 91-07, ZC 90-57)	Educ., Inst., Public, & Special													
Household Care Institution (ZC 04-15)	Educ., Inst., Public, & Special	S	S	S	S	S								S

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	Use Category	O-1 - Neighborhood Office	O-2 - General Office	R - Retail	BG - Downtown Business/Government (ZC 99-10)	LC - Light Commercial (ZC 98-67)	CE - Commercial Employment	CB-1 - Central Business-1	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	RE - Regional Employment (ZC 00-68)	RC - Regional Commercial (ZC 00-68)	RT - Research/Technology Center (ZC 98-69)	CC - Corridor Commercial (ZC 98-68)
Independent Living Facility (ZC 03-21, ZC 00-03)	Educ., Inst., Public, & Special	P	P	P	P		P	P						S
Indoor Gun Range	Service		S	S		S	S		P	P				S
Industrial Park	Comm., Mfg., & Ind.						S		P	P				
Industrial use which, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, vibration, or danger of fire, explosion, or radiation as may be determined by Health, Fire, or Building officials is presently or in the future likely to be a hazard or nuisance to adjacent property or the community-at-large.	Comm., Mfg., & Ind.					S				S				
Kennel (Outdoor Pens)	Service								P	P				
Kennel (Indoor Pens)/ Commercial Pet Sitting (ZC 05-04)	Service	22	22	P	P	P		P	P	P	P	P		P
Laundromat	Service			P	P	P	P	P	P	P		P		P

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	Use Category													
		O-1 - Neighborhood Office	O-2 - General Office	R - Retail	BG - Downtown Business/Government (ZC 99-10)	LC - Light Commercial (ZC 98-67)	CE - Commercial Employment	CB-1 - Central Business-1	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	RE - Regional Employment (ZC 00-68)	RC - Regional Commercial (ZC 00-68)	RT - Research/Technology Center (ZC 98-69)	CC - Corridor Commercial (ZC 98-68)
Licensed Massage Therapy	Service	P	P	P	P	P	P	P	P	P	P	P	P	P
Long-term Care Facility (ZC 03-21, ZC 00-83)	Educ., Inst., Public, & Special	P	P	P	P		P	P						S
Manufacturing - Heavy-intensity (ZC 05-20)	Comm., Mfg., & Ind.						S		S	S			S	
Manufacturing - Light-intensity (ZC 05-20)	Comm., Mfg., & Ind.			S R		P	P		P	P	P	P	P	P
Manufacturing - Moderate-intensity (ZC 05-20)	Comm., Mfg., & Ind.					S	P		P	P			P	
Mausoleum/Cemetery	Educ., Inst., Public & Special	S	S	S		S		S			S	S	S	S
Medical Office	Office & Prof.	P	P	P	P	P	P	P	P	P	P	P	P	P
Mini-Warehouse/Public Storage (ZC 01-51, ZC 96-29)	Wholesale			S		P	P	P	P	P				S
Miscellaneous Retail Store	Retail			P	P	P	P	P	P	P	*	P		P
Mobile Home/Trailer Display and Sales	Service								P	P				
Mobile Home/Trailer Park	Primary Res.									P				

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	Use Category													
		O-1 - Neighborhood Office	O-2 - General Office	R - Retail	BG - Downtown Business/Government (ZC 99-10)	LC - Light Commercial (ZC 98-67)	CE - Commercial Employment	CB-1 - Central Business-1	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	RE - Regional Employment (ZC 00-68)	RC - Regional Commercial (ZC 00-68)	RT - Research/Technology Center (ZC 98-69)	CC - Corridor Commercial (ZC 98-68)
Mortuary/Funeral Parlor (ZC 02-37)	Service	S	S	P		P		P	P	P	P	P		P
Motel/Hotel	Service		P	P	P	P	P	P	P	P	20	20	20	P
Motor/Engine Repair	Comm., Mfg., & Ind.								P	P				
Motorcycle Sales/Service (ZC 99-46)	Auto & Related					R		R	R	R				R
Multifamily Residence (1) (ZC 05-50)	Primary Res.				2		3	3						
New Car Dealer (ZC 99-46) (7)	Auto & Related					S R	S R	S R	R	R		S R		R
Nursery (ZC 96-50)	Retail	S	S	S		S	S	S	P	P				
Office Center	Office & Prof.	P	P	P	P	P	P	P	P	P	P	P	P	P
Office - Professional/General Administrative	Office & Prof.	P	P	P	P	P	P	P	P	P	P	P	P	P
Office - Showroom/Warehouse	Wholesale					P	P	P	P	P	P	P	32	P
Open Storage	Educ., Inst., Public, & Special			7	7	7	7	7	P	P		7		7
Paint Shop	Retail					S		P	P	P				

