

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"> Auto, mobile home, trailer and boat sales 	<ul style="list-style-type: none"> Auto/motor vehicle, boat, and parts sales 	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"> Repair and maintenance – vehicle, minor repair; Repair and maintenance – vehicle, major repair 	<ul style="list-style-type: none"> Auto/motor vehicle repair – minor or major 	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"> Vehicle storage 	<ul style="list-style-type: none"> Auto/motor vehicle storage 	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"> Auto wrecking yard 	<ul style="list-style-type: none"> Auto/motor vehicle wrecking yard 	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"> Tow yards Junk yard, auto wrecking yard, tow yard 	<ul style="list-style-type: none"> Auto/motor vehicle tow yard 	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

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

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Topic	Land Use Category		Proposed Amendments	Code Section(s)/ Ordinance Pg. #
	Existing	Proposed	Brief Description of Change	
Community Assembly (continued)	<ul style="list-style-type: none"> Membership organization facilities and meeting halls, public halls 		Update reference to new land use name in standards in industrial zones	36.20.15/Pgs. 25-26
			Update reference to new land use name in standards for “accessory retail uses”	36.28.05/Pg. 32
			Update reference to new land use category in the parking table; delete parking standards for “meeting halls”	Sec. 36.32.50/Pg. 38
			Add new definition; add cross-references in existing definitions for “meeting halls” and “membership organizations” to new land use name	Sec. 36.60.09/Pg. 59 Sec. 36.60.29/Pg. 67
Construction yard	<ul style="list-style-type: none"> Contractors equipment: storage, sales or rental Electrical, plumbing and carpenter shops 	<ul style="list-style-type: none"> Construction yard and equipment 	Merge existing land uses into new land use name in commercial land use table; delete existing land uses from table	Sec. 36.18.05/Pg. 13
			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/Pg. 45
			Update existing definition to combine existing land uses under new land use name and make other clarifying updates	Sec. 36.60.09/Pg. 60
Cultural institutions	<ul style="list-style-type: none"> Libraries and Museums; Theaters 	<ul style="list-style-type: none"> Cultural institutions 	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/Pg. 10
			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/Pg. 27 Sec. 36.24.55/Pg. 29 Sec. 36.26.20/Pg. 31
			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/Pg. 38
			Add new definition for new land use and add cross-references to existing land use definition for “theaters”	Sec. 36.60.09/Pg. 60 Sec. 36.60.43/Pg. 82

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Topic	Land Use Category		Proposed Amendments	Code Section(s)/ Ordinance Pg. #
	Existing	Proposed	Brief Description of Change	
Data center	<ul style="list-style-type: none"> No change 	<ul style="list-style-type: none"> No change 	Update existing land use name in industrial land use table to match existing definition	Sec. 36.20.05/Pg. 21
			Separately list the parking standard from “warehousing” in the parking table	Sec. 36.32.50/Pg. 45
			Add a new definition; none currently exists	Sec. 36.60.11/Pg. 60
Drive-through uses	<ul style="list-style-type: none"> Drive-in and drive-through sales Drive-in and drive-through services 	<ul style="list-style-type: none"> Drive-in and drive-through facilities 	Merge existing land uses into new land use name in commercial and industrial land use tables	Sec. 36.18.05/Pg. 13 Sec. 36.20.05/Pg. 20
			Update standards to reflect new land use name and make other minor clarifying updates	Sec. 36.28.30/Pg. 33-34
			Merge existing definitions into new definition for new land use name; delete old definition	Sec. 36.60.11/Pg. 61
Emergency shelter	<ul style="list-style-type: none"> Emergency shelter 	<ul style="list-style-type: none"> No change 	Update land use name in the commercial and industrial land use table to align with existing definition	Sec. 36.18.05/Pg. 14 Sec. 36.20.05/Pg. 22
			Add parking standard into parking table that is identified elsewhere in the zoning code for clarity	Sec. 36.32.50/Pg. 47
Fuel and ice dealers	<ul style="list-style-type: none"> No change 	<ul style="list-style-type: none"> No change 	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/Pg. 12
			Delete definition of land use	Sec. 36.60.15/Pg. 63
Indoor recreation	<ul style="list-style-type: none"> Indoor recreation and fitness centers; Studios for dance, art, music, photography, martial arts, etc. 	<ul style="list-style-type: none"> Indoor recreation and fitness centers 	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/Pg. 10
			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/Pg. 10

