

## SUMMARY TABLE OF PROPOSED AMENDMENTS BY TOPIC

Topic	Land Use Category		Proposed Amendments	Code Section(s)/ Ordinance Pg. #
	Existing	Proposed	Brief Description of Change	
Auto/motor vehicle uses	<ul style="list-style-type: none"> <li>Auto, mobile home, trailer and boat sales</li> </ul>	<ul style="list-style-type: none"> <li>Auto/motor vehicle, boat, and parts sales</li> </ul>	Update existing land use name in the commercial land use table	Sec. 36.18.05/Pg. 12
			Update land use name in parking table	Sec. 36.32.50/Pg. 43
			Update existing definition to reflect updated name	Sec. 36.60.05/Pg. 53
	<ul style="list-style-type: none"> <li>Repair and maintenance – vehicle, minor repair;</li> <li>Repair and maintenance – vehicle, major repair</li> </ul>	<ul style="list-style-type: none"> <li>Auto/motor vehicle repair – minor or major</li> </ul>	Merge existing land uses into one new land use name; update land use name in commercial and industrial land use tables	Sec. 36.18.05/Pg. 13 Sec. 36.20.05/Pg. 21
			Consolidate existing associated parking standards under new land use name in parking table	Sec. 36.32.50/Pg. 45
			Combine existing definitions into one definition under new land use name; delete old definition	Sec. 36.60.05/Pg. 54 Sec. 36.60.39/Pg. 74
	<ul style="list-style-type: none"> <li>Vehicle storage</li> </ul>	<ul style="list-style-type: none"> <li>Auto/motor vehicle storage</li> </ul>	Update existing land use name in the commercial land use table	Sec. 36.18.05/Pg. 13
			Add parking study requirement to the parking table for the land use; no parking standard currently exists	Sec. 36.32.50/Pg. 45
			Update existing definition and relocate under new land use name; delete old definition	Sec. 36.60.05/Pg. 54 Sec. 36.60.47/Pg. 82-83
	<ul style="list-style-type: none"> <li>Auto wrecking yard</li> </ul>	<ul style="list-style-type: none"> <li>Auto/motor vehicle wrecking yard</li> </ul>	Update existing land use name in industrial land use table	Sec. 36.20.05/Pg. 21
			Add parking study requirement to the parking table for the land use; no parking standard currently exists	Sec. 36.32.50/Pg. 45
			Update existing definition with new land use name	Sec. 36.60.05/Pg. 55
	<ul style="list-style-type: none"> <li>Tow yards</li> <li>Junk yard, auto wrecking yard, tow yard</li> </ul>	<ul style="list-style-type: none"> <li>Auto/motor vehicle tow yard</li> </ul>	Update existing land use name in the commercial land use table	Sec. 36.18.05/Pg. 13
			Remove tow yard from existing “junk yard, auto wrecking yard, tow yard” use and list as separate land use category in industrial land use table	Sec. 36.20.05/Pg. 21

## SUMMARY TABLE OF PROPOSED AMENDMENTS BY TOPIC

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	Existing	Proposed	Brief Description of Change	
Auto/motor vehicle uses (continued)			Update existing standards to reflect new land use name	Sec. 36.30.25/ <b>Pg. 35</b>
			Add parking study requirement to the parking table for the land use; no parking standard currently exists	Sec. 36.32.50/ <b>Pg. 45</b>
			Add new definition; no definition currently exists	Sec. 36.60.05/ <b>Pg. 55</b>
Bars	<ul style="list-style-type: none"> <li>Bars and drinking places</li> </ul>	<ul style="list-style-type: none"> <li>Bars</li> </ul>	Update existing land use name in the commercial land use table	Sec. 36.18.05/ <b>Pg. 12</b>
			Remove “bars” from existing “restaurants” use category and list separately in parking table under new land use name	Sec. 36.32.50/ <b>Pg. 43</b>
			Update definition to new land use name and make other minor cleanups for clarity	Sec. 36.60.07/ <b>Pg. 55</b>
Business services	<ul style="list-style-type: none"> <li>Business support services</li> </ul>	<ul style="list-style-type: none"> <li>Business services</li> </ul>	Update land use name in commercial and industrial land use tables	Sec. 36.18.05/ <b>Pg. 13</b> Sec. 36.20.05/ <b>Pg. 21</b>
			Add a new parking standard, as none currently exists; align to existing “office” parking standard since these business-types operate similar to office	Sec. 36.32.50/ <b>Pg. 45</b>
			Update the existing definition to reflect new land use name and make updates to existing business examples	Sec. 36.60.07/ <b>Pg. 56</b>
Child-care facilities	<ul style="list-style-type: none"> <li>Child-care facilities, large-family and small-family</li> <li>Child day-care facilities</li> </ul>	<ul style="list-style-type: none"> <li>Child-care facilities, large-family and small-family</li> <li>Child-care facilities</li> </ul>	Update name of land use in residential and commercial land use tables to align with existing definition	Sec. 36.10.05/ <b>Pg. 4</b> Sec. 36.18.05/ <b>Pg. 9</b>
			Update land use name in standards	Sec. 36.28.20/ <b>Pg. 32</b>
			Update land use name in parking table; add existing parking standards in code to table	Sec. 36.32.50/ <b>Pg. 37</b>
Community Assembly	<ul style="list-style-type: none"> <li>Community centers;</li> </ul>	<ul style="list-style-type: none"> <li>Community assembly</li> </ul>	Merge existing land uses into new land use name in residential, commercial, and industrial land use tables; delete references to existing land uses in tables	Sec. 36.10.05/ <b>Pg. 4</b> Sec. 36.18.05/ <b>Pg. 8</b> Sec. 36.20.05/ <b>Pg. 19</b>

