Memorandum

CITY OF DALLAS

DATE November 14, 2008

TO Trinity River Committee Members:
David A. Neumann (Chair)
Mayor Pro Tem Dr. Elba Garcia (Vice-Chair)
Deputy Mayor Pro Tem Dwaine Caraway
Carolyn R. Davis
Linda Koop
Pauline Medrano
Mitchell Rasansky
Steve Salazar

SUBJECT **Cedars West Rezoning**

On September 18, 2008, the City Plan Commission recommended approval of a planned development district for the Cedars West Study Area. Staff will brief the Trinity River Corridor Project Committee to provide an overview of the zoning case at the November 18, 2008, meeting. A copy of the presentation is attached for your information, as well as a copy of the City Plan Commission recommended conditions (the proposed ordinance).

Also attached for your information are (1) a list of permitted uses in the existing IM and CS zoning districts, and (2) a list of uses in IM, CS, and MU-2 which will no longer be permitted in the proposed Cedars West MUHI and MUMI form districts. The proposed permitted uses in Cedars West are on pages 2-21 through 2-26 and 2-52 through 2-57 in the proposed ordinance.

If you have additional questions, please let me know.

Jill A. Jordan, P.E.
Assistant City Manager

THE TRINITY
DALLAS

Attachment

c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Ryan S. Evans, First Assistant City Manager
Ramon F. Miguez, P.E., Assistant City Manager
A. C. Gonzalez, Assistant City Manager
Forest Turner, Interim Assistant City Manager
David K. Cook, Chief Financial Officer
Deborah A. Watkins, City Secretary
Thomas P. Perkins, Jr., City Attorney
Craig D. Kinton, City Auditor
Judge C. Victor Lander
Helena Stevens-Thompson, Asst. to the City Manager
Frank Librio, Director, Public Information Office

