

Use Regulations Overview

WHAT ARE USE REGULATIONS?

Use regulations specify which land uses are permitted, conditionally permitted, or prohibited in each zoning district in the City, and include special requirements, if any, applicable to specific uses. The draft Use Regulations contain the following:

- **Use Allowances by Zone.** Permit and review requirements are presented in an easy-to-read table format, that allow for easy comparison between related zoning districts.
- **Standards for Specific Uses and Activities.** Certain uses have particular standards to address unique needs or potential impacts to surrounding uses.
- **Use Classifications.** Use classifications define each land use regulated by the Zoning Ordinance. Land uses have been revised and consolidated into use groups based on common function, product, impacts, or physical characteristics. The use groups are designed to be broad enough to allow classification of new, unanticipated uses, to reduce confusion and the need to amend this section of the Zoning Ordinance.

HOW TO USE A LAND USE REGULATION TABLE

1 Determine the use you are interested in. All uses are defined in a single chapter of the Ordinance - Use Classifications. Within this chapter, uses are categorized into broad groups so that similar uses are found near each other for comparison if a question arises.

2 Identify if the use is allowed and what type of review is required.

P = Permitted

M = Minor Use Permit required

C = Conditional Use Permit required

- = If a use is not listed, it is not allowed.

3 Check specific use standards. Cross-references identify where these are found in the Ordinance.

TABLE TBD: LAND USE REGULATIONS COMMERCIAL ZONES							
P = Permitted Use; *M* = Minor Use Permit required; *C* = Conditional Use Permit required; "-" = use not allowed							
Land Use Classification	NC	DT	CC	RC	GC	SC	Additional Regulations
Residential Uses							
Residential Dwelling Unit	P(1)	-	(2)	-	(2)	3	
Accessory Dwelling Units	See Section TBD, Accessory Dwelling Units						
Family Day Care	Small and large family day cares are permitted in all zoning districts where residential uses are allowed and are considered residential uses of a property.						
Group Residential	-	-	-	-	-	-	
Residential Care Facility	See subclassifications below						
Small	Small residential care facilities constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.						
Residential Facility, Assisted Living	-	-	C	-	-	-	
Single Room Occupancy	-	-	C	-	-	-	See Section TBD, Single Room Occupancy (SRO)
Supportive Housing	Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.						
Transitional Housing							
Public/Semi-Public Uses							
Colleges and Trade Schools	-	2	M	-	P(4)	-	
Community Assembly	-	C	C	C	C	C	
Community Gardens	P	-	-	-	-	-	
Cultural Institutions	-	M	M	P	P	-	
Day Care Centers	M	P(1)	P		M		Adequate space for loading and unloading children shall be available or shall be provided on the site
Emergency Shelter	-	-	P	-	P	-	See Section TBD, Emergency Shelter
Government Offices	-	P(1)	P	-	P	-	
Hospitals and Clinics	See subclassifications below						
Hospitals	-	-	C	-	C		
Clinics	P	-	P	-	P	P	
Skilled Nursing Facilities	-	-	C	-	-	-	

Zoning district grouping
Zoning district abbreviation
Additional regulations apply to certain uses

Use group