



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: February 23, 2016

CASE NUMBER: PZ-1-16

OWNERS: Ironwood Holdings LLC

APPLICANTS: City-initiated

REQUEST: City-initiated corrective rezoning from RVP (Recreational Vehicle Park) to B-1 (General Commercial) for a portion of property which was inadvertently incorrectly zoned with the adoption of new city zoning maps.

LOCATION: The Northeast corner of Ironwood Drive and Broadway Avenue; a +/-1.25 acre portion of parcel 101-16-013C located at 1586 W. Broadway Avenue.

**GENERAL PLAN/
ZONING DESIGNATION:** Community Commercial; presently zoned RVP.

SURROUNDING USES:

- North: VIP RV Resort and Storage (zoned RVP and B-1, Recreational Vehicle Park and General Commercial);
- South: Commercial (zoned B-1, General Commercial) & Sunrise RV Resort (zoned RVP/PD, Recreational Vehicle Park/Planned Development);
- East: Azure Skies Subdivision (zoned RS-7 and RS-7M, Medium/High Density Single-Family Detached Residential);
- West: Commercial (zoned B-1, General Commercial).

BACKGROUND

Since the adoption of the city's new zoning code, it has come to staff's attention that a portion of the subject parcel 101-16-013C has the wrong designation under the new code. When the new zoning code came out in May of 2014, a portion of the subject property was inadvertently rezoned from CB-2 (General Commercial) to RVP (Recreational Vehicle Park). This parcel was previously zoned CB-2 (General Business) and TH (Trailer Homesite) with VIP RV Resort as the TH portion of the property. The CB-2 portion of the property was reserved for commercial uses and was vacant aside from an RV Storage. With the new zoning code a portion of that vacant property originally zoned CB-2 was labeled as RVP. This gave that portion of the property the wrong designation because it is not part of VIP RV Resort and intended for commercial uses. The correct zoning should be B-1 (General Commercial) taking place of CB-2 in the updated city code. Staff proposed a City-initiated corrective rezoning and on January 12th, the Commission gave direction to staff to proceed.

PROPOSAL

This is a city initiated request to rezone a +/-1.25 acre portion of +/-8 gross-acre property (Pinal County APN 101-16-013C) from RVP (Recreational Vehicle Park) to B-1 (General Commercial). Currently vacant, this portion of the property is located at 1586 W. Broadway Avenue on the northeast corner of Broadway Avenue and Ironwood Drive. The purpose of this rezoning request is to re-assign the appropriate zoning district to this commercial node that is recognized in the General Plan as a community commercial area.

PLANNING STAFF ANALYSIS AND FINDINGS

Relationship to General Plan:

The General Plan designates the subject site Community Commercial. The adjacent properties at the northwest, southwest, and southeast corners of Broadway Avenue and Ironwood Drive are zoned B-1 for general commercial uses. The rezoning is appropriate given that the area supports commercial development at the crossroads of Broadway Avenue and Ironwood Drive. The General Plan does not designate the area as high density residential (maximum of 20 du/ac) which is compatible with RVP zoning.

Zoning/Site Context:

The proposed B-1 zoning is compatible with the commercial uses to the south, southwest, and west of the site. The size of the future property is not large enough to have a recreational vehicle park, the minimum lot area for a property zoned RVP is 10 acres.

Public Input:

At this time staff has had no public input on the case.


Planning Division Recommendation

Planning Staff offers the following Recommended Motion, to establish the general commercial zoning on the vacant southern portion of the property, about 1.25 acres, as it is not large enough to support a recreational vehicle park, should the Commission wish to forward a recommendation of approval to the City Council.

RECOMMENDED MOTION

I move that the Planning and Zoning Commission recommend to the City Council the (APPROVAL/DENIAL) of rezoning case PZ-1-16, a city initiated corrective rezoning request, for a +/-1.25 acre portion of parcel 101-16-013C on the northeast corner of Ironwood Drive and Broadway Avenue from RVP (Recreational Vehicle Park) to B-1 (General Commercial), subject to the following conditions of approval:

- 1) At Such time, as the vacant lot is developed, it must be developed pursuant to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1 Zoning Ordinance, Section 1-5-3 for uses permitted in the B-1 General Commercial zoning district.