Cedars West Rezoning

Trinity River Corridor Project Committee

November 18, 2008

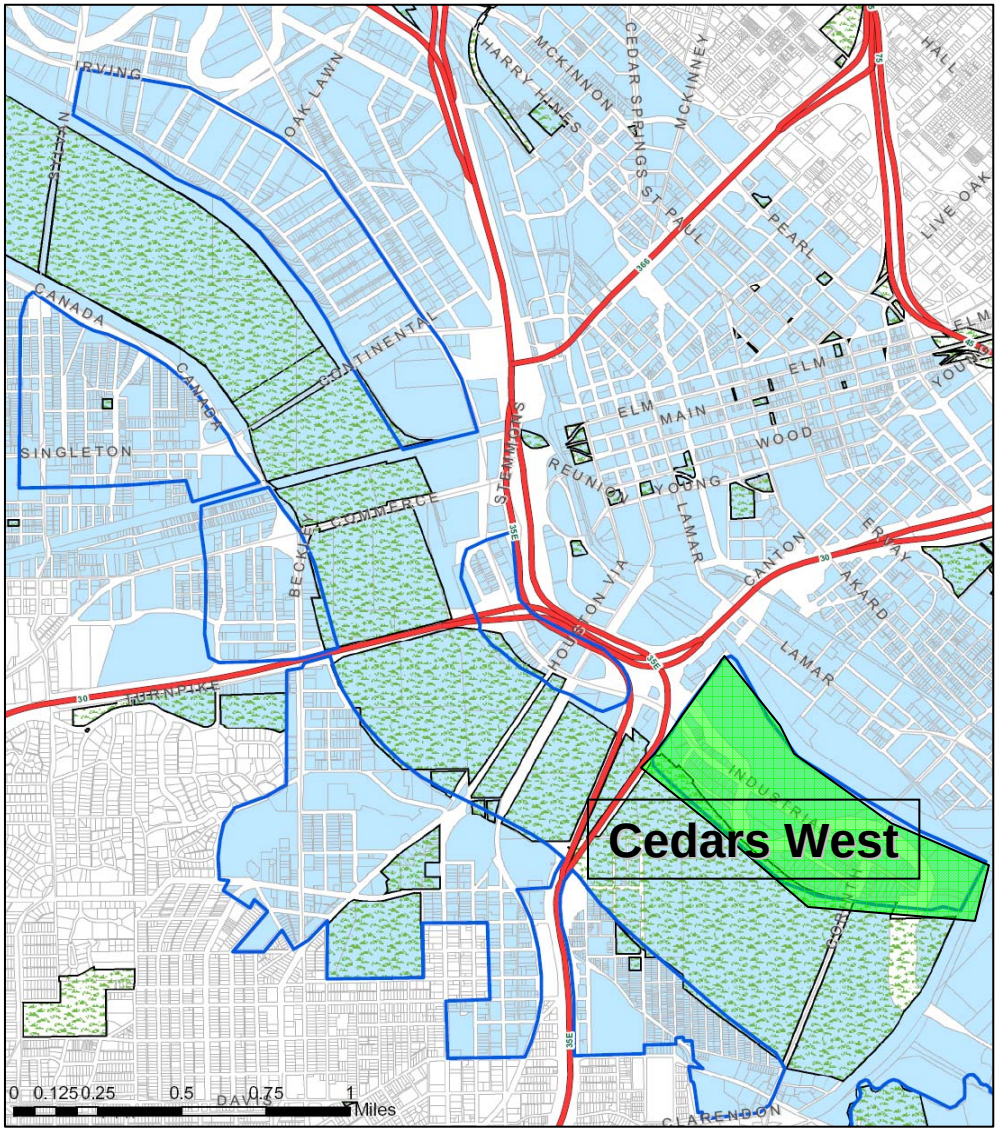
THE TRINITY

DALLAS

Key Focus Area

Economic Vibrancy

Cedars West Area



Area of Request

Cadiz Street

Cadiz St. @ Industrial Blvd.*

*NOTE: Industrial Blvd. will be renamed Riverfront Blvd. effective November 10, 2009