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Topic	Land Use Category		Proposed Amendments	Code Section(s)/ Ordinance Pg. #
	Existing	Proposed	Brief Description of Change	
Indoor recreation (Continued)			retain existing permit requirements in commercial land use table	
			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
	• Recreational, public or quasi-public	• Indoor recreation and fitness centers	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/Pg. 19
			Replace “commercial recreation uses and facilities” in agricultural zone for consistency	Sec. 36.24.20/Pg. 27
			Update reference to “studio” to include “indoor recreation and fitness” for consistency in the public facility zone	Sec. 36.24.55/Pg. 29
			Update reference in standards for “accessory retail use” for consistency	Sec. 36.28.05/Pg. 32
			Group all existing parking standards together under land use name	Sec. 36.32.50/Pg. 38
			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/Pg. 63 Sec. 36.60.41/Pg. 81
	Laboratory	• Experimental, film or testing laboratories	• Laboratory	Update existing land use to new land use name; and allow as permitted in both districts in industrial land use table
Add new parking standard, as none currently exists; align with existing “manufacturing and industrial, general” parking standard				Sec. 36.32.50/Pg. 39
Add new definition, as none currently exists				Sec. 36.60.27/Pg. 64

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	Existing	Proposed	Brief Description of Change	
Learning center	<ul style="list-style-type: none"> Schools – specialized education and training 	<ul style="list-style-type: none"> Learning center 	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"> No change 	<ul style="list-style-type: none"> No change 	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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	Existing	Proposed	Brief Description of Change	
Manufacturing light	<ul style="list-style-type: none"> Assembling or packaging of previously prepared materials (i.e., cloth, plastic, paper, leather, precious or semiprecious metals/stones) Manufacture of electric and electronic instruments and devices (i.e., television, radio and phonographic equipment) Primary production of wood, metal or chemical products from raw materials or any use listed as a conditional use in the ML district 	<ul style="list-style-type: none"> Manufacturing, light 	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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Topic	Land Use Category		Proposed Amendments	Code Section(s)/ Ordinance Pg. #
	Existing	Proposed	Brief Description of Change	
Manufacturing heavy	<ul style="list-style-type: none"> • General manufacturing, including processing and assembly • Industrial controls, motors, and generators • Instruments for measurement, testing, analysis and control Photographic equipment and supplies • Manufacture of electric and electronic instruments and devices (i.e., television, radio and phonographic equipment) • Optical instruments and lenses • Photographic equipment and supplies • Processing of products, 	<ul style="list-style-type: none"> • Manufacturing, heavy 	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 name 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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Topic	Land Use Category		Proposed Amendments	Code Section(s)/ Ordinance Pg. #
	Existing	Proposed	Brief Description of Change	
Manufacturing heavy (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"> • Semiconductor fabrication • Telephone apparatus 			
Medical services	<ul style="list-style-type: none"> • No change 	<ul style="list-style-type: none"> • No change 	Update commercial land use table to spell out “less than” or “more than” in listed land use	Sec. 36.18.05/Pg. 13
			Update land use names to align parking table with commercial land use table category thresholds for “medical services”	Sec. 36.32.50/Pg. 46
			Update definition to remove reference to massage therapy, which is relocated under “personal services” definition; add modern business example	Sec. 36.60.29/Pg. 66 Sec. 36.60.33/Pg. 68
Office	<ul style="list-style-type: none"> • Offices • Administrative and executive 	Offices	Merge existing land uses into existing “offices” land use name in the commercial and industrial land use tables	Sec. 36.18.05/Pg. 14 Sec. 36.20.05/Pg. 21
			Update references in standards in industrial zones to reflect merged land uses	Sec. 36.20.20/Pg. 26
			Separately list existing parking standard for “offices”	Sec. 36.32.50/Pg. 46

