



# *City of Apache Junction*

## *Development Services Department*



### **PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT**

**DATE:** April 12, 2016

**CASE NUMBER:** PZ-4-16

**OWNERS:** Sadie LaBerge

**APPLICANTS:** Sadie LaBerge and Steven Bocker

**REQUEST:** Proposed Planned Development Major Amendment of an existing B-1/PD (General Commercial District by Planned Development) .41 gross acre property to establish a pallet of uses for commercial development on the property, originally approved as a small bookstore.

**LOCATION:** The property is located at 351 N. Ironwood Drive, north of Apache Trail; parcel number 101-15-021B.

**GENERAL PLAN/  
ZONING DESIGNATION:** Medium Density Residential (maximum of 6 dwelling units per acre); presently zoned (and is proposed to remain zoned) B-1/PD.

**SURROUNDING USES:**

- North: Single-family residential lots (zoned RS-20M);
- South: Multi-family residential and a church (zoned RM-2/PD, High Density Multi-family Residential by Planned Development and RS-20M);
- East: Single-family residential lots (zoned RS-20M);
- West: Single-family residential lots and Ironwood Square (zoned RS-20M and B-1);

## **BACKGROUND**

Pursuant to case PZ-9-96, Ordinance No. 961, the subject property located at 351 N. Ironwood was originally rezoned from General Rural (GR) to Neighborhood Commercial by Planned Development (C-1/PD) for the purpose of remodeling a single family dwelling into a bookstore. The case was approved with stipulations (see Ordinance No. 961 and original site plan attached).

Since the adoption of the city's new zoning code in May of 2014 the zoning designation was changed to General Commercial by Planned Development (B-1/PD), supporting the same use.

## **PROPOSAL**

The applicants are requesting a Major Planned Development Amendment to establish a wider pallet of commercial uses for future development on the .41 acre property currently zoned B-1/PD. Located at 351 N. Ironwood Drive, the site is currently developed with a single family house converted into a commercial property. The purpose of this amendment is to permit additional low-intensity uses on the site for future commercial opportunities, which under the existing Ordinance only permits a bookstore or similarly very low-intensity use.

## **PLANNING STAFF ANALYSIS AND FINDINGS**

### *Relationship to General Plan:*

The General Plan designates the subject site Medium Density Residential (maximum of 6 dwelling units per acre) The current zoning does not support the General Plan but south of the area along Apache Trail is designated Downtown Mixed-Use.

### *Zoning/Site Context:*

The B-1/PD zoning is somewhat compatible with the surrounding uses of single-family, multi-family, and commercial. Ironwood Drive is a major arterial with commercial corridors to the south of the site along Apache Trail and to the north of the site along Superstition Boulevard. There are also a few properties that extend from the intersections onto Ironwood Drive that are zoned B-1. All adjacent properties to the subject site are zoned residential (see Vicinity Map below).

Ordinance 961 that was approved with case PZ-9-96 allowed a small bookstore on the property and also provided a list of stipulations to complete. The bookstore was never developed and only more recently, under a new owner were the approval stipulations met. The applicant has worked with staff to bring the property into compliance with Ordinance 961 such as creating an ADA parking space and remodeling the bathroom to be ADA compatible, as well as installing landscaping. Staff does recognize that this property is small and limits expansion of buildings and parking. There is currently an easement on the north 25 feet of the property for access to the residential property to the east of this site from N. Ironwood Drive.

*Public Input:*

Please see the applicant's public participation plan attached. At the Commission's public hearing on April 12<sup>th</sup>, staff will present the summary of comments received from interested citizens on the proposed plans.

**Planning Division Recommendation**

Planning Staff supports the Planned Development Amendment proposed by Sadie LaBerge for the subject property. Staff supports low-intensity uses on the property that complement the surrounding residential as well as the small lot size, while still acknowledging the proximity to commercial corridors. Staff offers the following recommended conditions of approval for the Commission's consideration.