Prepared by Stephanie Bubenheim
Assistant Planner

PZ-1-16 (City-initiated)
PAGE 4 OF 4

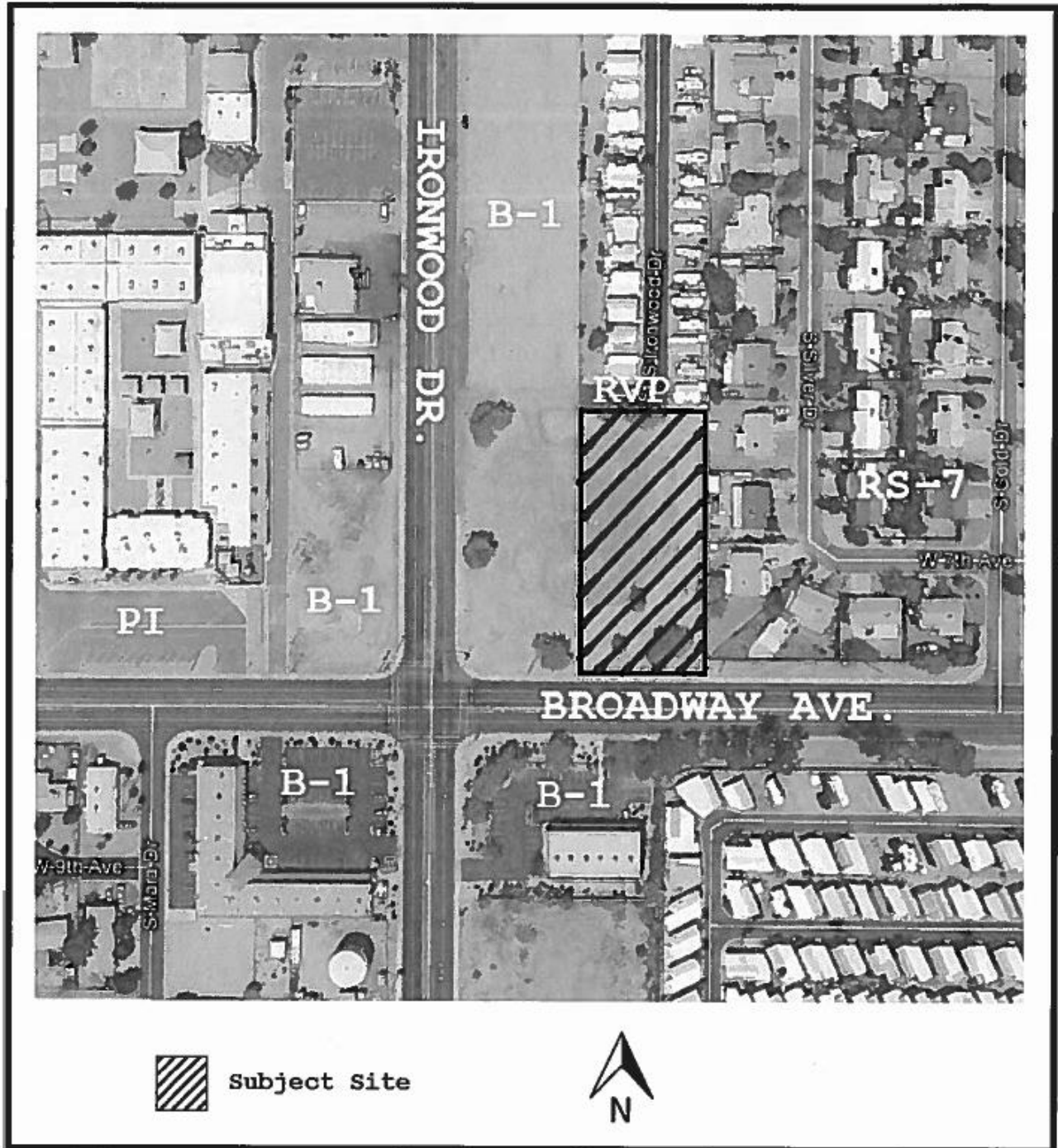
Attachments:

Exhibit #1 - PZ-1-16 Aerial Map
Exhibit #2 - Parcel Map
Exhibit #3 - Prior Zoning Map
Exhibit #4 - Updated Zoning Map 2014
Exhibit #5 - Apache Junction City Code Section 1-5-3