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	Existing	Proposed	Brief Description of Change	
<b>Community Assembly</b> (continued)	<ul style="list-style-type: none"> <li>Membership organization facilities and meeting halls, public halls</li> </ul>		Update reference to new land use name in standards in industrial zones	36.20.15/ <b>Pgs. 25-26</b>
			Update reference to new land use name in standards for “accessory retail uses”	36.28.05/ <b>Pg. 32</b>
			Update reference to new land use category in the parking table; delete parking standards for “meeting halls”	Sec. 36.32.50/ <b>Pg. 38</b>
			Add new definition; add cross-references in existing definitions for “meeting halls” and “membership organizations” to new land use name	Sec. 36.60.09/ <b>Pg. 59</b> Sec. 36.60.29/ <b>Pg. 67</b>
<b>Construction yard</b>	<ul style="list-style-type: none"> <li>Contractors equipment: storage, sales or rental</li> <li>Electrical, plumbing and carpenter shops</li> </ul>	<ul style="list-style-type: none"> <li>Construction yard and equipment</li> </ul>	Merge existing land uses into new land use name in commercial land use table; delete existing land uses from table	Sec. 36.18.05/ <b>Pg. 13</b>
			Add new parking standard, as none currently exists; align with existing parking for “storage, accessory” and “auto/motor vehicle, boats, and parts sales” based on similar operations	Sec. 36.32.50/ <b>Pg. 45</b>
			Update existing definition to combine existing land uses under new land use name and make other clarifying updates	Sec. 36.60.09/ <b>Pg. 60</b>
<b>Cultural institutions</b>	<ul style="list-style-type: none"> <li>Libraries and Museums;</li> <li>Theaters</li> </ul>	<ul style="list-style-type: none"> <li>Cultural institutions</li> </ul>	Merge existing land uses under new land use name in the commercial land use table; delete existing land uses from table	Sec. 36.18.05/ <b>Pg. 10</b>
			Update existing reference to new land use name in other zoning districts, including agricultural zone, public facility zone, and flood plain zone	Sec. 36.24.20/ <b>Pg. 27</b> Sec. 36.24.55/ <b>Pg. 29</b> Sec. 36.26.20/ <b>Pg. 31</b>
			Update existing reference to new land use name in parking table and group existing parking standards under the new land use	Sec. 36.32.50/ <b>Pg. 38</b>
			Add new definition for new land use and add cross-references to existing land use definition for “theaters”	Sec. 36.60.09/ <b>Pg. 60</b> Sec. 36.60.43/ <b>Pg. 82</b>

## SUMMARY TABLE OF PROPOSED AMENDMENTS BY TOPIC

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	Existing	Proposed	Brief Description of Change	
Data center	<ul style="list-style-type: none"> <li>No change</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Update existing land use name in industrial land use table to match existing definition	Sec. 36.20.05/ <a href="#">Pg. 21</a>
			Separately list the parking standard from “warehousing” in the parking table	Sec. 36.32.50/ <a href="#">Pg. 45</a>
			Add a new definition; none currently exists	Sec. 36.60.11/ <a href="#">Pg. 60</a>
Drive-through uses	<ul style="list-style-type: none"> <li>Drive-in and drive-through sales</li> <li>Drive-in and drive-through services</li> </ul>	<ul style="list-style-type: none"> <li>Drive-in and drive-through facilities</li> </ul>	Merge existing land uses into new land use name in commercial and industrial land use tables	Sec. 36.18.05/ <a href="#">Pg. 13</a> Sec. 36.20.05/ <a href="#">Pg. 20</a>
			Update standards to reflect new land use name and make other minor clarifying updates	Sec. 36.28.30/ <a href="#">Pg. 33-34</a>
			Merge existing definitions into new definition for new land use name; delete old definition	Sec. 36.60.11/ <a href="#">Pg. 61</a>
Emergency shelter	<ul style="list-style-type: none"> <li>Emergency shelter</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Update land use name in the commercial and industrial land use table to align with existing definition	Sec. 36.18.05/ <a href="#">Pg. 14</a> Sec. 36.20.05/ <a href="#">Pg. 22</a>
			Add parking standard into parking table that is identified elsewhere in the zoning code for clarity	Sec. 36.32.50/ <a href="#">Pg. 47</a>
Fuel and ice dealers	<ul style="list-style-type: none"> <li>No change</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Delete land use from commercial land use table; business type no longer exists, as it is covered under the following existing land uses: “retail, general merchandise” or “service station”	Sec. 36.18.05/ <a href="#">Pg. 12</a>
			Delete definition of land use	Sec. 36.60.15/ <a href="#">Pg. 63</a>
Indoor recreation	<ul style="list-style-type: none"> <li>Indoor recreation and fitness centers;</li> <li>Studios for dance, art, music, photography, martial arts, etc.</li> </ul>	<ul style="list-style-type: none"> <li>Indoor recreation and fitness centers</li> </ul>	Combine existing “studio for dance, art, music, photography, martial arts, etc.” with “indoor recreation and fitness centers” use in commercial land use table; delete existing land use name	Sec. 36.18.05/ <a href="#">Pg. 10</a>
			For ≤ 4,000 sq. ft. businesses, adjust commercial land use table to make permitted in CN, CS, CRA districts per small-footprint business streamlining; For businesses > 4,000 sq. ft.,	Sec. 36.18.05/ <a href="#">Pg. 10</a>