**RECOMMENDED MOTION**

I move that the Planning and Zoning Commission recommend to the City Council the (APPROVAL/DENIAL) of Major Planned Development Amendment case PZ-4-16, a request by Sadie LaBerge represented by Steven Bocker proposing to change the plan of development for their .41 acre, B-1/PD (General Commercial by Planned Development) zoned property, located at 351 N. Ironwood Drive, to establish a pallet of uses for future commercial development subject to the following conditions of approval:

- 1) The pallet of uses permitted on the property will be based off the Non-Residential Use Regulations table from Apache Junction City Code Volume 2; Section 1-5-3, and as further refined in scope in accordance with

the list contained in case file PZ-4-16, agreed to by the applicants and staff.

- 2) Any future expansions or increases in intensity as determined by Development Services Staff may require additional property or building improvements.
- 3) Except as otherwise conditioned herein, all other applicable provisions of Ordinance No. 961 are still in full force and effect.



---

Prepared by Stephanie Bubenheim  
Assistant Planner

Attachments:

- Exhibit #1 - PZ-4-16 Application
- Exhibit #2 - PZ-4-16 Vicinity Map
- Exhibit #3 - Site Plan
- Exhibit #4 - Public Participation Summary
- Exhibit #4 - Ordinance No. 961
- Exhibit #5 - Proposed Pallet of Uses



## EXHIBIT A: Planning and Zoning Application Form

Office Use Only: Filing Date 2/16/16  
Staff S. E. Benheim  
Fees Received \_\_\_\_\_  
Case PZ-4-16

### TYPE OF APPLICATION

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Annexation  | <input type="checkbox"/> Abandonment (Plat/Easement/ROW)    | <input type="checkbox"/> Board of Adjustment          |
| <input type="checkbox"/> Cargo Container Permit                                | <input type="checkbox"/> Certificate of Legal Nonconformity | <input type="checkbox"/> Conditional Use Permit       |
| <input type="checkbox"/> Development Agreement                                 | <input type="checkbox"/> Development Plan Review            | <input type="checkbox"/> General Plan Amendment       |
| <input type="checkbox"/> Lot Splits, Joins & Adjustments                       | <input type="checkbox"/> Ordinance Text Amendment           | <input type="checkbox"/> Planned Development Rezoning |
| <input type="checkbox"/> Preliminary/Final Plat                                | <input type="checkbox"/> Preliminary Development Review     | <input type="checkbox"/> Sign Permit                  |
| <input type="checkbox"/> Special Use Permit                                    | <input type="checkbox"/> Temporary Use Permits              | <input type="checkbox"/> Zoning Map Amendment         |
| <input checked="" type="checkbox"/> Other <u>Planned Development Amendment</u> |   |   |

### SITE INFORMATION

SITE ADDRESS/LOCATION 351 N Ironwood Dr ASSESSORS PARCEL NUMBER 101-15-021B  
GROSS AREA: \_\_\_\_\_ NET AREA \_\_\_\_\_ EXISTING ZONING RS-20M

### BRIEF DESCRIPTION OF THE PROPOSED REQUEST:

To ammend the existing plan Ordinance No. 961 to include the additional listed uses.

### APPLICANT INFORMATION

Property Owner(s) Sadie LaBerge  
Address 8215 E. Canyon Estates, Gold Canyon AZ 85118  
Phone Number 480.510.7537 Fax Number \_\_\_\_\_ Email steven.bocker1@gmail.com

Applicant Contact Person/Project Manager Steven Bocker  
Address 8215 E. Canyon Estates Gold Canyon, AZ 85118  
Phone Number 480.320.9096 Fax Number \_\_\_\_\_ Email steven.bocker1@gmail.com

Architect/Engineer \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_ Email \_\_\_\_\_

OWNERS SIGNATURE: [Signature] DATE: 2.03.16

**EXHIBIT B**  
**PROPERTY OWNER CERTIFICATION FORM**

I/We certify that:

I/We are the owner(s) of the property described in this application for rezoning and have submitted copies of deeds or title reports as proof of ownership.

I/We have read the application instructions and have truthfully completed this application. I/We understand that the City has the option of either approval or denial of this request following conduct of a Public Hearing.