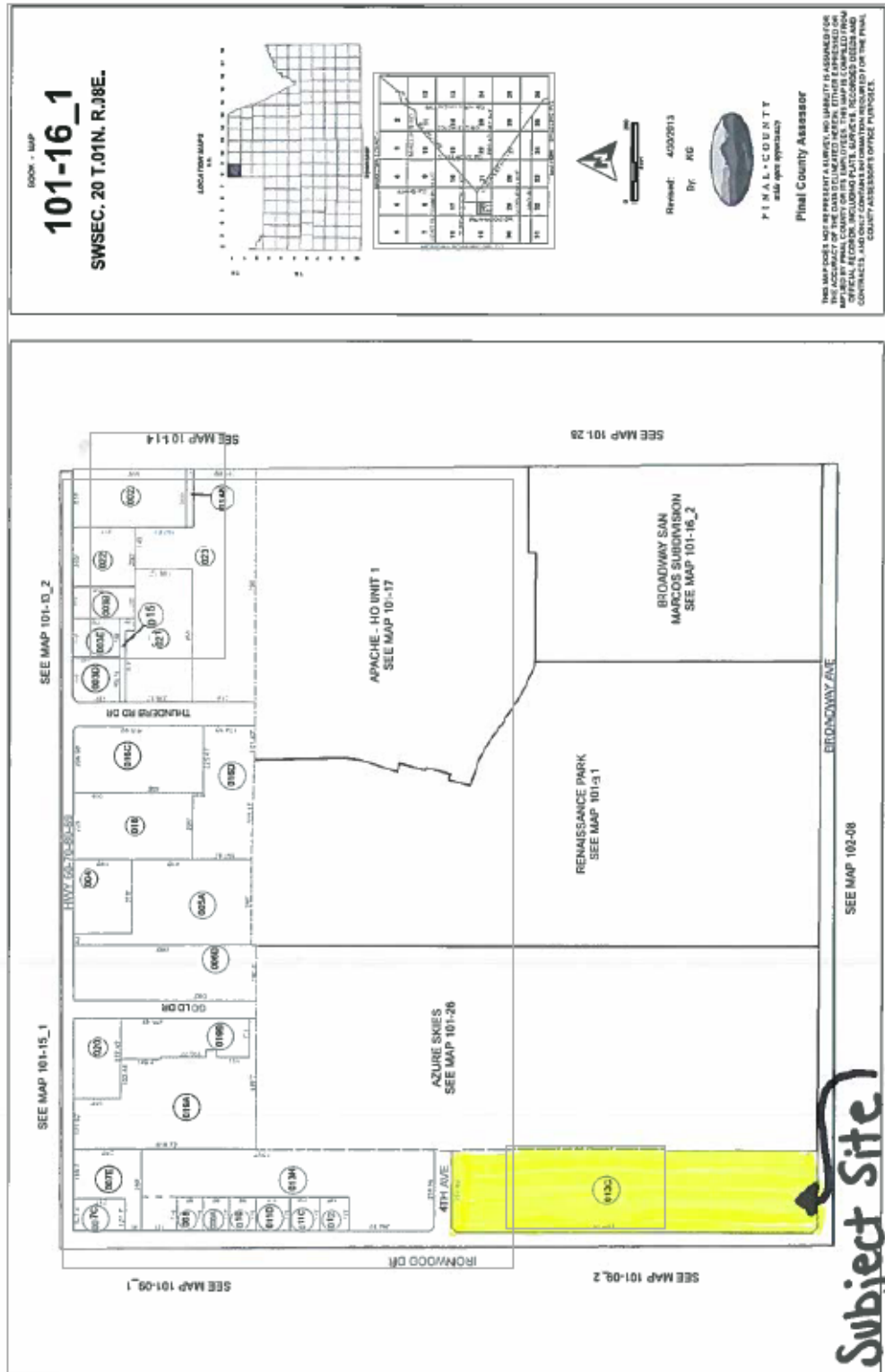
PZ-1-16

Aerial Map

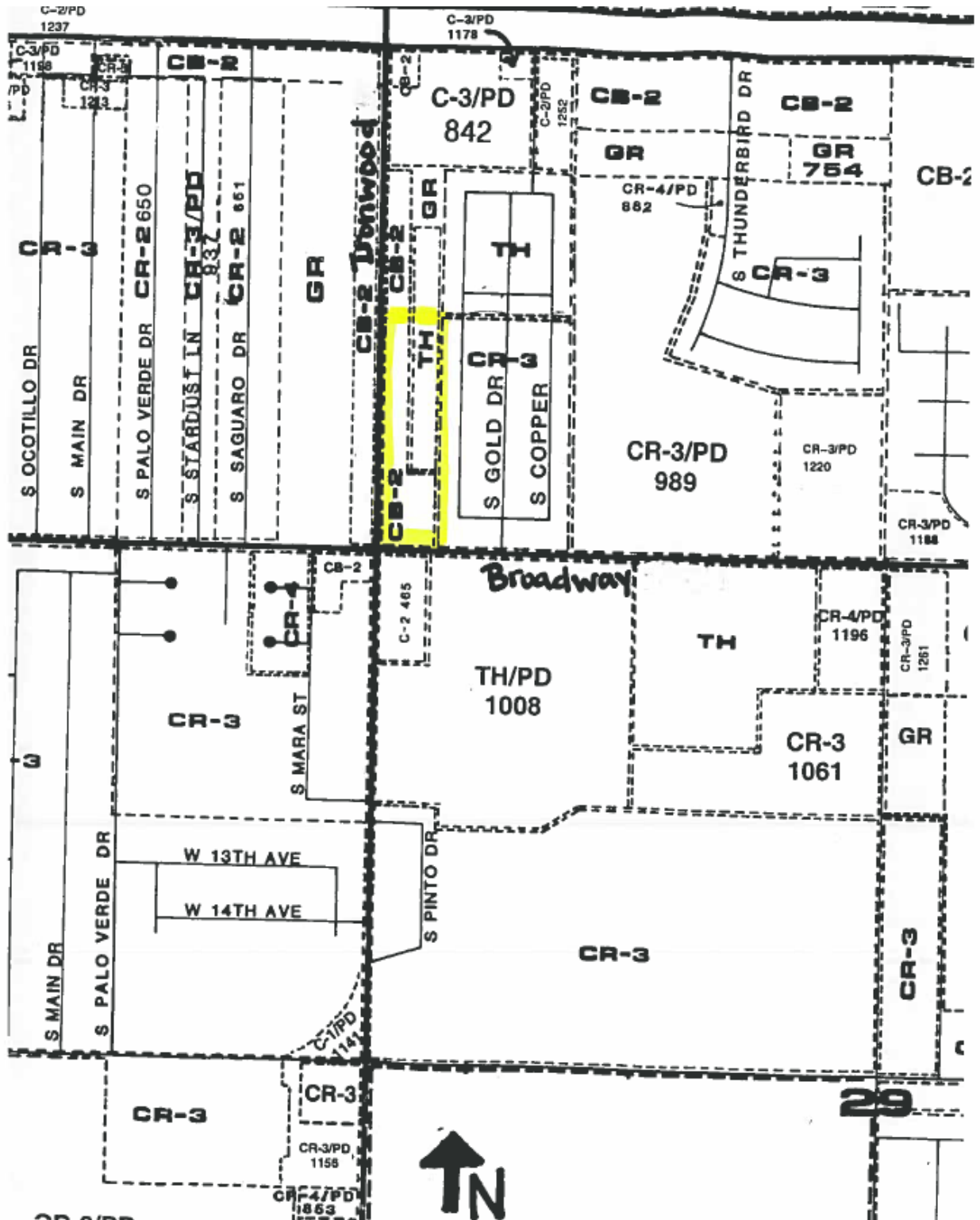
CITY INITIATED REZONING REQUEST FROM RVP (RECREATIONAL VEHICLE PARK) TO B-1
(GENERAL COMMERCIAL)