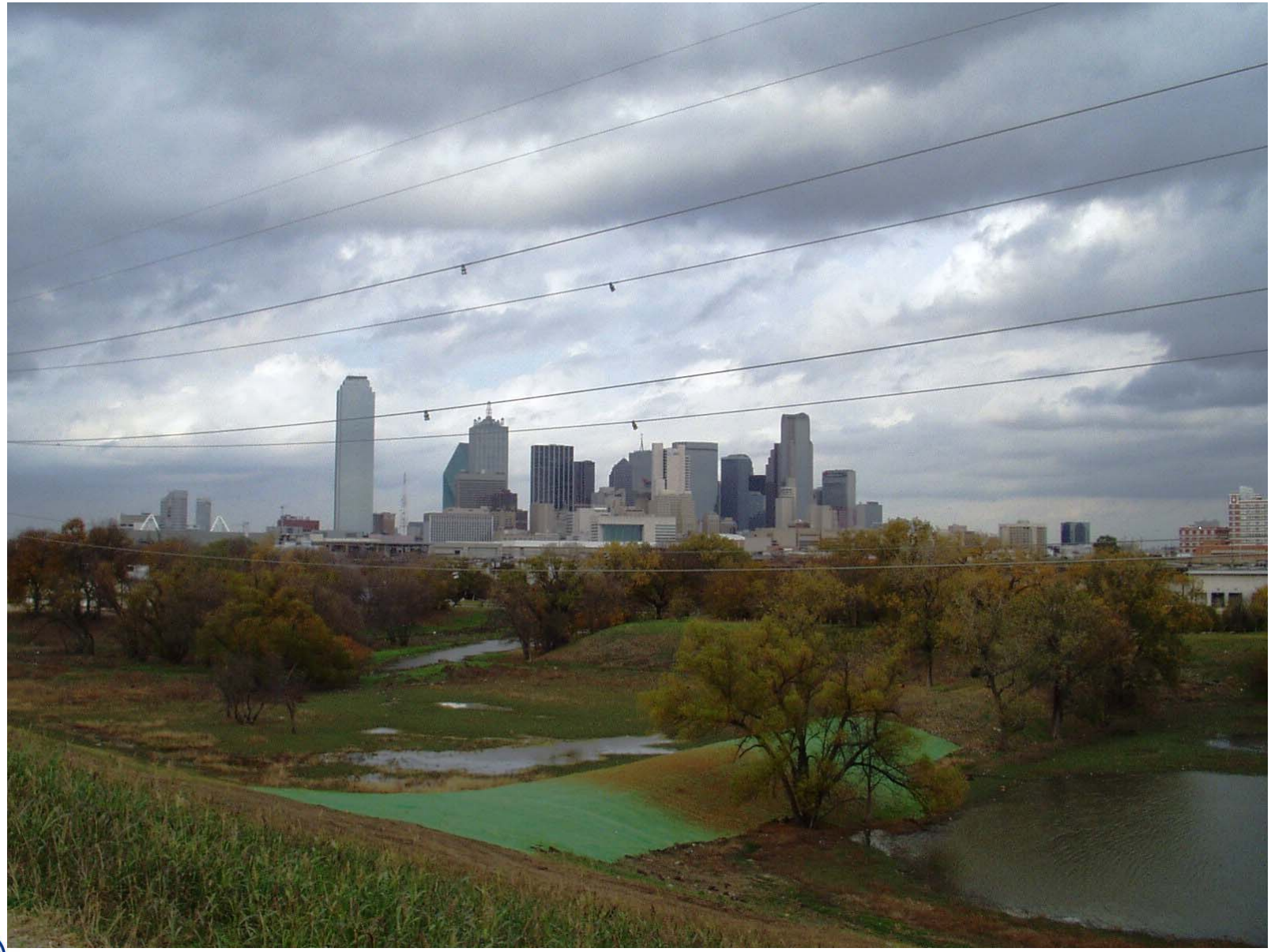
Area of Request

Rock Island Street - Levee

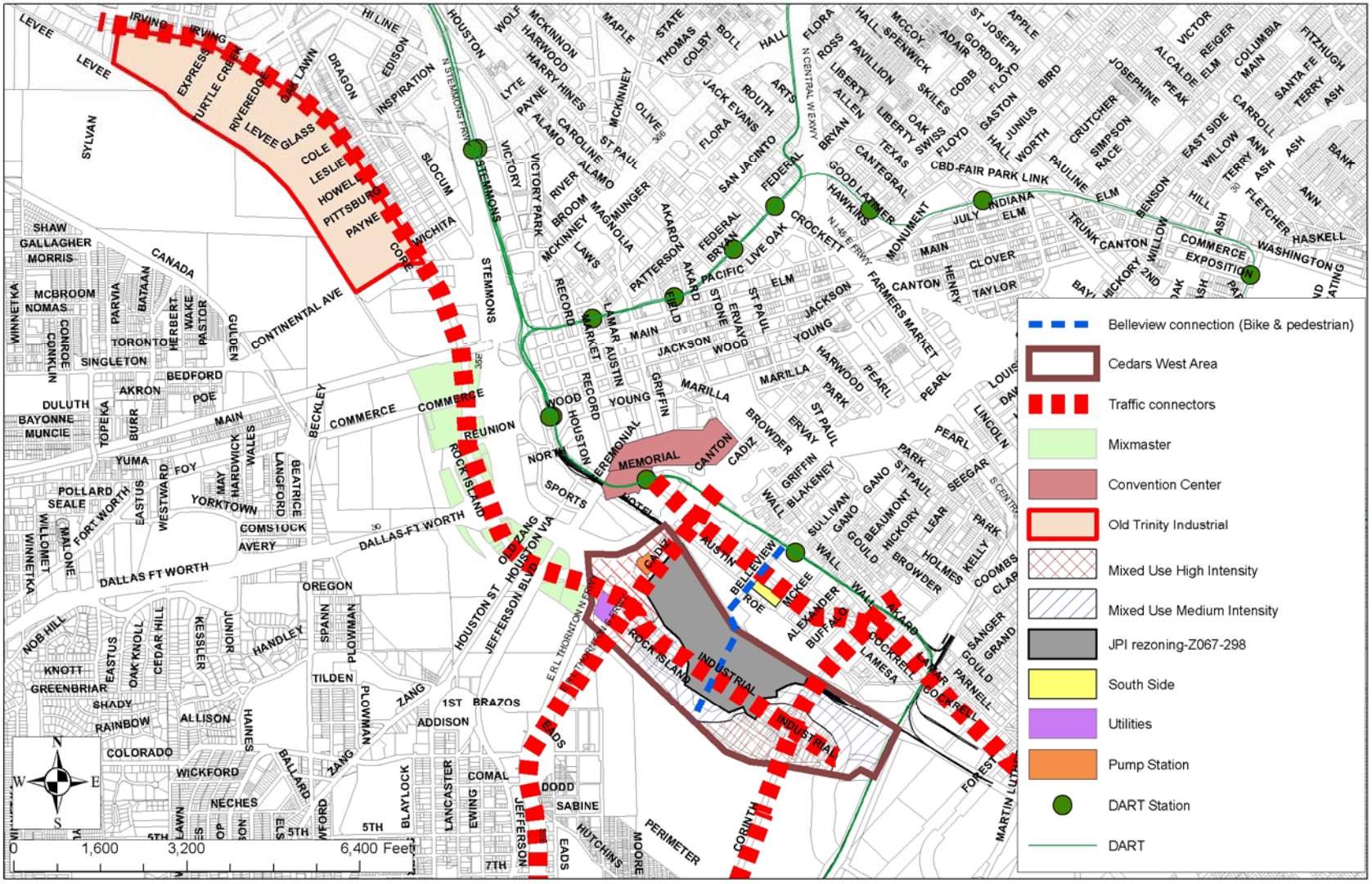
Area of Request

Industrial Blvd. @ Cadiz St. (north sidewalk)