I/We, being the owner(s) of the property in this application, have appointed Steven Bocker as my/our representative agent. I/We have authorized him/her to do whatever is necessary to have this request considered favorably by the City of Apache Junction and agree that all correspondence relation to this matter should be delivered to him/her.

**PLEASE PRINT**

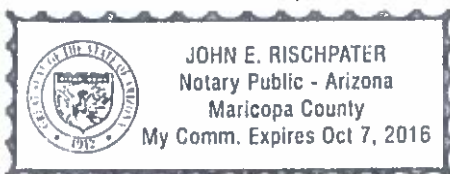
Property Owner Sadie LaBerge  
Address 8215 E. Canyon Estates, Gold Canyon AZ 85118  
Phone Number 480.510.7537 Fax Number \_\_\_\_\_ Email steven.bocker1@gmail.com

Property Owner \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_ Email \_\_\_\_\_

Property Owner \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_ Email \_\_\_\_\_

STATE OF ARIZONA )  
                                  )  
COUNTY OF PINAL )

The foregoing instrument was acknowledged before me this 3 day of FEB, 2016.

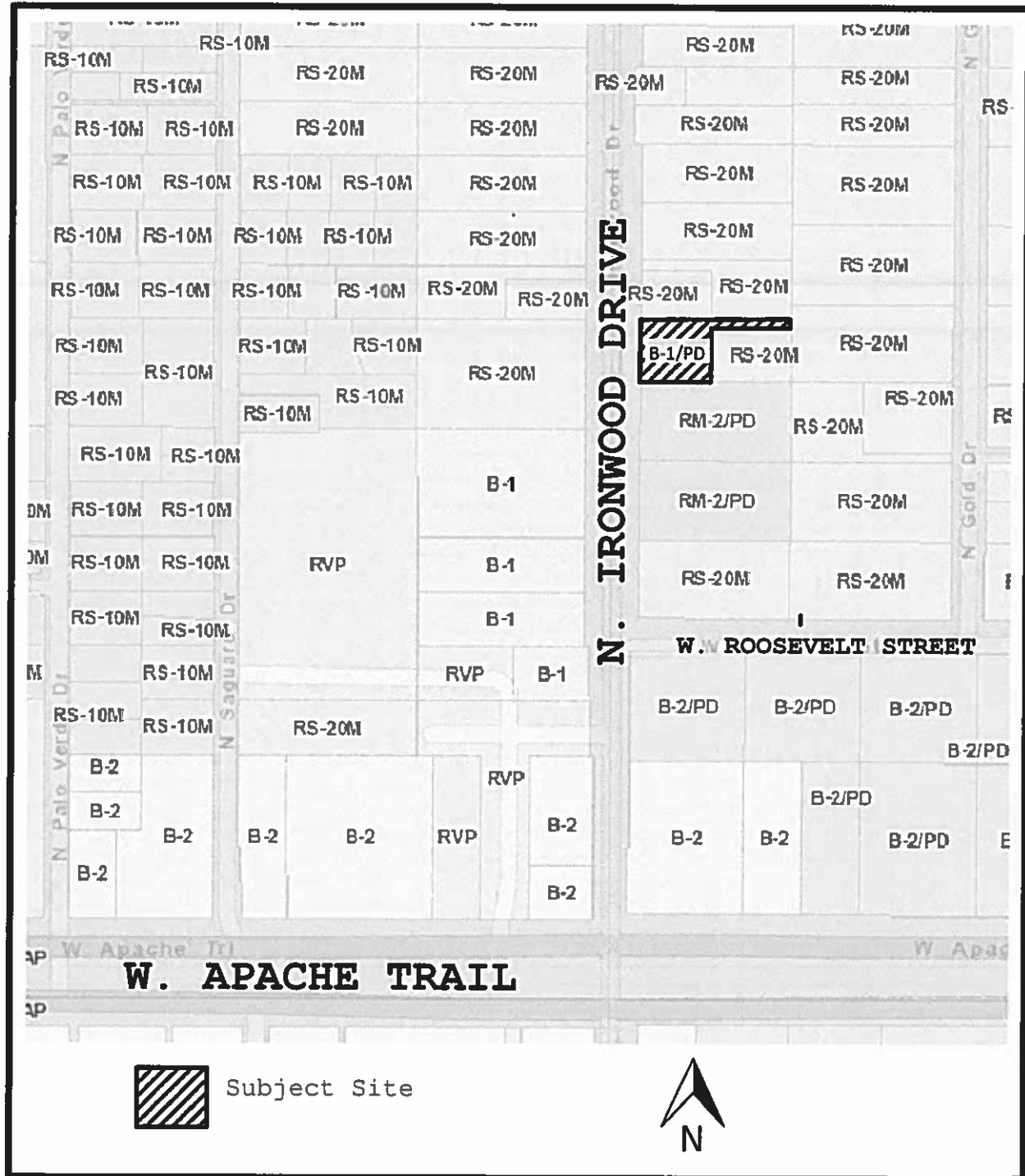


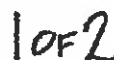
[Signature]  
Notary Public

My Commission Expires: OCT 7, 2016



**PZ-4-16 Vicinity Map**







## NEIGHBORS WELCOME

There will be an on-site Planned Development Amendment Meeting

Date: Tuesday, April 5, 2016

Time: 5:30 pm > 6:30 pm

Location: 351 N. Ironwood Drive, Apache Junction, AZ

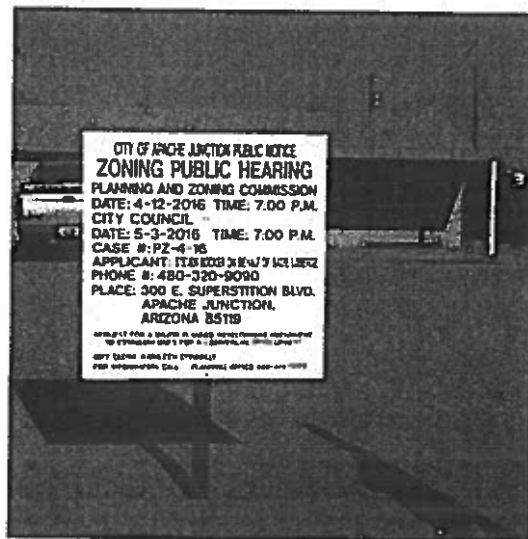