Parcel Map

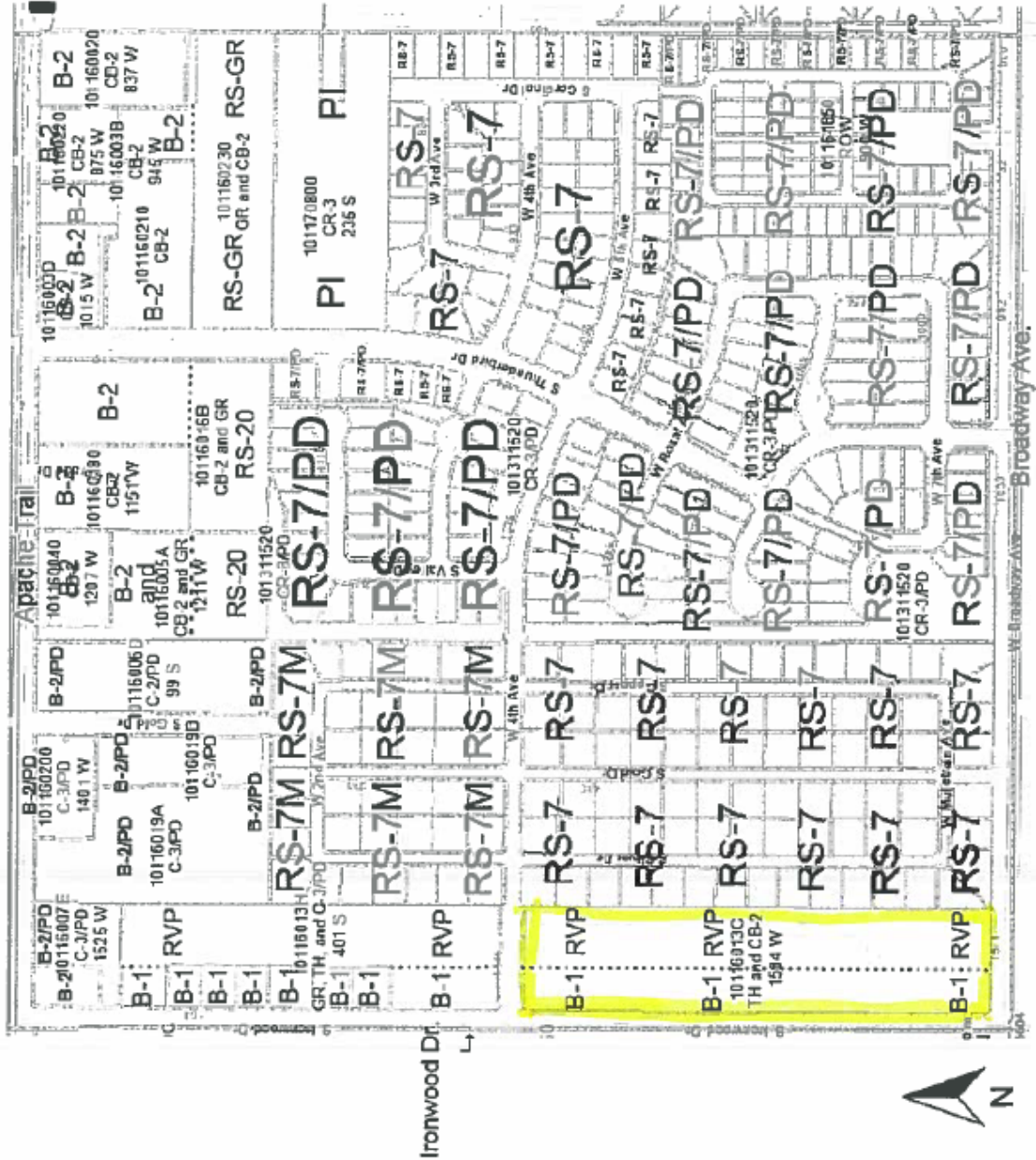


Prior Zoning Map



Current Zoning Map

Section 20 SW



Section 20 SW

1-5-3 NON-RESIDENTIAL USE REGULATIONS. Table 5-3 illustrates the use regulations for all non-residential zoning districts:

TABLE 5-3: NON-RESIDENTIAL USE REGULATIONS

USE CATEGORY	SPECIFIC USE TYPE ¹	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4 ⁴ Bus Park	B-5 ⁴ Ind.	PI Pub/Inst.
Retail Trade (NAICS Code 44-45)	New Vehicle Sales/Service/Repair	YES	YES	YES	YES	YES	NO
	Used Vehicle Sales/Service/Repair	YES	YES	YES	YES	YES	NO
	RV Sales/Service/Repair	CUP	CUP	CUP	YES	NO	NO
	Manufactured/Mobile Home Sales	CUP	CUP	CUP	CUP	YES	NO
	Boat, ATV & Motorcycle Sales/Service	YES	YES	YES	YES	YES	NO
	Semi-Truck Service/Repair	CUP	YES	CUP	YES	YES	NO
	Semi-Truck Stop	NO	NO	NO	CUP	CUP	NO
	Automotive Parts and Accessory Sales	YES	YES	YES	YES	YES	NO
	Furniture and Home Furnishing Sales	YES	YES	YES	YES	NO	NO
	Electronics and Appliance Sales/Repair	YES	YES	YES	YES	YES	NO
	Building Materials and Supplies Sales (Indoors)	YES	YES	YES	YES	YES	NO
	Building Materials and Supplies Sales (Indoors and/or Outdoors)	CUP	CUP	CUP	CUP	YES	NO
	Lawn and Garden Equipment/Supply Sales	YES	YES	YES	YES	YES	NO
	Feed and Fertilizer Sales	CUP	CUP	CUP	CUP	YES	NO
	Nursery/Greenhouses with On-Site Sales	CUP	CUP	CUP	YES	YES	NO
	Grocery, Convenience, Department Stores	YES	YES	YES	YES	NO	NO
	Shopping Centers	YES	YES	YES	YES	NO	NO
	Specialty Retail Stores	YES	YES	YES	YES	NO	NO
	Beer, Wine and Liquor Sales	YES	YES	YES	YES	NO	NO
	Health, Pharmacy and Personal Care Sales	YES	YES	YES	YES	NO	NO

USE CATEGORY	SPECIFIC USE TYPE	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4 ⁴ Bus Park	B-5 ⁴ Ind.	PI Pub/Inst.
	Gasoline Stations	YES	YES	YES	YES	YES	NO
	Gasoline Stations with Convenience Store	YES	YES	YES	YES	YES	NO
	Clothing and Accessories	YES	YES	YES	YES	NO	NO
	Jewelry, Luggage and Leather Sales	YES	YES	YES	YES	NO	NO
	Sporting Goods, Hobby, Books and Music Sales	YES	YES	YES	YES	NO	NO
	Department Stores and Warehouse Clubs	YES	YES	YES	YES	NO	NO
	Florist and Novelty Gift Sales	YES	YES	YES	YES	NO	NO
	Office Supply Sales	YES	YES	YES	YES	NO	NO
	Used Merchandize Sales	YES	YES	NO	YES	NO	NO
	Pet and Pet Supply Sales	YES	YES	YES	YES	NO	NO
	Art and Craft Sales	YES	YES	YES	YES	NO	YES
	Tobacco Sales	YES	YES	YES	YES	NO	NO
	Electronic Shopping and Mail-Order Sales	YES	YES	YES	YES	NO	NO
	Vending Machine Sales	YES	YES	YES	YES	YES	YES
	Bottled Gas Dealers	CUP	CUP	CUP	CUP	CUP	NO
	Coal, Firewood and Biofuel Sales	CUP	CUP	CUP	CUP	YES	NO
	Bakery Sales (baking for store sales only)	YES	YES	YES	YES	NO	NO
	Medical Marijuana Facilities	CUP	CUP	CUP	CUP	CUP	NO
	Swap Meets and Farmers Markets	CUP	CUP	CUP	CUP	NO	CUP
	Pawn Shops	YES	YES	NO	YES	NO	NO
	Retail Carts and Kiosks	AUP	AUP	AUP	AUP	NO	AUP
	Printing Shop	YES	YES	YES	YES	YES	NO
Finance and Insurance (NAICS Code 52)	Finance and Insurance Office/Sales/Brokers	YES	YES	YES	YES	YES	NO
	Banks and Credit Unions	YES	YES	YES	YES	YES	NO

USE CATEGORY	SPECIFIC USE TYPE	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4 ⁴ Bus Park	B-5 ⁴ Ind.	PI Pub/Inst.
	Financing Sales	YES	YES	YES	YES	YES	YES
	Securities/Commodities Office/Sales/Exchanges	YES	YES	YES	YES	YES	YES
	Check Cashing Store	YES	YES	NO	YES	NO	NO
Real Estate, Rental and Leasing (NAICS Code 53)	Real Estate Office, Agents and Brokers	YES	YES	YES	YES	YES	NO
	Vehicle Rental and Leasing	YES	YES	YES	YES	YES	NO
	Machinery and Equip. Rental (Indoor)	YES	YES	YES	YES	YES	NO
	Machinery and Equipment Rental (Indoor/ Outdoor)	CUP	CUP	CUP	YES	YES	NO
Professional, Scientific and Tech. (NAICS Code 54)	Legal and Accounting	YES	YES	YES	YES	YES	NO
	Engineering/Surveying	YES	YES	YES	YES	YES	NO
	Architectural	YES	YES	YES	YES	YES	NO
	Planning and Design	YES	YES	YES	YES	YES	NO
	Consulting	YES	YES	YES	YES	YES	NO
	Scientific Research	YES	YES	YES	YES	YES	NO
	Advertising and Public Relations	YES	YES	YES	YES	YES	NO
	Photography	YES	YES	YES	YES	YES	NO
Education Services (NAICS Code 61)	Veterinary	YES	YES	YES	YES	YES	NO
	All Types of Schools.	YES	YES	YES	YES	YES	YES
Health Care and Social Assistance (NAICS Code 62)	Educational Support Services	YES	YES	YES	YES	YES	YES
	Physicians, Dental and Health Practitioners	YES	YES	YES	YES	YES	YES
	Outpatient Care Centers	YES	YES	YES	YES	YES	YES
	Medical and Diagnostic Labs	YES	YES	YES	YES	YES	YES
	Home Health Care Services	YES	YES	YES	YES	YES	YES
	Ambulatory Health Care Services	YES	YES	YES	YES	YES	YES