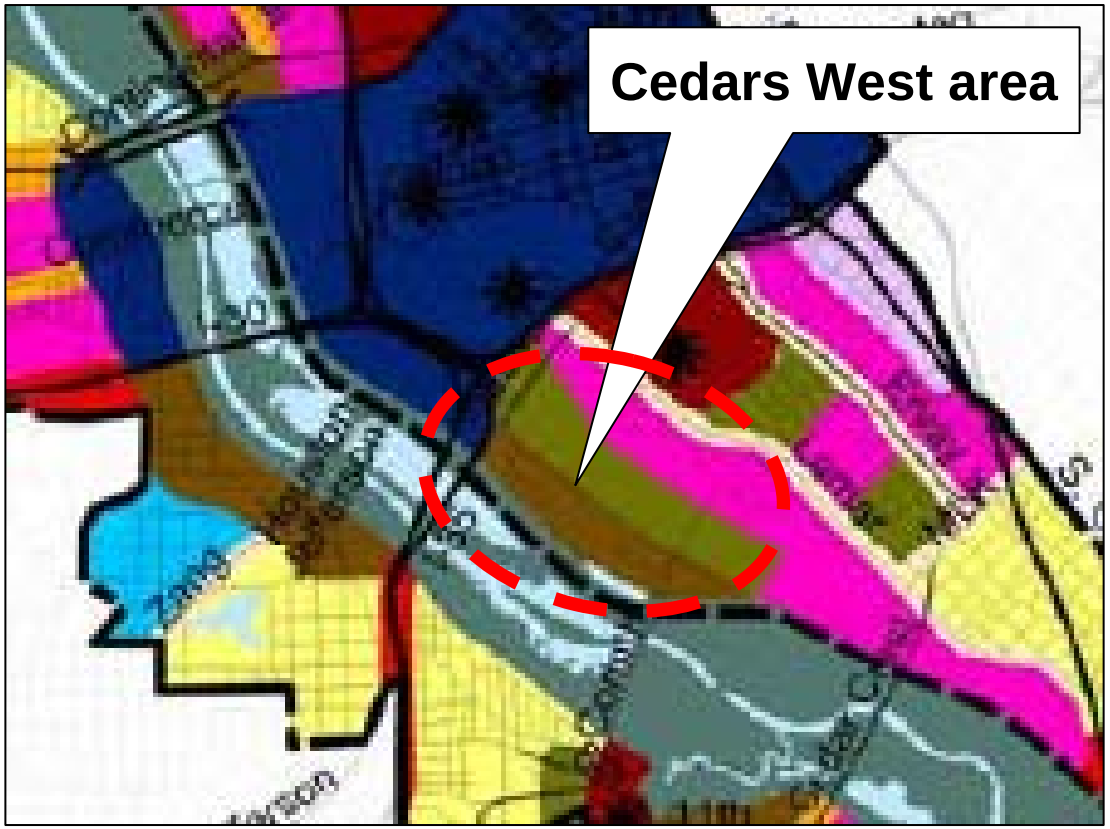
Industrial Blvd. @ Cadiz St. (south sidewalk)