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	Existing	Proposed	Brief Description of Change	
<b>Indoor recreation</b> (Continued)			retain existing permit requirements in commercial land use table	
			Add new operational standards for qualifying small-footprint land use	Sec. 36.18.30/ <b>Pg. 16-18</b>
			Add language to clarify no additional parking required for qualifying small-footprint land use	Sec. 36.32.50/ <b>Pg. 37</b>
	<ul style="list-style-type: none"> <li>Recreational, public or quasi-public</li> </ul>	<ul style="list-style-type: none"> <li>Indoor recreation and fitness centers</li> </ul>	Replace “Recreational, public and quasi-public” with “Indoor recreation and fitness centers” in the industrial land use table to align with existing land use name in the code	Sec. 36.20.05/ <b>Pg. 19</b>
			Replace “commercial recreation uses and facilities” in agricultural zone for consistency	Sec. 36.24.20/ <b>Pg. 27</b>
			Update reference to “studio” to include “indoor recreation and fitness” for consistency in the public facility zone	Sec. 36.24.55/ <b>Pg. 29</b>
			Update reference in standards for “accessory retail use” for consistency	Sec. 36.28.05/ <b>Pg. 32</b>
			Group all existing parking standards together under land use name	Sec. 36.32.50/ <b>Pg. 38</b>
			Update existing definition to add “studios for dance, art, etc.” and make other clarifying updates to meet modern business examples; add cross-reference in existing “studio” definition	Sec. 36.60.21/ <b>Pg. 63</b> Sec. 36.60.41/ <b>Pg. 81</b>
<b>Laboratory</b>	<ul style="list-style-type: none"> <li>Experimental, film or testing laboratories</li> </ul>	<ul style="list-style-type: none"> <li>Laboratory</li> </ul>	Update existing land use to new land use name; and allow as permitted in both districts in industrial land use table	Sec. 36.20.05/ <b>Pg. 19</b>
			Add new parking standard, as none currently exists; align with existing “manufacturing and industrial, general” parking standard	Sec. 36.32.50/ <b>Pg. 39</b>
			Add new definition, as none currently exists	Sec. 36.60.27/ <b>Pg. 64</b>

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Learning center	<ul style="list-style-type: none"> <li>Schools – specialized education and training</li> </ul>	<ul style="list-style-type: none"> <li>Learning center</li> </ul>	Add new land use name to the commercial land use table with the same permit requirements as the existing “studio for dance, art, etc.” use	Sec. 36.18.05/Pg. 10
			Add new parking standard for new land use; align with parking standard for existing “studio for dance, art, etc.” based on similar business operations	Sec. 36.32.50/Pg. 38
			Add new definition for new land use; delete references to tutoring and arts, drama, and music uses from existing “schools – specialized education and training” definition	Sec. 36.60.27/Pg. 64 Sec. 36.60.41/Pg. 78
Liquor store	<ul style="list-style-type: none"> <li>No change</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Update land use name in commercial land use table to be consistent with definition	Sec. 36.18.05/Pg. 12
			Add new parking standard, as none currently exists; align parking standard with “retail, general merchandise” as same business operation	Sec. 36.32.50/Pg. 43
			Add new definition as none currently exists	Sec. 36.60.27/Pg. 64

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Manufacturing light	<ul style="list-style-type: none"> <li>Assembling or packaging of previously prepared materials (i.e., cloth, plastic, paper, leather, precious or semiprecious metals/stones)</li> <li>Manufacture of electric and electronic instruments and devices (i.e., television, radio and phonographic equipment)</li> <li>Primary production of wood, metal or chemical products from raw materials or any use listed as a conditional use in the ML district</li> </ul>	<ul style="list-style-type: none"> <li>Manufacturing, light</li> </ul>	Merge existing land uses into new land use name in industrial land use table; delete existing land uses in table	Sec. 36.20.05/Pg. 19
			Add new land use in parking table; align with existing “manufacturing and industrial, general” parking standard	Sec. 36.32.50/Pg. 39
			Add new definition for new land use name	Sec. 36.60.29/Pg. 66

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Manufacturing heavy	<ul style="list-style-type: none"> <li>General manufacturing, including processing and assembly</li> <li>Industrial controls, motors, and generators</li> <li>Instruments for measurement, testing, analysis and control</li> <li>Photographic equipment and supplies</li> <li>Manufacture of electric and electronic instruments and devices (i.e., television, radio and phonographic equipment)</li> <li>Optical instruments and lenses</li> <li>Photographic equipment and supplies</li> <li>Processing of products,</li> </ul>	<ul style="list-style-type: none"> <li>Manufacturing, heavy</li> </ul>	Merge existing land uses into new land use name in industrial land use table; delete existing land uses in table	Sec. 36.20.05/ <b>Pg. 19</b>
			Add new land use name in parking table; align with existing “manufacturing and industrial, general” parking standard	Sec. 36.32.50/ <b>Pg. 39</b>
			Add new definition for new land use name	Sec. 36.60.29/ <b>Pg. 66</b>