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	Use Category	Zoning Districts												
		O-1 - Neighborhood Office	O-2 - General Office	R - Retail	BG - Downtown Business/Government (ZC 99-10)	LC - Light Commercial (ZC 98-67)	CE - Commercial Employment	CB-1 - Central Business-1	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	RE - Regional Employment (ZC 00-68)	RC - Regional Commercial (ZC 00-68)	RT - Research/Technology Center (ZC 98-69)	CC - Corridor Commercial (ZC 98-68)
Park/Playground	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Pawn Shop (ZC 02-37)	Retail					P		P	P	P				
Personal Service Shop	Service		P	P	P	P	P	P	P	P	P	P	*	P
Pet Shop	Retail			P	P	P	P	P	P	P	*	P		P
Playground/Park	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Portable Building Sales (ZC 99-46)	Retail								R	R				S R
Post Office	Educ., Inst., Public, & Special		P	P	P	P	P	P	P	P	P	P	P	P
Print Shop (Major) (ZC 02-48)	Service		17		S	S	P	P	P	P			S	S
Print Shop (Minor)	Service		18	P	P	P	P	P	P	P	*	P	*	P
Private Club (19)	Service		S	S	S	S	S	S	S		S	S	S	S
Private Recreation Facility	Educ., Inst., Public, & Special	P	P	P		P	P	P	P	P	P	P	P	P
Private Street Development	Primary Res.													

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	Use Category	O-1 - Neighborhood Office	O-2 - General Office	R - Retail	BG - Downtown Business/Government (ZC 99-10)	LC - Light Commercial (ZC 98-67)	CE - Commercial Employment	CB-1 - Central Business-1	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	RE - Regional Employment (ZC 00-68)	RC - Regional Commercial (ZC 00-68)	RT - Research/Technology Center (ZC 98-69)	CC - Corridor Commercial (ZC 98-68)
Private Utility (other than listed)	Trans., Utility, & Comm.	S	P	S	S	S	P	P	P	P	S	S	S	S
Public Safety Building/ Fire Station	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Storage/Mini-Warehouse (ZC 01-51, ZC 96-29)	Wholesale			S		P	P	P	P	P				S
Railroad Spur Track (ZC 98-69)	Trans., Utility, & Comm.							P	P	P			P	P
Railroad Team Track, Freight Depot, or Dock	Trans., Utility, & Comm.							P	P	P				
Recreation Center	Educ., Inst., Public, & Special		P	P	P	P	P	P			P	P	P	P
Recreation Vehicle Parking Lot/Garage (ZC 99-46, ZC 95-53)	Auto & Related					28			R	R				
Recreation Vehicle Sales and Service (New/Used) (ZC 99-46, ZC 95-53)	Auto & Related					S			R	R				S R
Rehabilitation Care Facility	Educ., Inst., Public, & Special													

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	Use Category	O-1 - Neighborhood Office	O-2 - General Office	R - Retail	BG - Downtown Business/Government (ZC 99-10)	LC - Light Commercial (ZC 98-67)	CE - Commercial Employment	CB-1 - Central Business-1	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	RE - Regional Employment (ZC 00-68)	RC - Regional Commercial (ZC 00-68)	RT - Research/Technology Center (ZC 98-69)	CC - Corridor Commercial (ZC 98-68)
Rehabilitation Care Institution	Educ., Inst., Public, & Special	S	S				P							
Repair/Storage of Furniture and Appliances (Inside) (ZC 98-69)	Service					P		P	P	P				P
Repair/Storage of Furniture and Appliances (Outside)	Service									P				
Research and Development Center	Office & Prof.	23	P	23	23	P	P	P	P	P	P	P	P	P
Residence Hotel (ZC 95-23)	Service		P	P	P	P	P	P	P	P	20	20	20	P
Restaurant/Cafeteria	Service		S	P	P	P	P	P	P	P	*	P	*	P
Restaurant - Drive-in (ZC 01-51)	Service			P R		P R	P R	P R	P R			P R		P R
Retail/Service (Incidental) (ZC 96-29)	Retail	P	P								*		P	
Retail Stores and Shops	Retail			P	P	P	P	P	P	P	*	P		P
Rooming/Boarding House	Primary Res.		P		P	p								
Salvage or Reclamation of Products	Comm., Mfg., & Ind.									S				