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Topic	Land Use Category		Proposed Amendments	Code Section(s)/ Ordinance Pg. #
	Existing	Proposed	Brief Description of Change	
Office (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/Pg. 68-69
	<ul style="list-style-type: none"> Offices, research and development (including light testing and assembly) Research and development 	<ul style="list-style-type: none"> Office, research and development 	Update existing land use name in commercial and industrial land use tables	Sec. 36.18.05/Pg. 14 Sec. 36.20.05/Pg. 21
			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/Pg. 21 Sec. 36.20.20/Pg. 26
			Update land use name in parking table	Sec. 36.32.50/Pg. 46
			Update definition to reflect modern business examples and other minor clarifications	Sec. 36.60.33/Pg. 69
Outdoor activities	<ul style="list-style-type: none"> Outdoor commercial recreation Recreational, public or quasi-public 	<ul style="list-style-type: none"> Outdoor recreation 	Update existing land use name in the commercial land use table; delete existing land use name in table	Sec. 36.18.05/Pg. 10
			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/Pg. 20
			Replace existing references in other zoning districts with “outdoor recreation” for consistency, including the agricultural zone and flood plain zone	Sec. 36.24.20/Pg. 27 Sec. 36.26.20/Pg. 31
			Replace land use reference in standards for “accessory retail use”	Sec. 36.28.05/Pg. 32
			Add a parking study requirement as the parking standard, where none currently exists	Sec. 36.32.50/Pg. 38
			Update definition to reflect new land use name, and add cross-references in other existing definitions	Sec. 36.60.06/Pg. 59 Sec. 36.60.21/Pg. 63-64 Sec. 36.60.33/Pg. 69

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	Existing	Proposed	Brief Description of Change	
Outdoor activities (continued)	<ul style="list-style-type: none"> Outdoor merchandise and activities Plant nursery Certified farmer's markets 	<ul style="list-style-type: none"> Outdoor retail sales, permanent 	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/Pg. 12
			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/Pg. 20
			Update references in land use standards to reflect new land use name	Sec. 36.28.95/Pg. 34
			Update land use name in the parking table	Sec. 36.32.50/Pg. 43
			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/Pg. 69 Sec. 36.60.39/Pg. 76
Parking lots	<ul style="list-style-type: none"> Commercial parking lots 	<ul style="list-style-type: none"> Parking lot or area, public 	Update land use name in residential and commercial land use tables	Sec. 36.10.05/Pg. 4 Sec. 36.18.05/Pg. 13
			Update land use name in existing definition	Sec. 36.60.35/Pg. 70
Personal service	<ul style="list-style-type: none"> Personal services; Repair and maintenance – consumer products 	<ul style="list-style-type: none"> Personal services 	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/Pg. 14
			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/Pg. 14
			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; reduce parking standard to align with surveyed cities at 1 space per 250 square feet	Sec. 36.32.50/Pg. 37

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Topic	Land Use Category		Proposed Amendments	Code Section(s)/ Ordinance Pg. #
	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/Pg. 68 Sec. 36.60.35/Pg. 70 Sec. 36.60.41/Pg. 78-79
Pharmaceuticals	<ul style="list-style-type: none"> Pharmaceuticals 	<ul style="list-style-type: none"> Pharmaceuticals , compounding pharmacy 	Update land use name in the industrial land use table	Sec. 36.20.05/Pg. 19
			Add parking standard to parking table, where none currently exists; aligns with existing “manufacturing and industrial, general” parking standard	Sec. 36.32.50/Pg. 39
			Add new definition with cross-reference to “laboratory”	Sec. 36.60.35/Pg. 70
Printing and publishing	<ul style="list-style-type: none"> Printing, publishing and lithography 	<ul style="list-style-type: none"> Printing and publishing 	Update land use name in industrial land use table to align with existing name used in code	Sec. 36.20.05/Pg. 19
			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/Pg. 39
Processing and production	<ul style="list-style-type: none"> Food products 	<ul style="list-style-type: none"> No change 	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
			Update existing definition to make clarifications	Sec. 36.60.15/Pg. 62
	<ul style="list-style-type: none"> Furniture and fixtures 	<ul style="list-style-type: none"> No change 	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/Pg. 39
			Update existing definition to make clarifications	Sec. 36.60.15/Pg. 63
<ul style="list-style-type: none"> Laundry and dry-cleaning plants 	<ul style="list-style-type: none"> No change 	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/Pg. 39	