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<b>Manufacturing heavy</b> (continued)	assembly or creation of machinery, apparatus and supplies for the generation, storage, transmission and use of electrical energy and related industries <ul style="list-style-type: none"> <li>Semiconductor fabrication</li> <li>Telephone apparatus</li> </ul>			
<b>Medical services</b>	<ul style="list-style-type: none"> <li>No change</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Update commercial land use table to spell out “less than” or “more than” in listed land use	Sec. 36.18.05/ <b>Pg. 13</b>
			Update land use names to align parking table with commercial land use table category thresholds for “medical services”	Sec. 36.32.50/ <b>Pg. 46</b>
			Update definition to remove reference to massage therapy, which is relocated under “personal services” definition; add modern business example	Sec. 36.60.29/ <b>Pg. 66</b> Sec. 36.60.33/ <b>Pg. 68</b>
<b>Office</b>	<ul style="list-style-type: none"> <li>Offices</li> <li>Administrative and executive</li> </ul>	Offices	Merge existing land uses into existing “offices” land use name in the commercial and industrial land use tables	Sec. 36.18.05/ <b>Pg. 14</b> Sec. 36.20.05/ <b>Pg. 21</b>
			Update references in standards in industrial zones to reflect merged land uses	Sec. 36.20.20/ <b>Pg. 26</b>
			Separately list existing parking standard for “offices”	Sec. 36.32.50/ <b>Pg. 46</b>

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<b>Office</b> (continued)			Update existing definition with references to “administrative and executive offices”; add modern business examples; add other cross-references to land use in other definitions	Sec. 36.60.33/ <b>Pg. 68-69</b>
	<ul style="list-style-type: none"> <li>Offices, research and development (including light testing and assembly)</li> <li>Research and development</li> </ul>	<ul style="list-style-type: none"> <li>Office, research and development</li> </ul>	Update existing land use name in commercial and industrial land use tables	Sec. 36.18.05/ <b>Pg. 14</b> Sec. 36.20.05/ <b>Pg. 21</b>
			Add “offices, research and development” as a permitted use in MM zoning district (currently conditionally permitted); also delete reference to conditionally permitted in standards in industrial zone	Sec. 36.20.05/ <b>Pg. 21</b> Sec. 36.20.20/ <b>Pg. 26</b>
			Update land use name in parking table	Sec. 36.32.50/ <b>Pg. 46</b>
			Update definition to reflect modern business examples and other minor clarifications	Sec. 36.60.33/ <b>Pg. 69</b>
<b>Outdoor activities</b>	<ul style="list-style-type: none"> <li>Outdoor commercial recreation</li> <li>Recreational, public or quasi-public</li> </ul>	<ul style="list-style-type: none"> <li>Outdoor recreation</li> </ul>	Update existing land use name in the commercial land use table; delete existing land use name in table	Sec. 36.18.05/ <b>Pg. 10</b>
			Replace existing “recreational, public or quasi-public” with “outdoor recreation” in industrial land use table for consistency with reference land use elsewhere in code	Sec. 36.20.05/ <b>Pg. 20</b>
			Replace existing references in other zoning districts with “outdoor recreation” for consistency, including the agricultural zone and flood plain zone	Sec. 36.24.20/ <b>Pg. 27</b> Sec. 36.26.20/ <b>Pg. 31</b>
			Replace land use reference in standards for “accessory retail use”	Sec. 36.28.05/ <b>Pg. 32</b>
			Add a parking study requirement as the parking standard, where none currently exists	Sec. 36.32.50/ <b>Pg. 38</b>
			Update definition to reflect new land use name, and add cross-references in other existing definitions	Sec. 36.60.06/ <b>Pg. 59</b> Sec. 36.60.21/ <b>Pg. 63-64</b> Sec. 36.60.33/ <b>Pg. 69</b>