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	Use Category	O-1 - Neighborhood Office	O-2 - General Office	R - Retail	BG - Downtown Business/Government (ZC 99-10)	LC - Light Commercial (ZC 98-67)	CE - Commercial Employment	CB-1 - Central Business-1	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	RE - Regional Employment (ZC 00-68)	RC - Regional Commercial (ZC 00-68)	RT - Research/Technology Center (ZC 98-69)	CC - Corridor Commercial (ZC 98-68)
Sand, Gravel, Stone, or Petroleum Extraction	Comm., Mfg., & Ind.									S				
School - Primary or Secondary (Private) (5)	Educ., Inst., Public, & Special	P	P	S	P	P	P	P	P	P	P	P	P	P
School - Primary or Secondary (Public or Parochial) (5)	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Service Contractor (no storage yard) (ZC 05-13)	Contr. Cons.			P		P		P	P	P				P
Service Contractor (with storage yard) (ZC 05-13)	Contr. Cons.					S			P	P				
Service/Retail (Incidental) (ZC 96-29)	Retail	P	P								*		P	
Service Yard of Governmental Agency	Trans., Utility, & Comm.	S	S	S	S	S	P	P	P	P			S	S
Sewage Treatment Plant	Trans., Utility, & Comm.		S	S		S	S	S	S	S			S	S
Shopping Center (ZC 02-37)	Retail			P		P	P	P	P	P	*	P		P
Shops, Office, and Storage Area - Public/Private Utility	Trans., Utility, & Comm.			S	S	S	P	P	P	P				S

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	Use Category	O-1 - Neighborhood Office	O-2 - General Office	R - Retail	BG - Downtown Business/Government (ZC 99-10)	LC - Light Commercial (ZC 98-67)	CE - Commercial Employment	CB-1 - Central Business-1	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	RE - Regional Employment (ZC 00-68)	RC - Regional Commercial (ZC 00-68)	RT - Research/Technology Center (ZC 98-69)	CC - Corridor Commercial (ZC 98-68)
Single-Family Residence (Attached) (ZC 03-67, ZC 02-47, ZC 02-37)	Primary Res.			S	P									
Single-Family Residence (Detached) (ZC 03-67)	Primary Res.			41										
Small Engine Repair Shop (ZC 99-46)	Service			R		R			R	R		R		R
Stable	Educ., Inst., Public, & Special								S	S				
Storage/Repair of Furniture and Appliances (Inside) (ZC 98-69)	Service					P		P	P	P				P
Storage/Repair of Furniture and Appliances (Outside)	Service									P				
Storage/Wholesale Warehouse	Wholesale						P	P	P	P				
Studio for Photographer, Musician, Artist, Radio, and/or TV	Service		P	P	P	P	P	P	P	P	P	P		P
Studio Residence	Primary Res.				P									

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Permitted Use	Use Category													
		O-1 - Neighborhood Office	O-2 - General Office	R - Retail	BG - Downtown Business/Government (ZC 99-10)	LC - Light Commercial (ZC 98-67)	CE - Commercial Employment	CB-1 - Central Business-1	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	RE - Regional Employment (ZC 00-68)	RC - Regional Commercial (ZC 00-68)	RT - Research/Technology Center (ZC 98-69)	CC - Corridor Commercial (ZC 98-68)
Superstore (ZC 04-54, ZC 00-48)	Retail			S 39		P	P	P	S 39	S 39		P		P
Tattooing and Permanent Cosmetics (ZC 00-98)	Service		37	37	37	37	37	37	37	37	37	37	37	37
Theater - Drive-in (ZC 99-46, ZC 96-24)	Service							R					R	R
Theater - Neighborhood (ZC 96-24)	Service		P	P	P	P	P	P	S	S	S	P		P
Theater - Regional (ZC 96-24)	Service		S	S		S	P	P	S	S	S	S		S
Tire Dealer (no open storage) (ZC 99-46)	Auto & Related			R		R		R	R	R		R		R
Tire Dealer (with open storage) (ZC 99-46, ZC 96-29)	Auto & Related								R	R				
Tire Retreading/Recapping	Auto & Related									S				
Tool Rental Shop	Service			P		P		P	P	P				P

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		O-1 - Neighborhood Office	O-2 - General Office	R - Retail	BG - Downtown Business/Government (ZC 99-10)	LC - Light Commercial (ZC 98-67)	CE - Commercial Employment	CB-1 - Central Business-1	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	RE - Regional Employment (ZC 00-68)	RC - Regional Commercial (ZC 00-68)	RT - Research/Technology Center (ZC 98-69)	CC - Corridor Commercial (ZC 98-68)
Trade/Commercial School	Educ., Inst., Public, & Special		S	S	P	P		P	P	P	P	P	P	P
Trailer/Mobile Home Display and Sales	Service								P	P				
Trailer/Mobile Home Park	Primary Res.									P				
Trailer Rental	Service			21		S			P	P				S
Transfer Storage and Baggage Terminal	Comm., Mfg., & Ind.					P		P	P	P				
Transit Center (ZC 96-29)	Trans., Utility, & Comm.	P	P		P	P	P	P	P	P	S	S	P	P
Transmission Line/Utility Distribution	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P
Transportation and Utility Structures/Facility	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P
Truck/Bus Leasing (ZC 99-46)	Auto & Related								R	R				R
Truck/Bus Repair (ZC 99-46)	Auto & Related								R	R				27
Truck Parking Lot (ZC 99-46)	Auto & Related								R	R				