USE CATEGORY	SPECIFIC USE TYPE	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4 ⁴ Bus Park	B-5 ⁴ Ind.	PI Pub/Inst.
	Blood and Organ Banks	YES	YES	NO	YES	YES	YES
	General Medical and Surgical Hospitals	YES	YES	YES	YES	YES	YES
	Psychiatric & Substance Abuse Facilities	YES	YES	YES	YES	YES	YES
	Nursing and Residential Care Facilities	YES	YES	CUP	YES	YES	YES
	Individual and Family Care Services	YES	YES	YES	YES	YES	YES
	Homeless Shelter	YES	YES	NO	NO	NO	NO
	Community Food and Relief Services	YES	YES	NO	YES	YES	YES
	Vocational Rehab Services	YES	YES	YES	YES	YES	YES
	Child Day Care Services	YES	YES	YES	YES	YES	YES
Arts, Entertainment and Recreation (NAICS Code 71)	Performing Arts Facilities	YES	YES	YES	YES	NO	YES
	Spectator Sports Facilities	CUP	CUP	CUP	CUP	CUP	CUP
	Museums and Historical Sites	YES	YES	YES	YES	NO	YES
	Zoos, Nature Parks and Botanical Gardens	CUP	CUP	CUP	CUP	NO	CUP
	Amusement Parks	CUP	CUP	CUP	CUP	NO	CUP
	Indoor Arcades	YES	YES	YES	YES	NO	NO
	Gambling Facilities	CUP	CUP	CUP	CUP	NO	CUP
	Private Recreational Facilities (Outdoor)	CUP	CUP	CUP	CUP	NO	CUP
	Private Recreational Facilities (Indoor)	YES	YES	YES	YES	NO	CUP
	Public Recreational Facilities	AUP	AUP	AUP	AUP	AUP	AUP
	Public Outdoor Music Festivals/Events	AUP	AUP	AUP	AUP	AUP	AUP
	Private Outdoor Music Festivals/Events	CUP	CUP	CUP	CUP	NO	CUP
Accommodation and Food Services (NAICS Code 72)	Hotels, Motels and Bed & Breakfast Inns	YES	YES	YES	YES	NO	NO
	RV Parks and Campgrounds	CUP	CUP	CUP	CUP	NO	NO
	Rooming and Boarding Houses	YES	YES	YES	YES	NO	NO

USE CATEGORY	SPECIFIC USE TYPE	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4 ⁴ Bus Park	B-5 ⁴ Ind.	PI Pub/Inst.
	Full Service Restaurants	YES	YES	YES	YES	NO	CUP
	Limited Service Restaurants	YES	YES	YES	YES	NO	CUP
	Delicatessen	YES	YES	YES	YES	NO	CUP
	Caterers	YES	YES	YES	YES	YES	NO
	Confectionary and Ice Cream Sales	YES	YES	YES	YES	NO	NO
	Drinking Places (serving alcohol)	YES	YES	YES	YES	NO	NO
	Restaurants/Bars/Clubs (With Amplified Outdoor Music)	CUP	CUP	CUP	CUP	NO	NO
Other Services (NAICP Code 81)	General Automotive Repair	YES	YES	YES	YES	YES	NO
	Body Shops	CUP	CUP	NO	YES	YES	NO
	Car Washes	YES	YES	CUP	YES	YES	NO
	Electronic Equipment Maintenance & Repair	YES	YES	YES	YES	YES	NO
	Business Equipment Maintenance and Repair	YES	YES	YES	YES	YES	NO
Other Services (NAICP Code 81)	Furniture Repair and Maintenance	YES	YES	YES	YES	YES	NO
	Footwear and Leather Goods Repair	YES	YES	YES	YES	YES	NO
	Personal and Household Goods Repair	YES	YES	YES	YES	YES	NO
	Laundry and Dry Cleaning Services	YES	YES	YES	YES	YES	NO
	Hair, Nails and Skin Care Services	YES	YES	YES	YES	NO	NO
	Tattoo Services	YES	YES	YES	YES	NO	NO
	Death Care Services	YES	YES	YES	YES	NO	NO
	Cemeteries and Crematories	CUP	CUP	NO	YES	YES	CUP
	Linen and Uniform Supply	YES	YES	YES	YES	YES	NO
	Pet Care	YES	YES	YES	YES	YES	NO
	Animal Hospitals and Kennels	YES	YES	CUP	YES	YES	NO
	Taxidermist	CUP	YES	CUP	YES	YES	NO