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<b>Outdoor activities</b> (continued)	<ul style="list-style-type: none"> <li>Outdoor merchandise and activities</li> <li>Plant nursery</li> <li>Certified farmer's markets</li> </ul>	<ul style="list-style-type: none"> <li>Outdoor retail sales, permanent</li> </ul>	Merge existing land uses under new land use name in the commercial land use table; delete existing land use names in table	Sec. 36.18.05/ <b>Pg. 12</b>
			Add land use to industrial land use table as conditionally permitted, to compliment conditionally permitted retail uses in the industrial zones	Sec. 36.20.05/ <b>Pg. 20</b>
			Update references in land use standards to reflect new land use name	Sec. 36.28.95/ <b>Pg. 34</b>
			Update land use name in the parking table	Sec. 36.32.50/ <b>Pg. 43</b>
			Update definition with new land use name; add reference to farmer's market and plant nursery; include cross-references in other definitions	Sec. 36.60.33/ <b>Pg. 69</b> Sec. 36.60.39/ <b>Pg. 76</b>
<b>Parking lots</b>	<ul style="list-style-type: none"> <li>Commercial parking lots</li> </ul>	<ul style="list-style-type: none"> <li>Parking lot or area, public</li> </ul>	Update land use name in residential and commercial land use tables	Sec. 36.10.05/ <b>Pg. 4</b> Sec. 36.18.05/ <b>Pg. 13</b>
			Update land use name in existing definition	Sec. 36.60.35/ <b>Pg. 70</b>
<b>Personal service</b>	<ul style="list-style-type: none"> <li>Personal services;</li> <li>Repair and maintenance – consumer products</li> </ul>	<ul style="list-style-type: none"> <li>Personal services</li> </ul>	Merge existing land uses under the “personal service” land use in the commercial land use table; delete the existing land use in table	Sec. 36.18.05/ <b>Pg. 14</b>
			For ≤ 4,000 sq. ft. businesses, adjust to make permitted in CN, CS, CRA districts to align with small-business footprint land use requirements; For businesses > 4,000 sq. ft., retain existing permit requirements in commercial land use table	Sec. 36.18.05/ <b>Pg. 14</b>
			Add new operational standards for qualifying small-footprint land use	Sec. 36.18.30/ <b>Pg. 16-18</b>
			Add language to clarify no additional parking required for qualifying small-footprint land use; reduce parking standard to align with surveyed cities at 1 space per 250 square feet	Sec. 36.32.50/ <b>Pg. 37</b>

## SUMMARY TABLE OF PROPOSED AMENDMENTS BY TOPIC

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	Existing	Proposed	Brief Description of Change	
			Update definition to add contemporary business examples; update definition of “office” to remove reference to “personal service”	Sec. 36.60.33/ <b>Pg. 68</b> Sec. 36.60.35/ <b>Pg. 70</b> Sec. 36.60.41/ <b>Pg. 78-79</b>
Pharmaceuticals	<ul style="list-style-type: none"> <li>Pharmaceuticals</li> </ul>	<ul style="list-style-type: none"> <li>Pharmaceuticals , compounding pharmacy</li> </ul>	Update land use name in the industrial land use table	Sec. 36.20.05/ <b>Pg. 19</b>
			Add parking standard to parking table, where none currently exists; aligns with existing “manufacturing and industrial, general” parking standard	Sec. 36.32.50/ <b>Pg. 39</b>
			Add new definition with cross-reference to “laboratory”	Sec. 36.60.35/ <b>Pg. 70</b>
Printing and publishing	<ul style="list-style-type: none"> <li>Printing, publishing and lithography</li> </ul>	<ul style="list-style-type: none"> <li>Printing and publishing</li> </ul>	Update land use name in industrial land use table to align with existing name used in code	Sec. 36.20.05/ <b>Pg. 19</b>
			Add parking standard for land use, where none currently exists in the parking table; align with existing “manufacturing and industrial, general” parking standard	Sec. 36.32.50/ <b>Pg. 39</b>
Processing and production	<ul style="list-style-type: none"> <li>Food products</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Add a parking standard to the parking table, where none currently exists; align with existing “manufacturing and industrial, general” parking standard	Sec. 36.32.50/ <b>Pg. 39</b>
			Update existing definition to make clarifications	Sec. 36.60.15/ <b>Pg. 62</b>
	<ul style="list-style-type: none"> <li>Furniture and fixtures</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Add a parking standard in the parking table, where none currently exists; align with existing “manufacturing and industrial, general” parking standard	Sec. 36.32.50/ <b>Pg. 39</b>
			Update existing definition to make clarifications	Sec. 36.60.15/ <b>Pg. 63</b>
	<ul style="list-style-type: none"> <li>Laundry and dry-cleaning plants</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Add a new parking standard in parking table, where none currently exists; align with existing “manufacturing and industrial, general” parking standard	Sec. 36.32.50/ <b>Pg. 39</b>

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Topic	Land Use Category		Proposed Amendments	Code Section(s)/ Ordinance Pg. #
	Existing	Proposed	Brief Description of Change	
Public recreation	<ul style="list-style-type: none"> <li>Recreational, public or quasi-public</li> <li>Public and quasi-public buildings for recreational use</li> </ul>	<ul style="list-style-type: none"> <li>Public recreation</li> </ul>	Add a new land use to represent public-agency managed recreational facilities in the residential, commercial, and industrial land use tables; identify the land use to be permitted in all zoning districts	Sec. 36.10.05/Pg. 4 Sec. 36.18.05/Pg. 10 Sec. 36.20.05/Pg. 19
			Replace “Recreational, public or quasi-public” with the new land use name in the industrial zone	Sec. 36.20.05/Pg. 19
			Update land use references with new land use name in the agricultural zone and the public facility zone	Sec. 36.24.20/Pg. 27 Sec. 36.24.55/Pg. 29
			Update references to new land use name in the standards for “accessory retail use”	Sec. 36.28.05/Pg. 32
			Add parking study as a parking standard in the parking table, where no standard currently exists	Sec. 36.32.50/Pg. 38
			Add a new definition for the new land use	Sec. 36.60.35/Pg. 71
Public safety facilities	<ul style="list-style-type: none"> <li>No change</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Update references to land use name in agricultural zone and public facility zone to be consistent	Sec. 36.24.20/Pg. 27-28 Sec. 36.24.55/Pg. 29
			Add a parking study as a parking standard to the parking table, where no standard currently exists	Sec. 36.32.20/Pg. 40
Public utility facilities	<ul style="list-style-type: none"> <li>Public and quasi-public utility and services</li> </ul>	<ul style="list-style-type: none"> <li>Public utility facilities</li> </ul>	Replace existing “public and quasi-public utility and services” use with “public utility facilities” in the industrial land use table to be consistent with rest of code	Sec. 36.20.05/Pg. 20
			Update references to land use name in the agricultural zone and public facility zone to align with existing name throughout code	Sec. 36.24.20/Pg. 27-28 Sec. 36.24.55/Pg. 29
			Add a parking study as a parking standard in parking table, where none currently exists	Sec. 36.32.20/Pg. 40