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Public recreation	<ul style="list-style-type: none"> Recreational, public or quasi-public Public and quasi-public buildings for recreational use 	<ul style="list-style-type: none"> Public recreation 	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"> No change 	<ul style="list-style-type: none"> No change 	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"> Public and quasi-public utility and services 	<ul style="list-style-type: none"> Public utility facilities 	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

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Recycling facilities	<ul style="list-style-type: none"> Recycling facilities – reverse vending Recycling facilities – small collection Recycling facilities – large collection 	<ul style="list-style-type: none"> No change 	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/Pg. 20
Transit stations	<ul style="list-style-type: none"> Railroad yards, freight stations, trucking and motor freight stations 	<ul style="list-style-type: none"> Transit stations and terminals 	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/Pg. 20
			Add a parking study standard to the parking table, where no parking standard currently exists	Sec. 36.32.20/Pg. 40
Religious Institutions	<ul style="list-style-type: none"> Church 	<ul style="list-style-type: none"> Religious institutions 	Replace existing land use with new land use name in the residential, commercial, and industrial land use tables	Sec. 36.10.05/Pg. 4 Sec. 36.18.05/Pg. 10 Sec. 36.20.05/Pg. 19
			Update references to new land use name in standards in the industrial zones, agricultural zone, and public facility zone	Sec. 36.20.10/Pg. 24 Sec. 36.24.20/Pg. 27 Sec. 36.24.55/Pg. 29
			Update references to land use name in the parking table	Sec. 36.32.50/Pg. 38
			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/Pg. 59 Sec. 36.60.39/Pg. 74

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	Existing	Proposed	Brief Description of Change	
Restaurants	<ul style="list-style-type: none"> Restaurants, with or without beer and wine; Restaurants, take-out 	<ul style="list-style-type: none"> Restaurants 	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"> Restaurants, with or without beer and wine; Restaurants, take-out 	<ul style="list-style-type: none"> Restaurants 	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
	<ul style="list-style-type: none"> Restaurants serving liquor, without (live) entertainment 	<ul style="list-style-type: none"> Restaurants serving liquor 	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"> Restaurants serving liquor, without entertainment Restaurants serving liquor, with entertainment 	<ul style="list-style-type: none"> Restaurants with entertainment (serving or not serving liquor) 	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"> Restaurants serving liquor, with live entertainment, dancing 			
Retail	<ul style="list-style-type: none"> Accessory retail uses 	<ul style="list-style-type: none"> No change 	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/Pg. 20
	<ul style="list-style-type: none"> Retail stores, general merchandise; Furniture, furnishings and home equipment stores; Grocery stores; Second-hand stores 	<ul style="list-style-type: none"> Retail, general merchandise 	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/Pg. 12 Sec. 36.20.05/Pg. 21
			For \leq 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/Pg. 12
			Add new operational standards for qualifying small-footprint land use	Sec. 36.18.30/Pg. 16-18
			Clarify no additional parking is required for qualifying small-footprint land use	Sec. 36.32.50/Pg. 37
			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/Pg. 44
			Update definition to add modern examples and incorporate combined land uses; add cross-references to other definitions	Sec. 36.60.15/Pg. 63 Sec. 36.60.39/Pg. 75-77 Sec. 36.60.41/Pg. 78-79