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Truck Sales (Heavy Trucks) (ZC 99-46)	Auto & Related						S R		R	R				
Truck Terminal (ZC 99-46)	Auto & Related								R	R				
Two-Family Residence (ZC 03-67)	Primary Res.			S										
University/College (5)	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Upholstery/Cabinet Shop	Contr. Cons.				P	P		P	P	P				P
Used Car Dealer (ZC 99-46) (7)	Auto & Related					S R		S R	R	R				S R
Utility Distribution/Transmission Line	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P
Veterinary Clinic	Service	22	22	P	P	P		P	P	P	P	P		P
Warehouse/Distribution Center (ZC 96-29)	Wholesale						P	P	P	P				
Water Treatment Plant	Trans., Utility, & Comm.	P	P	P	S	P	P	P	P	P			S	P
Winery (ZC 05-24)	Service			S	S	S	S	S	S			S		S
Wholesale/Storage Warehouse	Wholesale						P	P	P	P				
Wrecking Yard	Auto & Related									S				

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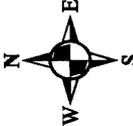
Number	End Note
*	Uses allowed when their combined area does not exceed ten percent of the gross floor area of a development; see Subsection 2.825, Regional Employment district or Subsection 2.826, Research/Technology Center district.
1	See Subsection 3.104.
2	See Subsection 2.821.
3	See Subsections 2.822 and 2.823.
4	See Subsection 3.106.
5	See Subsection 3.401.
6	Heliport allowed by right; airport allowed by specific use permit.
7	See Section 3.900.
8	See Section 3.200.
9	For construction yard, field offices, and other temporary buildings, see Subsection 3.103.
10	See Subsection 3.103.
11	See Subsection 3.110.
12	See Subsection 3.101.
13	See Section 1.600 and Subsections 3.102, 3.1107, and 3.1109.
14	May be permitted by a specific use permit as an accessory use when operated by the resident.
15	See Outdoor Commercial Amusement Guidelines.
16	See Section 1.600 for specific use permit requirements for certain in-home day care operations.
17	Permitted as an incidental use in a single-tenant building; separate outside entrance and outside signage are prohibited.
18	Permitted as an incidental use; separate outside entrance and outside signage are prohibited.
19	See Subsection 3.105.
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.
21	Permitted as an accessory use.
22	See Subsection 3.111.
23	Scientific, research, and medical laboratories will be allowed in the Retail, Downtown Business/Government, and Office-1 districts as an accessory use to medical offices.
24	Allowed as a secondary use only to automobile and related uses as listed in the Schedule of Permitted Uses.

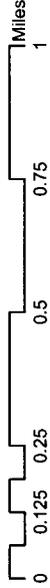
Number	End Note
25	Permitted in the Commercial Employment district. See Subsection 2.823.
26	Permitted as an accessory use but not as a primary use.
27	Allowed by specific use permit only for single-unit trucks with enclosed beds; maximum two axles.
28	Allowed by specific use permit as a primary use; allowed by right as an accessory use to other storage operations.
29	See Subsection 2.823.6.
30	Permitted as an accessory use.
31	Permitted as an accessory use to motel/hotel or residence hotel.
32	Maximum gross floor area for first floor - 100,000 square feet, and maximum percentage gross floor area devoted to warehouse - 70%. See Subsection 2.826.
33	Fuel dispensing and/or car washing facilities associated with this use may be prohibited when in proximity to residential districts. See Residential Adjacency Standards.
34	See Subsection 3.107.
35	Subject to temporary permit and removal at completion of project.
36	Concrete Plant: Issuance of temporary permit by City Engineer and removal as directed; Asphalt Plant: Issuance of temporary permit by resolution of City Council.
37	Permitted as an accessory use to a personal service shop and allowed in districts where that use is permitted; allowed by specific use permit as a primary use in the Retail, Corridor Commercial, Light Commercial, Light Industrial-1, and Light Industrial-2 districts. See Subsection 3.116 and Schedule of Permitted Uses.
38	Specific Use Permits for Moderate-intensity Manufacturing in the Research/Technology Center district shall not include food processing, chemical and petroleum processing and manufacturing, and foundries.
39	See Subsection 3.113.
40	Fuel dispensing facilities are not allowed in the Downtown Business/Government district.
41	Patio Homes only allowed with a specific use permit.



Research / Technology District (RT)

 District boundary line
Approximately 1100 acres



 Miles
0 0.125 0.25 0.5 0.75 1