## SUMMARY TABLE OF PROPOSED AMENDMENTS BY TOPIC

Topic	Land Use Category		Proposed Amendments	Code Section(s)/ Ordinance Pg. #
	Existing	Proposed	Brief Description of Change	
<b>Recycling facilities</b>	<ul style="list-style-type: none"> <li>Recycling facilities – reverse vending</li> <li>Recycling facilities – small collection</li> <li>Recycling facilities – large collection</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Add all existing land uses to the industrial land use table as they are conditionally allowed based on other sections of the zoning code; these uses are not currently listed in the table	Sec. 36.20.05/ <b>Pg. 20</b>
<b>Transit stations</b>	<ul style="list-style-type: none"> <li>Railroad yards, freight stations, trucking and motor freight stations</li> </ul>	<ul style="list-style-type: none"> <li>Transit stations and terminals</li> </ul>	Replace existing “railroad yards, freight stations, trucking and motor freight stations” use with existing “transit stations and terminals” use in the industrial land use table to be consistent throughout code; delete existing land use in table	Sec. 36.20.05/ <b>Pg. 20</b>
			Add a parking study standard to the parking table, where no parking standard currently exists	Sec. 36.32.20/ <b>Pg. 40</b>
<b>Religious Institutions</b>	<ul style="list-style-type: none"> <li>Church</li> </ul>	<ul style="list-style-type: none"> <li>Religious institutions</li> </ul>	Replace existing land use with new land use name in the residential, commercial, and industrial land use tables	Sec. 36.10.05/ <b>Pg. 4</b> Sec. 36.18.05/ <b>Pg. 10</b> Sec. 36.20.05/ <b>Pg. 19</b>
			Update references to new land use name in standards in the industrial zones, agricultural zone, and public facility zone	Sec. 36.20.10/ <b>Pg. 24</b> Sec. 36.24.20/ <b>Pg. 27</b> Sec. 36.24.55/ <b>Pg. 29</b>
			Update references to land use name in the parking table	Sec. 36.32.50/ <b>Pg. 38</b>
			Update existing definition to include new land use name, remove religion-specific language, and make other minor clarifying updates; delete old definition	Sec. 36.60.09/ <b>Pg. 59</b> Sec. 36.60.39/ <b>Pg. 74</b>

## SUMMARY TABLE OF PROPOSED AMENDMENTS BY TOPIC

Topic	Land Use Category		Proposed Amendments	Code Section(s)/ Ordinance Pg. #
	Existing	Proposed	Brief Description of Change	
Restaurants	<ul style="list-style-type: none"> <li>Restaurants, with or without beer and wine;</li> <li>Restaurants, take-out</li> </ul>	<ul style="list-style-type: none"> <li>Restaurants</li> </ul>	Merge the existing land uses into a new land use name in the commercial and industrial land use tables; delete existing land use names in table	Sec. 36.18.05/Pg. 12 Sec. 36.20.05/Pg. 20
			For $\leq 4,000$ sq. ft. businesses, adjust to be permitted use in CN, CS, CRA districts to align with small-footprint land use streamlining in commercial land use table;	Sec. 36.18.05/Pg. 12
	<ul style="list-style-type: none"> <li>Restaurants, with or without beer and wine;</li> <li>Restaurants, take-out</li> </ul>	<ul style="list-style-type: none"> <li>Restaurants</li> </ul>	For businesses $> 4,000$ sq. ft., retain existing permit requirements in the commercial land use table	Sec. 36.18.05/Pg. 12
			Add new operational standards for qualifying small-footprint land use	Sec. 36.18.30/Pg. 16-18
			Add language to clarify no additional parking required for qualifying small-footprint land use	Sec. 36.32.50/Pg. 37
			Update references to land use name in existing standards for industrial zones	Sec. 36.20.15/Pg. 25
			Update land use name in parking table; combine existing parking standards under new land use	Sec. 36.32.50/Pg. 44
			Update definition to align with land use name; make other minor clarifying edits	Sec. 36.60.39/Pg. 79 Sec. 36.60.41/Pg. 79
	<ul style="list-style-type: none"> <li>Restaurants serving liquor, without (live) entertainment</li> </ul>	<ul style="list-style-type: none"> <li>Restaurants serving liquor</li> </ul>	Update land use name in commercial and industrial land use tables	Sec. 36.18.05/Pg. 12 Sec. 36.20.05/Pg. 20
			Update references to land use name in standards in industrial zones	Sec. 36.20.10/Pg. 23
	<ul style="list-style-type: none"> <li>Restaurants serving liquor, without entertainment</li> <li>Restaurants serving liquor, with entertainment</li> </ul>	<ul style="list-style-type: none"> <li>Restaurants with entertainment (serving or not serving liquor)</li> </ul>	Update land use name in commercial and industrial land use tables	Sec. 36.18.05/Pg. 12 Sec. 36.20.05/Pg. 20
			Update references to land use name in standards in industrial zones	Sec. 36.20.10/Pg. 23