SUMMARY TABLE OF PROPOSED AMENDMENTS BY TOPIC

Topic	Land Use Category		Proposed Amendments	Code Section(s)/ Ordinance Pg. #
	Existing	Proposed	Brief Description of Change	
Retail (continued)	<ul style="list-style-type: none"> Shopping center 	<ul style="list-style-type: none"> No change 	Update existing definition of “shopping center” to make clarifying updates on allowable land uses	Sec. 36.60.41/Pg. 78-79
	<ul style="list-style-type: none"> Warehouse retail stores 	<ul style="list-style-type: none"> Warehouse retail 	Update land use name in the commercial land use table	Sec. 36.18.05/Pg. 13
			Add parking study requirement to the parking table to align with existing code requirements stated elsewhere in code	Sec. 36.32.50/Pg. 44
Schools	<ul style="list-style-type: none"> Schools - private Private schools 	<ul style="list-style-type: none"> 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/Pg. 4 Sec. 36.10.05/Pg. 10 Sec. 36.18.05/Pg. 8
			Update land use name in the parking table	Sec. 36.32.50/Pg. 39
			Update existing definition to make clarifying edits	Sec. 36.60.41/Pg. 77-78
	<ul style="list-style-type: none"> Schools - public Public schools Educational, public or quasi-public 	<ul style="list-style-type: none"> 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/Pg. 4 Sec. 36.10.05/Pg. 10 Sec. 36.18.05/Pg. 8
			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/Pg. 19
			Update references to land use in standards in the agricultural zone	Sec. 36.24.20/Pg. 27
			Update existing parking standard to reference land use name in the parking table	Sec. 36.32.50/Pg. 39
	<ul style="list-style-type: none"> Schools – specialized 	<ul style="list-style-type: none"> No change 	Update existing definition to make clarifying edits	Sec. 36.60.41/Pg. 78
Replace existing land use for “educational, public or quasi-public” with the existing “schools – specialized education and training” in industrial			Sec. 36.20.05/Pg. 19	

SUMMARY TABLE OF PROPOSED AMENDMENTS BY TOPIC

Topic	Land Use Category		Proposed Amendments	Code Section(s)/ Ordinance Pg. #
	Existing	Proposed	Brief Description of Change	
Schools (continued)	<ul style="list-style-type: none"> education and training Educational, public or quasi-public 		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
Shopping center, warehouse-retail	<ul style="list-style-type: none"> None exists 	<ul style="list-style-type: none"> Shopping center, warehouse retail 	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
Warehouse	<ul style="list-style-type: none"> Warehousing 	<ul style="list-style-type: none"> No change 	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
Wholesaling	<ul style="list-style-type: none"> Wholesaling and distribution 	<ul style="list-style-type: none"> No change 	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
Parking standards	<ul style="list-style-type: none"> Hydrogen fueling station 	<ul style="list-style-type: none"> No change 	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"> Efficiency studios 	<ul style="list-style-type: none"> No change 	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"> Home occupations, cottage food operations, microenterprise home kitchen operations 	<ul style="list-style-type: none"> No change 	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"> Cannabis business, nonstorefront retail 	<ul style="list-style-type: none"> No change 	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"> Churches, mortuaries 	<ul style="list-style-type: none"> Cemeteries, columbariums and mortuaries 	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"> Concrete-mixing and asphalt-mixing yards 	<ul style="list-style-type: none"> No change 	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"> Duplexes Single-family house or dwelling 	<ul style="list-style-type: none"> No change 	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"> Junior accessory dwelling unit 	<ul style="list-style-type: none"> No change 	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"> Significant tobacco retailer 	<ul style="list-style-type: none"> No change 	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"> Storage Personal storage facility 	<ul style="list-style-type: none"> No change 	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	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> 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
	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> 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
	<ul style="list-style-type: none"> Automatic teller machine (ATM) 	<ul style="list-style-type: none"> No change 	Relocate the existing definition to be in alphabetical order	Sec. 36.60.05/Pg. 55
	<ul style="list-style-type: none"> Storage, outdoor 	<ul style="list-style-type: none"> No change 	Add new definition for existing land use, where no definition currently exists	Sec. 36.60.41/Pg. 81
	<ul style="list-style-type: none"> Storage Storage, accessory 	<ul style="list-style-type: none"> 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