USE CATEGORY	SPECIFIC USE TYPE	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4 ⁴ Bus Park	B-5 ⁴ Ind.	PI Pub/Inst.
	Photo Services	YES	YES	YES	YES	YES	NO
	Commercial Parking Lots and Garages	CUP	CUP	CUP	CUP	CUP	CUP
	Religious and Fraternal Organizations	YES	YES	YES	YES	YES	YES
	Social Advocacy Organizations	YES	YES	YES	YES	YES	YES
	Human Rights Organizations	YES	YES	YES	YES	YES	YES
	Conservation Organizations	YES	YES	YES	YES	YES	YES
	Business and Prof. Organizations	YES	YES	YES	YES	YES	YES
	Labor Organizations	YES	YES	YES	YES	YES	YES
	Political Organizations	YES	YES	YES	YES	YES	YES
	Commercial Equestrian Boarding, Rentals, Arenas and Academies	CUP	CUP	CUP	CUP	CUP	CUP
Public Admin. (NAICS Code 92)	Government Offices and Courts	YES	YES	YES	YES	YES	YES
	Detention/Correctional Facilities	NO	NO	NO	CUP	CUP	CUP
	Correctional Institutions	NO	NO	NO	CUP	CUP	CUP
Mining, Quarrying, Gas and Oil (NAICS Code 21)	Oil and Gas Extraction	CUP	CUP	NO	CUP	CUP	CUP
	Mining	NO	NO	NO	CUP	CUP	CUP
	Quarrying	NO	NO	NO	CUP	CUP	CUP
Utilities (NAICS Code 22)	Electric Power Generation ³	CUP	CUP	CUP	CUP	CUP	CUP
	Water and Sewerage Systems/Facilities	CUP	CUP	CUP	CUP	CUP	CUP
	Other Utilities	See § 1-6-21					
	Alternative Energy Generation Facilities	See § 1-6-16					
Manufacturing (NAICS Code 31- 33)	Food Manufacturing	NO	NO	NO	YES	YES	NO
	Animal Slaughtering	NO	NO	NO	CUP	CUP	NO
	Beverage Manufacturing	NO	NO	NO	YES	YES	NO

USE CATEGORY	SPECIFIC USE TYPE	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4 ⁴ Bus Park	B-5 ⁴ Ind.	PI Pub/Inst.
	Tobacco Manufacturing	NO	NO	NO	YES	YES	NO
	Textile Mills	NO	NO	NO	CUP	CUP	NO
	Apparel Manufacturing	NO	NO	NO	YES	YES	NO
	Leather/Allied Product Manufacturing	NO	NO	NO	CUP	CUP	NO
	Wood Product Manufacturing	NO	NO	NO	CUP	CUP	NO
	Paper Manufacturing	NO	NO	NO	CUP	CUP	NO
	Printing and Publishing (Non-Retail)	NO	NO	NO	YES	YES	NO
	Petroleum and Coal Products Manufacturing	NO	NO	NO	CUP	CUP	NO
	Chemical Manufacturing	NO	NO	NO	CUP	CUP	NO
	Plastics and Rubber Manufacturing	NO	NO	NO	CUP	CUP	NO
	Non-Metallic Mineral Product Manufacturing	NO	NO	NO	YES	YES	NO
	Primary Metal Manufacturing	NO	NO	NO	CUP	CUP	NO
	Fabricated Metal Product Manufacturing	NO	NO	NO	YES	YES	NO
	Foundries	NO	NO	NO	CUP	CUP	NO
	Machinery Manufacturing	NO	NO	NO	YES	YES	NO
	Computer & Electronic Manufacturing	NO	NO	NO	YES	YES	NO
	Elec. Equip./ Appliance Manufacturing	NO	NO	NO	YES	YES	NO
	Transportation Equip. Manufacturing	NO	NO	NO	YES	YES	NO
	Furniture and Related Product Manufacturing	NO	NO	NO	YES	YES	NO
	Miscellaneous Manufacturing	NO	NO	NO	YES	YES	NO
	Ancillary Manufacturing ²	YES ²	YES ²	YES ²	NA	NA	YES
Wholesale Trade (NAICS Code 42)	Durable Goods	NO	NO	NO	YES	YES	NO
	Non-Durable Goods	NO	NO	NO	YES	YES	NO
Construction (NAICS Code 23)	Contractors office, shop and/or storage (indoors)	YES	YES	YES	YES	YES	NO

USE CATEGORY	SPECIFIC USE TYPE	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4 ⁴ Bus Park	B-5 ⁴ Ind.	PI Pub/Inst.
	Contractors office, shop and/or storage (indoors and/or outdoors)	CUP	CUP	CUP	CUP	YES	NO
	Craftsman and Artisan (Indoors)	YES	YES	YES	YES	YES	NO
	Craftsman and Artisan (Indoors or outdoors)	CUP	CUP	CUP	CUP	YES	CUP
Transportation and Warehousing (NAICS Code 48-49)	Truck Transportation Terminal	NO	NO	NO	CUP	CUP	NO
	Bus Transportation Terminal	CUP	CUP	CUP	YES	YES	YES
	Air Transportation Terminal	NO	NO	NO	YES	YES	YES
	Taxi and Limousine Service	YES	YES	YES	YES	YES	YES
	Towing Truck Parking and Storage	NO	NO	NO	CUP	YES	NO
	Scenic and Sightseeing Terminal/Parking	CUP	CUP	CUP	CUP	CUP	CUP
	Postal, Courier and Delivery Service	CUP	CUP	CUP	CUP	YES	CUP
	General Warehouse and Storage (Indoor)	NO	NO	NO	YES	YES	NO
	Mini-Warehouse	CUP	CUP	CUP	YES	YES	NO
	Distribution Facilities	NO	NO	NO	CUP	CUP	NO
	Outside Storage Yards	CUP	CUP	NO	CUP	YES	NO
Information (NAICS Code 51)	Newspaper, Periodical and Book Publishing	YES	YES	YES	YES	YES	YES
	Motion Pictures and Sound Recording Indus.	CUP	CUP	CUP	YES	YES	YES
	Broadcasting and Recording	YES	YES	YES	YES	YES	NO
	Telecommunications	YES	YES	YES	YES	YES	NO
	Data Processing	YES	YES	YES	YES	YES	NO
Waste Management And Remediation (NAICS Code 56)	Office Administration Services	YES	YES	YES	YES	YES	NO
	Employment Services	YES	YES	YES	YES	YES	NO
	Business Support Services	YES	YES	YES	YES	YES	NO
	Travel Services	YES	YES	YES	YES	YES	NO
	Investigation and Security Services	YES	YES	YES	YES	YES	NO