## SUMMARY TABLE OF PROPOSED AMENDMENTS BY TOPIC

Topic	Land Use Category		Proposed Amendments	Code Section(s)/ Ordinance Pg. #
	Existing	Proposed	Brief Description of Change	
	<ul style="list-style-type: none"> <li>Restaurants serving liquor, with live entertainment, dancing</li> </ul>			
Retail	<ul style="list-style-type: none"> <li>Accessory retail uses</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Add existing land use as conditionally permitted in both zoning districts in industrial land use table to compliment conditionally permitted retail uses allowed	Sec. 36.20.05/ <b>Pg. 20</b>
	<ul style="list-style-type: none"> <li>Retail stores, general merchandise;</li> <li>Furniture, furnishings and home equipment stores;</li> <li>Grocery stores;</li> <li>Second-hand stores</li> </ul>	<ul style="list-style-type: none"> <li>Retail, general merchandise</li> </ul>	Merge existing land uses into the new land use name in the commercial and industrial land use tables; delete existing land uses in table	Sec. 36.18.05/ <b>Pg. 12</b> Sec. 36.20.05/ <b>Pg. 21</b>
			For ≤ 4,000 sq. ft. businesses, adjust to permit use in CN, CS, CRA districts to align with small-footprint land use streamlining in commercial land use table; For businesses > 4,000 sq. ft., retain existing permit requirements in the commercial land use table	Sec. 36.18.05/ <b>Pg. 12</b>
			Add new operational standards for qualifying small-footprint land use	Sec. 36.18.30/ <b>Pg. 16-18</b>
			Clarify no additional parking is required for qualifying small-footprint land use	Sec. 36.32.50/ <b>Pg. 37</b>
			Update land use name in parking table; group all existing parking standards together under the land use name in the parking table; reduce parking standard to align with surveyed cities at 1 space per 250 square feet	Sec. 36.32.50/ <b>Pg. 44</b>
			Update definition to add modern examples and incorporate combined land uses; add cross-references to other definitions	Sec. 36.60.15/ <b>Pg. 63</b> Sec. 36.60.39/ <b>Pg. 75-77</b> Sec. 36.60.41/ <b>Pg. 78-79</b>



## SUMMARY TABLE OF PROPOSED AMENDMENTS BY TOPIC

Topic	Land Use Category		Proposed Amendments	Code Section(s)/ Ordinance Pg. #
	Existing	Proposed	Brief Description of Change	
<b>Retail</b> (continued)	• Shopping center	• No change	Update existing definition of “shopping center” to make clarifying updates on allowable land uses	Sec. 36.60.41/ <b>Pg. 78-79</b>
	• Warehouse retail stores	• Warehouse retail	Update land use name in the commercial land use table	Sec. 36.18.05/ <b>Pg. 13</b>
			Add parking study requirement to the parking table to align with existing code requirements stated elsewhere in code	Sec. 36.32.50/ <b>Pg. 44</b>
<b>Schools</b>	• Schools - private • Private schools	• Schools - private	Update existing land use name to align with name used in other sections of the code in the residential and commercial land use tables	Sec. 36.10.05/ <b>Pg. 4</b> Sec. 36.10.05/ <b>Pg. 10</b> Sec. 36.18.05/ <b>Pg. 8</b>
			Update land use name in the parking table	Sec. 36.32.50/ <b>Pg. 39</b>
			Update existing definition to make clarifying edits	Sec. 36.60.41/ <b>Pg. 77-78</b>
	• Schools - public • Public schools • Educational, public or quasi-public	• Schools - public	Update existing land use name to align with name used in other sections of the code in the residential and commercial land use tables; delete existing land use name in table	Sec. 36.10.05/ <b>Pg. 4</b> Sec. 36.10.05/ <b>Pg. 10</b> Sec. 36.18.05/ <b>Pg. 8</b>
			Replace existing “educational, public or quasi-public” land use with new land use name in the industrial land use table to be consistent with rest of code	Sec. 36.20.05/ <b>Pg. 19</b>
			Update references to land use in standards in the agricultural zone	Sec. 36.24.20/ <b>Pg. 27</b>
			Update existing parking standard to reference land use name in the parking table	Sec. 36.32.50/ <b>Pg. 39</b>
			Update existing definition to make clarifying edits	Sec. 36.60.41/ <b>Pg. 78</b>
	• Schools – specialized	• No change	Replace existing land use for “educational, public or quasi-public” with the existing “schools – specialized education and training” in industrial	Sec. 36.20.05/ <b>Pg. 19</b>