Hello neighbors, as the owner of the subject property, I will be available to answer any questions you may have with regard to the betterment of the community with Case #PZ-4-16. The property was initially zoned as a bookstore. The City of Apache Junction subsequently has issued a business license for health services. I am requesting that the property be rezoned for the use of low impact business entities.

If you are unable to attend the meeting but have questions or comments, please reach out to:

Steven Bocker  
Property Representative  
Cell/Text: (480) 320-9090

or

Stephanie Bubenheim, Assistant Planner  
City of Apache Junction - Development Services  
480-474-5087  
[sbubenheim@ajcity.net](mailto:sbubenheim@ajcity.net)



I am looking forward to meeting you.

*S. Dee LaBerge*

Sadie LaBerge

**Public Participation Sign-In Sheet  
For Planning and Zoning Case # PZ-4-16**

**351 N. Ironwood Drive  
Apache Junction, AZ 85120**

**April 5, 2016**

**Name**

**Mailing Address**

**Signature**

Jeff Miller

332 N Ironwood Dr



**Public Participation Agenda  
For Planning and Zoning Case # PZ-4-16**

**351 N. Ironwood Drive  
Apache Junction, AZ 85120**

**April 5, 2016**

**Welcome**

**Overview**

**Open Forum Comments**

**Questions/Answer Session**

**Adjournment**

**Public Participation Meeting Minutes  
For Planning and Zoning Case # PZ-4-16**

**351 N. Ironwood Drive  
Apache Junction, AZ 85120**

**April 5, 2016**

**Welcome: 5:30 p.m.**

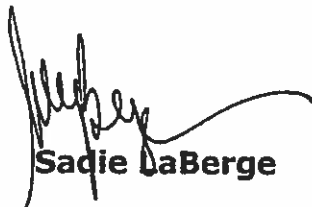
**Overview: Steven Bocker summarized why there is a need for a planned development amendment on the property to allow for low impact business uses. A discussion ensued with regard to the Ironwood corridor.**