Trinity River SPD and Cedars West Area

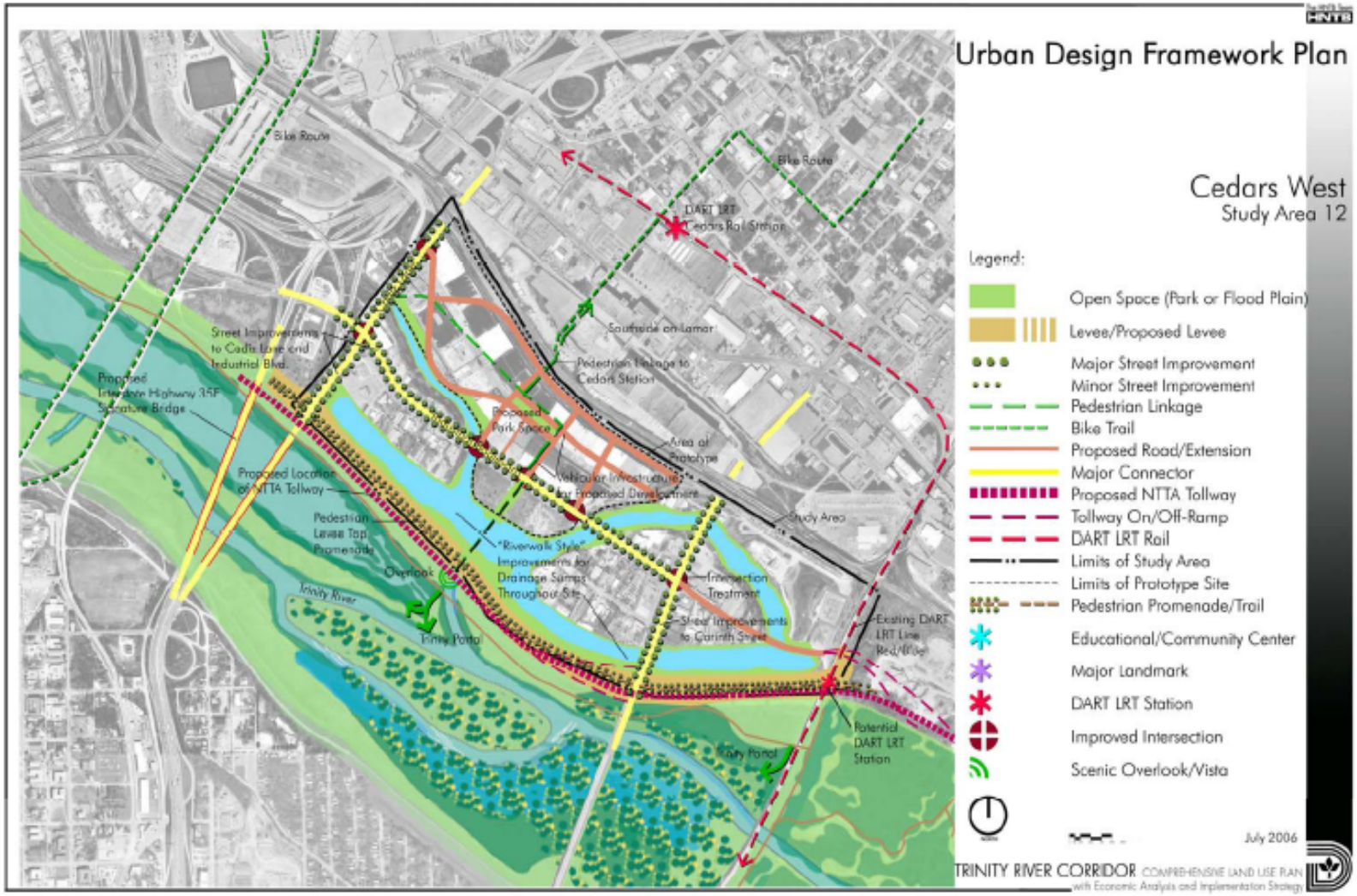


CLU Plan - Cedars West area

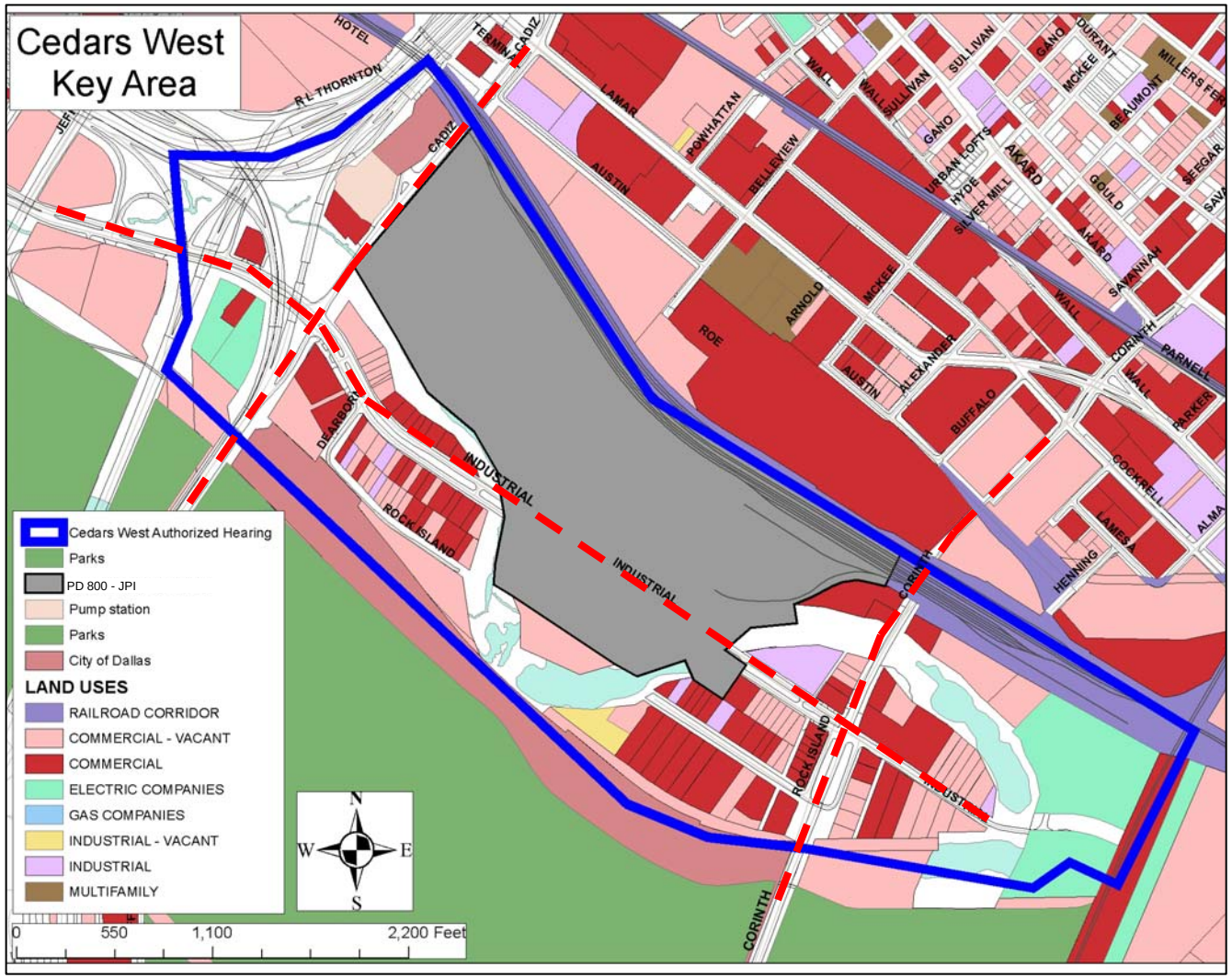


Trinity River Corridor
Comprehensive Land Use Plan recommendations:
-Residential Urban (Residential Single family, Multifamily, Retail Neighborhood)
-Residential Riverside (Residential 10-25 stories, Mixed use, Office, Entertainment, Retail)