USE CATEGORY	SPECIFIC USE TYPE	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4 ⁴ Bus Park	B-5 ⁴ Ind.	PI Pub/Inst
Agriculture (NAICS Code 11)	Cleaning, Landscaping and Exterminating Serv.	YES	YES	YES	YES	YES	NO
	Waste Management and Remediation Serv.	NO	NO	NO	CUP	CUP	NO
	Crop Production	YES	YES	YES	YES	YES	NO
	Greenhouse and Nursery	CUP	CUP	NO	YES	YES	NO
	Beef, Dairy, Sheep, Goat and Hog Production	NO	NO	NO	NO	CUP	NO
	Poultry and Egg Production	NO	NO	NO	CUP	CUP	NO
	Aquaculture	NO	NO	NO	CUP	CUP	NO
Residential Uses	Single-Family Detached Residential	NO	NO	NO	NO	NO	NO
	Multi-Family Residential	CUP	CUP	CUP	NO	NO	CUP
	Assisted Living Facility	YES	YES	YES	YES	NO	CUP
	Group Care Home	CUP	CUP	CUP	NO	NO	YES
	Live/Work Unit	CUP	CUP	CUP	NO	NO	CUP
Misc. Uses, Structures & Installations	Solar Panels ³	YES	YES	YES	YES	YES	YES
	Alternate Energy Production Facilities ³	CUP	CUP	CUP	CUP	CUP	CUP
	Waste Tire Collection and/or Storage	NO	NO	NO	CUP	CUP	CUP
	Adult Oriented Uses	NO	NO	NO	CUP	CUP	NO
	Outdoor Activities	CUP	CUP	CUP	CUP	CUP	CUP
	Helipads	CUP	CUP	CUP	CUP	CUP	CUP
	Temp. Uses/Structures	See § 1-6-23					
	Signs	See § 1-11					
	Lighting	See § 1-10					
	Landscaping	See § 1-8					
	Parking	See § 1-7					
	Solar Panels	See § 1-6-16					
	Fences/Walls	See § 1-6-3					
	Mobile Food Services	See § 1-6-23					
	Cargo Containers	See § 1-6-8					
	Outdoor Storage and Outdoor Activities	See § 1-6-9					

"YES" = Permitted Use by Right. A "Yes" indicates that the listed use is permitted by-right within the respective zoning district.

"CUP" = Conditional Use Permit. A "CUP" indicates that the listed use is permitted within the respective zoning district only after review and approval of a Conditional Use Permit, in accordance with the review and approval procedures of § 1-16-12 (D).

"AUP" = Administrative Use Permit. An "AUP" indicates that the use and/or structure is permitted within the respective zoning district following review and approval of an administrative permit by the Development Services Director or designee in accordance with § 1-16-12 (C).

"NO" = Prohibited Uses. A "NO" indicates that the listed use type is expressly not allowed within the respective zoning district.

Footnotes from Table 5-3:

1. Definitions and/or descriptions of these uses are provided in the North American Industry Classification System ("NAICS"). The City will use the NAICS classification system to assist with defining and interpreting non-residential uses. Where NAICS definitions are not provided or unclear, the Zoning Administrator shall be responsible for interpretation.
2. An ancillary manufacturing use is a subsidiary or secondary use or operation connected to the main use of a building. Ancillary manufacturing uses identified in manufacturing sectors 31-33 of the 2012 North American Industry Classification System ("NAICS") shall be allowed in the B-1, B-2 or B-3 zoning districts if incidental and subordinate to the primary retail, office, public or quasi/public use, provided that not more than 50%, up to a maximum of 1,500 square feet, of the floor area of the business is engaged in these ancillary manufacturing activities. No outside manufacturing, processing, repair or equipment/inventory storage shall be allowed for ancillary uses (see Section 1-6-26).

Ancillary manufacturing uses proposed to be greater than 1,500 square feet and/or 50% of the total floor area may be approved as a conditional use by the Planning and Zoning Commission (see Section 1-6-26).

3. See § 1-6-16 (B) for alternate energy production regulations.
4. Land uses listed in the B-4 and B-5 district that propose outdoor assembly, repair, manufacturing, processing and/or storage shall require conditional use permit approval even if identified in Table 5-3 as a permitted use by right.
5. See § 1-6-15 for adult oriented business regulations.