**Questions/Answer Session: Jeff Miller requested a copy of the proposed allowed business types. Steven Bocker will send him the list. Mr. Miller was given the date/time of the subject property's upcoming Planning & Zoning meeting with the City of Apache Junction.**

**Adjournment: 6:00 p.m.**

**Remained on site until 6:30 p.m. with no other neighbors arriving.**

**Respectfully submitted,**

  
**Sadie LaBerge**

ORDINANCE NO. 961

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, AMENDING THE APACHE JUNCTION, ARIZONA ZONING ORDINANCE, BY AMENDING THE ZONING DISTRICT MAP, CITY OF APACHE JUNCTION, ARIZONA, CHANGING THE ZONING DISTRICT CLASSIFICATION IN REZONING CASE PZ-96-09 FROM GR (GENERAL RURAL, 1.25 ACRES MINIMUM PARCEL SIZE, LOW DENSITY RESIDENTIAL) TO C-1/PD (NEIGHBORHOOD COMMERCIAL/PLANNED DEVELOPMENT); REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, THAT:

SECTION I      IN GENERAL

The zoning district classification on the Zoning District Map, City of Apache Junction, Arizona, for the parcel of land described as:

Apache Acres Subdivision, Lot 4, Block 2.

be and hereby is amended from GR (General Rural, 1.25 acre minimum parcel size, low density residential) to C-1/PD (Neighborhood Commercial/Planned Development), subject to the following conditions and stipulations:

1. Development plans prepared by a licensed engineer/architect must be prepared and submitted for review by the Planning and Zoning Commission and the City Council prior to application for any permits.
2. All commercial development requirements shall be satisfied prior to the issuance of a certificate of occupancy or business license.
3. The site plan shall be revised to provide one (1) access point at the northern portion of the property to coincide with the recorded access easement for the parcel directly to the east of the subject property. Said access drive shall be a minimum of twenty-five (25) feet in width.
4. All items, structures, etc. not directly associated with the operation of the proposed bookstore shall be removed from the parcel prior to issuance of any permits. Such items include, but are not limited to: the mobile home on the parcel, the swimming pool, storage sheds, area enclosed by chain link fence.
5. No outdoor storage areas shall be allowed on the parcel.

6. All requirements of Ordinance No. 940 shall be met. A landscaping plan to include the size, type, location of plant material and ground cover shall be submitted and reviewed prior to issuance of any permits. Landscaping must be installed according to the approved landscaping plan and maintained in a living state.
7. Buffer walls shall be erected on the north, east and south property boundaries in accordance with Ordinance 940. Design of the buffer wall shall allow for access to the parcel to the east of the subject property.
8. The existing building that is the site of the proposed bookstore shall be remodeled to meet all applicable codes as determined by the Building Official and Apache Junction Fire District.
9. Seventeen (17) feet along the Ironwood frontage shall be dedicated to the City for additional right-of-way for the future widening of Ironwood Drive.

## SECTION II REPEALING ANY CONFLICTING PROVISIONS

All ordinances and parts of ordinances in conflict with the provisions of this ordinance, or any part of the code adopted herein by reference, are hereby repealed.

## SECTION III PROVIDING FOR SEVERABILITY

If any section, subsection, sentence, phrase, clause or portion of this ordinance, or any part of the code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, THIS 15TH DAY OF OCTOBER, 1996.

SIGNED AND ATTESTED TO THIS 17TH DAY OF OCTOBER, 1996.