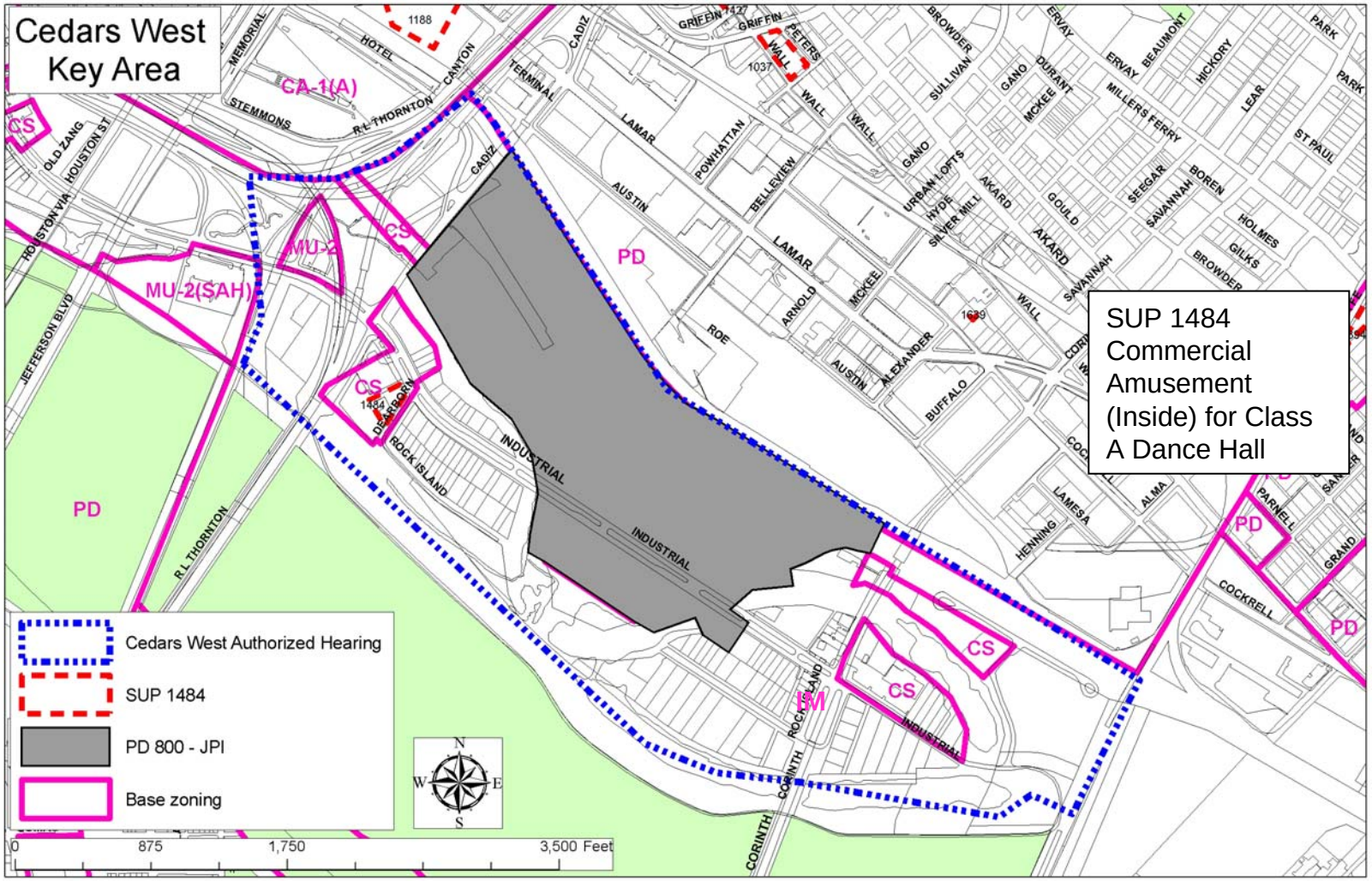
CLU Plan - Cedars West Area



Cedars West Area: Existing Uses

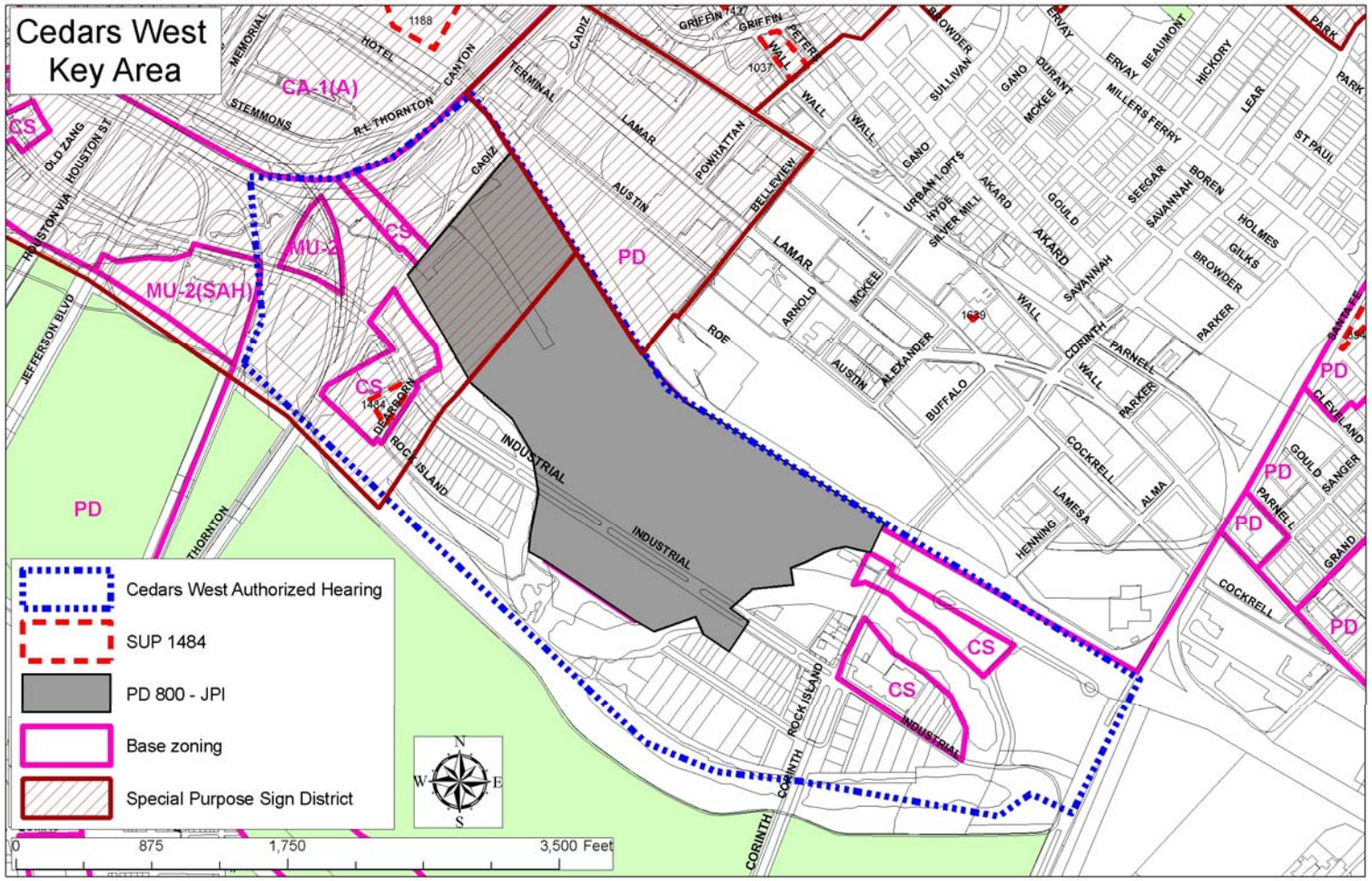


Background: Existing Zoning



Background: Sign Regulations

- A portion of the area is within the Downtown Special Purpose Sign District



Background

- Existing zoning is a mix of Industrial Manufacturing, Commercial Service, and Mixed Use-2
- Much of the area does not currently allow residential uses
- Proposed zoning incorporates a dense mix of office, retail, residential, lodging and civic use to create a destination for residents and tourists
- Character will be pedestrian friendly