## SUMMARY TABLE OF PROPOSED AMENDMENTS BY TOPIC

Topic	Land Use Category		Proposed Amendments	Code Section(s)/ Ordinance Pg. #
	Existing	Proposed	Brief Description of Change	
<b>Schools</b> (continued)	education and training <ul style="list-style-type: none"> <li>Educational, public or quasi-public</li> </ul>		land use table to align with the listed use throughout the code	
			Update existing parking standard to reference land use name in the parking table	Sec. 36.32.50/Pg. 39
			Update definition to make clarifying updates; delete tutoring centers and art/dance studio uses from definition (which are located under “learning center”)	Sec. 36.60.41/Pg. 78
<b>Shopping center, warehouse-retail</b>	<ul style="list-style-type: none"> <li>None exists</li> </ul>	<ul style="list-style-type: none"> <li>Shopping center, warehouse retail</li> </ul>	Add new land use to the industrial land use table to reflect two existing approved shopping centers in operations	Sec. 36.20.05/Pg. 21
			Add a new parking standard, based on approved parking ratio of approved shopping centers (also aligns with parking for “shopping centers”)	Sec. 36.32.50/Pg. 44
			Add a new definition, similar to the “shopping center” definition, but incorporates references consistent with existing shopping centers	Sec. 36.60.41/Pg. 79
<b>Warehouse</b>	<ul style="list-style-type: none"> <li>Warehousing</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Update existing definition to align with land use name	Sec. 36.60.49/Pg. 83
			Update reference to land use name in the parking table	Sec. 36.32.50/Pg. 47
<b>Wholesaling</b>	<ul style="list-style-type: none"> <li>Wholesaling and distribution</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Add parking standard to the parking table, where none currently exists; align with existing “manufacturing and industrial, general” parking standard	Sec. 36.32.50/Pg. 40
<b>Parking standards</b>	<ul style="list-style-type: none"> <li>Hydrogen fueling station</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Add a parking standard to the parking table, where none currently exists; align with the “service station” parking standard	Sec. 36.32.50/Pg. 40
	<ul style="list-style-type: none"> <li>Efficiency studios</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Add parking standard to the parking table that is listed elsewhere in the zoning code	Sec. 36.32.50/Pg. 41

## SUMMARY TABLE OF PROPOSED AMENDMENTS BY TOPIC

Topic	Land Use Category		Proposed Amendments	Code Section(s)/ Ordinance Pg. #
	Existing	Proposed	Brief Description of Change	
Parking standards (continued)	<ul style="list-style-type: none"> <li>Home occupations, cottage food operations, microenterprise home kitchen operations</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Add a parking standard to the parking table, where one does not currently exist; align with standard listed elsewhere in zoning code	Sec. 36.32.50/Pg. 41
	<ul style="list-style-type: none"> <li>Cannabis business, nonstorefront retail</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Add a parking standard to the parking table, where none currently exists; align with “retail, general merchandise” parking standard	Sec. 36.32.50/Pg. 43
	<ul style="list-style-type: none"> <li>Churches, mortuaries</li> </ul>	<ul style="list-style-type: none"> <li>Cemeteries, columbariums and mortuaries</li> </ul>	Separate out the existing parking standard under the existing land use name used throughout the code	Sec. 36.32.50/Pg. 45
	<ul style="list-style-type: none"> <li>Concrete-mixing and asphalt-mixing yards</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Add a parking standard to the parking table, where none currently exists; align with existing “manufacturing and industrial, general” parking standard	Sec. 36.32.50/Pg. 39
	<ul style="list-style-type: none"> <li>Duplexes</li> <li>Single-family house or dwelling</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Separately list these two existing parking standards in the parking table for increased clarity	Sec. 36.32.50/Pg. 41-42
	<ul style="list-style-type: none"> <li>Junior accessory dwelling unit</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Add a parking standard to the parking table per existing standard listed elsewhere in the zoning code	Sec. 36.32.50/Pg. 41
	<ul style="list-style-type: none"> <li>Significant tobacco retailer</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Add a parking standard to the parking table where none currently exists; align with existing “retail, general merchandise” parking standard	Sec. 36.32.50/Pg. 44
	<ul style="list-style-type: none"> <li>Storage</li> <li>Personal storage facility</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	Separately list these two existing parking standards in the parking table for increased clarity	Sec. 36.32.50/Pg. 46-47

## SUMMARY TABLE OF PROPOSED AMENDMENTS BY TOPIC

Topic	Land Use Category		Proposed Amendments	Code Section(s)/ Ordinance Pg. #
	Existing	Proposed	Brief Description of Change	
Other Changes	• N/A	• N/A	Update the Administration section of the zoning code to remove a change from one permitted use to a different permitted use requires a planning permit; and relocate to clarify it is exempt from a planning permit	Sec. 36.44.60/Pg. 48 Sec. 36.44.65/Pg. 49
	• N/A	• N/A	Add language that clearly states a qualifying small-footprint land use does not require a planning permit in the Administration section of the zoning code	Sec. 36.44.60/Pg. 48
			Add a new definition	Sec. 36.60.41/Pg. 80
	• Automatic teller machine (ATM)	• No change	Relocate the existing definition to be in alphabetical order	Sec. 36.60.05/Pg. 55
	• Storage, outdoor	• No change	Add new definition for existing land use, where no definition currently exists	Sec. 36.60.41/Pg. 81
	• Storage • Storage, accessory	• Storage, accessory	Update existing land use name in industrial land use table to align with existing use in commercial land use table and existing definition; allow the use to be permitted in both industrial zones	Sec. 36.20.05/Pg. 21
			Update existing parking standard to align with existing land use name	Sec. 36.32.50/Pg. 47