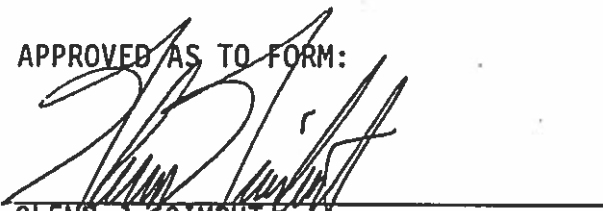
  
\_\_\_\_\_  
DOUGLAS COLEMAN  
Mayor



ATTEST:

  
KATHLEEN CONNELLY  
City Clerk

APPROVED AS TO FORM:

  
GLENN J. GIMBUT  
City Attorney

PZ-4-16 PROPOSED PALLET OF USES

USE CATEGORY	SPECIFIC USE TYPE <sub>1</sub>	B-1 General Commercial Uses from City Code 1- 5-3	PZ-4-16 Proposed Low-Intensity Uses
Retail Trade (NAICS Code 44- 45)	New Vehicle Sales/Service/Repair	YES	NO
	Used Vehicle Sales/Service/Repair	YES	NO
	RV Sales/Service/Repair	CUP	NO
	Manufactured/Mobile Home Sales	CUP	NO
	Boat, ATV & Motorcycle Sales/Service	YES	NO
	Semi-Truck Service/Repair	CUP	NO
	Semi-Truck Stop	NO	NO
	Automotive Parts and Accessory Sales	YES	NO
	Furniture and Home Furnishing Sales	YES	YES
	Electronics and Appliance Sales/Repair	YES	YES
	Building Materials and Supplies Sales (Indoors)	YES	YES
	Building Materials and Supplies Sales (Indoors and/or Outdoors)	CUP	NO
	Lawn and Garden Equipment/Supply Sales	YES	INDOORS ONLY
	Feed and Fertilizer Sales	CUP	NO
	Nursery/Greenhouses with On-Site Sales	CUP	INDOORS ONLY
	Grocery, Convenience, Department Stores	YES	GROCERY
	Shopping Centers	YES	NO
	Specialty Retail Stores	YES	YES
	Beer, Wine and Liquor Sales	YES	NO
	Health, Pharmacy and Personal Care Sales	YES	YES
	Gasoline Stations	YES	NO
	Gasoline Stations with Convenience Store	YES	NO
	Clothing and Accessor- ies	YES	YES
	Jewelry, Luggage and Leather Sales	YES	YES

	Sporting Goods, Hobby, Books and Music Sales	YES	YES
	Department Stores and Warehouse Clubs	YES	NO
	Florist and Novelty Gift Sales	YES	YES
	Office Supply Sales	YES	YES
	Used Merchandize Sales	YES	NO
	Pet and Pet Supply Sales	YES	INDOORS ONLY
	Art and Craft Sales	YES	YES
	Tobacco Sales	YES	NO
	Electronic Shopping and Mail-Order Sales	YES	YES
	Vending Machine Sales	YES	YES
	Bottled Gas Dealers	CUP	NO
	Coal,Firewood and Biofuel Sales	CUP	NO
	Bakery Sales (baking for store sales only)	YES	YES
	Medical Marijuana Facilities	CUP	NO
	Swap Meets and Farmers Markets	CUP	NO
	Pawn Shops	YES	NO
	Retail Carts and Kiosks	AUP	AUP
	Printing Shop	YES	YES
Finance and Insurance (NAICS Code 52)	Finance and Insurance Office/Sales/Brokers	YES	YES
	Banks and Credit Unions	YES	YES
	Financing Sales	YES	YES
	Securities/Commodities Office/Sales/Exchanges	YES	YES
	Check Cashing Store	YES	NO
Real Estate, Rental and Leasing (NAICS Code 53)	Real Estate Office, Agents and Brokers	YES	YES
	Vehicle Rental and Leasing	YES	NO
	Machinery and Equip. Rental (Indoor)	YES	YES
	Machinery and Equipment Rental (Indoor/ Outdoor)	CUP	NO

Professional, Scientific and Tech. (NAICS Code 54)	Legal and Accounting	YES	YES
	Engineering/Surveying	YES	YES
	Architectural	YES	YES
	Planning and Design	YES	YES
	Consulting	YES	YES
	Scientific Research	YES	YES
	Advertising and Public Relations	YES	YES
	Photography	YES	YES
	Veterinary	YES	NO KENNELS
Education Services (NAICS Code 61)	All Types of Schools.	YES	YES
	Educational Support Services	YES	YES
Health Care and Social Assistance (NAICS Code 62)	Physicians, Dental and Health Practitioners	YES	YES
	Outpatient Care Centers	YES	YES
	Medical and Diagnostic Labs	YES	YES
	Home Health Care Services	YES	YES
	Ambulatory Health Care Services	YES	YES
	Blood and Organ Banks	YES	YES
	General Medical and Surgical Hospitals	YES	NO
	Psychiatric & Substance Abuse Facilities	YES	YES
	Nursing and Residential Care Facilities	YES	NO
	Individual and Family Care Services	YES	YES
	Homeless Shelter	YES	NO
	Community Food and Relief Services	YES	NO
	Vocational Rehab Services	YES	YES
	Child Day Care Services	YES	YES
Arts, Entertainment and Recreation (NAICS Code 71)	Performing Arts Facilities	YES	YES
	Spectator Sports Facilities	CUP	NO

	Museums and Historical Sites	YES	YES
	Zoos, Nature Parks and Botanical Gardens	CUP	NO
	Amusement Parks	CUP	NO
	Indoor Arcades	YES	YES
	Gambling Facilities	CUP	NO
	Private Recreational Facilities (Outdoor)	CUP	NO
	Private Recreational Facilities (Indoor)	YES	NO
	Public Recreational Facilities	AUP	NO
	Public Outdoor Music Festivals/Events	AUP	NO
	Private Outdoor Music Festivals/Events	CUP	NO
Accommodation and Food Services (NAICS Code 72)	Hotels, Motels and Bed & Breakfast Inns	YES	BED & BREAKFAST ONLY
	RV Parks and Campgrounds	CUP	NO
	Rooming and Boarding Houses	YES	NO
	Full Service Restaurants	YES	NO
	Limited Service Restaurants	YES	YES
	Delicatessen	YES	YES
	Caterers	YES	YES
	Confectionary and Ice Cream Sales	YES	YES
	Drinking Places (serving alcohol)	YES	NO
	Restaurants/Bars/Clubs (With Amplified Outdoor Music)	CUP	NO
Other Services (NAICP Code 81)	General Automotive Repair	YES	NO
	Body Shops	CUP	NO
	Car Washes	YES	NO
	Electronic Equipment Maintenance & Repair	YES	YES
	Business Equipment Maintenance and Repair	YES	YES
Other Services (NAICP Code 81)	Furniture Repair and Maintenance	YES	YES

	Footwear and Leather Goods Repair	YES	YES
	Personal and Household Goods Repair	YES	YES
	Laundry and Dry Cleaning Services	YES	YES
	Hair, Nails and Skin Care Services	YES	YES
	Tattoo Services	YES	NO
	Death Care Services	YES	NO
	Cemeteries and Crematories	CUP	NO
	Linen and Uniform Supply	YES	NO
	Pet Care	YES	YES
	Animal Hospitals and Kennels	YES	NO
	Taxidermist	CUP	CUP
	Photo Services	YES	YES
	Commercial Parking Lots and Garages	CUP	NO
	Religious and Fraternal Organizations	YES	YES
	Social Advocacy Organizations	YES	YES
	Human Rights Organizations	YES	YES
	Conservation Organizations	YES	YES
	Business and Prof. Organizations	YES	
	Labor Organizations	YES	YES
	Political Organizations	YES	YES
	Commercial Equestrian Boarding, Rentals, Arenas and Academics	CUP	NO
Public Admin. (NAICS Code 92)	Government Offices and Courts	YES	NO
	Detention/Correctional Facilities	NO	NO
	Correctional Institutions	NO	NO
Mining, Quarrying, Gas and Oil (NAICS Code 21)	Oil and Gas Extraction	CUP	NO
	Mining	NO	NO
	Quarrying	NO	NO



Utilities (NAICS Code 22)	Electric Power Generation <sup>3</sup>	CUP	NO
	Water and Sewerage Systems/Facilities	CUP	NO
	Other Utilities	See § 1-6-21	
	Alternative Energy Generation Facilities	See § 1-6-16	
Manufacturing (NAICS Code 31- 33)	Food Manufacturing	NO	NO
	Animal Slaughtering	NO	NO
	Beverage Manufacturing	NO	NO
	Tobacco Manufacturing	NO	NO
	Textile Mills	NO	NO
	Apparel Manufacturing	NO	NO
	Leather/Allied Product Manufacturing	NO	NO
	Wood Product Manufacturing	NO	NO
	Paper Manufacturing	NO	NO
	Printing and Publishing (Non-Retail)	NO	NO
	Petroleum and Coal Products Manufacturing	NO	NO
	Chemical Manufacturing	NO	NO
	Plastics and Rubber Manufacturing	NO	NO
	Non-Metallic Mineral Product Manufacturing	NO	NO
	Primary Metal Manufacturing	NO	NO
	Fabricated Metal Product Manufacturing	NO	NO
	Foundries	NO	NO
	Machinery Manufacturing	NO	NO
	Computer & Electronic Manufacturing	NO	NO
	Elec. Equip./ Appliance Manufacturing	NO	NO
	Transportation Equip. Manufacturing	NO	NO
	Furniture and Related Product Manufacturing	NO	NO
	Miscellaneous Manufacturing	NO	NO
	Ancillary Manufacturing <sup>2</sup>	YES <sup>1</sup>	YES

Wholesale Trade {NAICS Code 42}	Durable Goods	NO	NO
	Non-Durable Goods	NO	NO
Construction {NAICS Code 23}	Contractors office, shop and/or storage (indoors)	YES	YES
	Contractors office, shop and/or storage (indoors and/or outdoors)	CUP	INDOORS ONLY
	Craftsman and Artisan (Indoors)	YES	YES
	Craftsman and Artisan (Indoors or outdoors)	CUP	INDOORS ONLY
Transportation and Warehousing (NAICS Code 48- 49)	Truck Transportation Terminal	NO	NO
	Bus Transportation Terminal	CUP	NO
	Air Transportation Terminal	NO	NO
	Taxi and limousine Service	YES	NO
	Towing Truck Parking and Storage	NO	NO
	Scenic and Sightseeing Terminal/Parking	CUP	NO
	Postal,Courier and Delivery Service	CUP	NO
	General Warehouse and Storage (Indoor)	NO	NO
	Mini-Warehouse	CUP	NO
	Distribution Facilities	NO	NO
	Outside Storage Yards	CUP	NO
Information (NAICS Code 51)	Newspaper, Periodical and Book Publishing	YES	YES
	Motion Pictures and Sound Recording Indus.	CUP	CUP
	Broadcastingand Recording	YES	YES
	Telecommunications	YES	YES
	Data Processing	YES	YES
Waste Management And Remediation (NAICS Code 56)	Office Administration Services	YES	YES
	Employment Services	YES	YES
	Business Support Services	YES	YES
	Travel Services	YES	YES
	Investigation and Security Services	YES	YES

	Cleaning, Landscaping and Exterminating Serv.	YES	NO LANDSCAPING
	Waste Management and Remediation Serv.	NO	NO
Agriculture (NAICS Code 11)	Crop Production	YES	NO
	Greenhouse and Nursery	CUP	NO
	Beef, Dairy, Sheep, Goat and Hog Production	NO	NO
	Poultry and Egg Production	NO	NO
	Aquaculture	NO	NO
Residential Uses	Single-Family Detached Residential	NO	NO
	Multi-Family Residential RV/MHP Parks	CUP	NO
	Assisted Living Facility	YES	NO
	Group Care Home	CUP	NO
	Live/Work Unit	CUP	NO
Misc. Uses, Structures & Installations	Solar Panels	YES	YES
	Alternate Energy Production Facilities <sup>3</sup>	CUP	CUP
	Waste Tire Collection and/or Storage	NO	NO
	Adult Oriented Uses	NO	NO
	Outdoor Activities	CUP	CUP
	Helipads	CUP	NO
	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	

[05-06-14]

"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 p

"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 Director. "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 these uses.
2. An ancillary manufacturing use is a subsidiary or secondary use or operation connected to the main use of a building. 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.
5. See § 1-6-15 for adult oriented business regulations.