Background: Previous Meetings

- Introductory Community Meeting held on December 4, 2006

- City Council authorized a hearing on January 24, 2007

- CPC Trinity River Corridor Ad Hoc Committee and Urban Design Advisory Committee held a total of 13 meetings to receive public input and provide direction on a proposed set of regulations and to discuss the case

Background: Previous Meetings

- Community Meeting held on June 10, 2008
  - Discussion of Plan Recommendations
  - Outlined the concept of form-based codes and use thereof in this case
  - Attendance: approximately 26 people

- CPC unanimously recommended approval on September 18, 2008

Recommendation Cedars West area

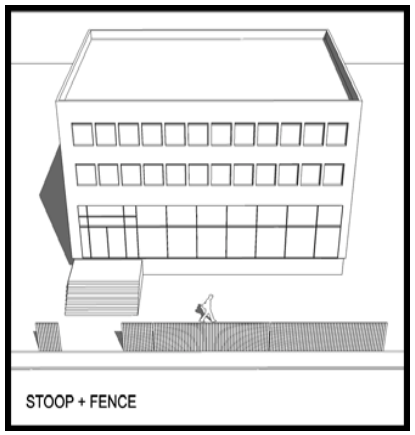
- Establish two form districts: “Mixed Use Medium Intensity” (MUMI) and “Mixed Use High Intensity” (MUHI)
- Applicable to the Cedars West area and any other future areas where similar development patterns are appropriate
- Private open space requirements:
  - MUMI: 10%
  - MUHI: 15%

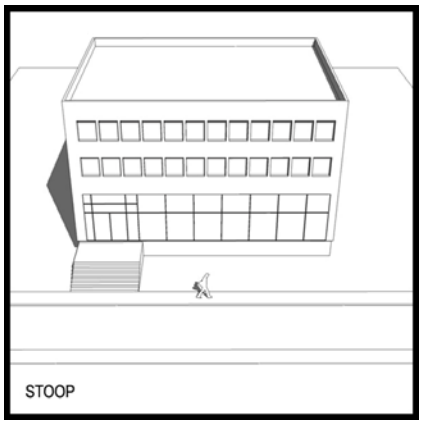
Block perimeter

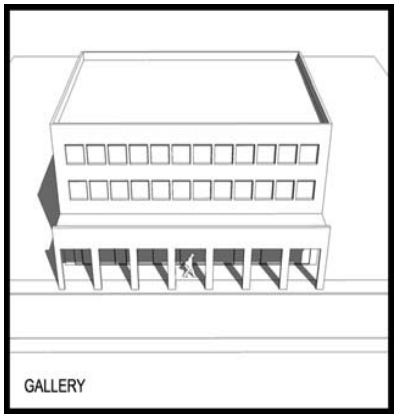
- Maximum block perimeter: 1,600 feet
- Blocks may exceed this limit, provided no single block face exceeds 700 feet and the blocks includes connectivity to plazas and levee top, and mid-block pedestrian connections

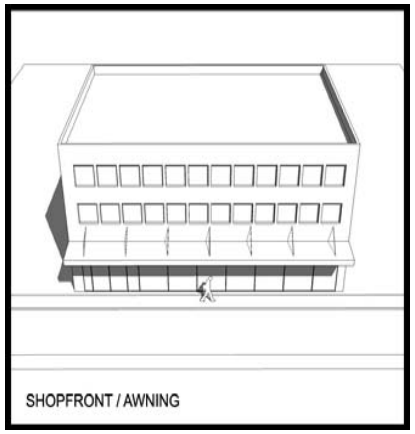
Mixed Used Medium Density

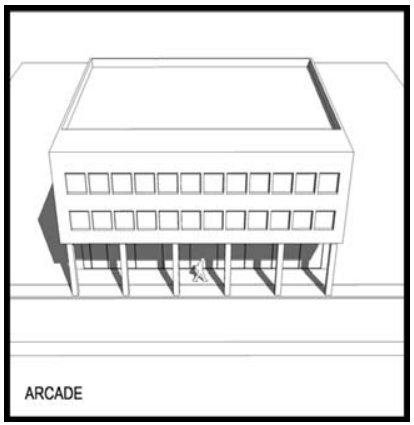
Frontage types



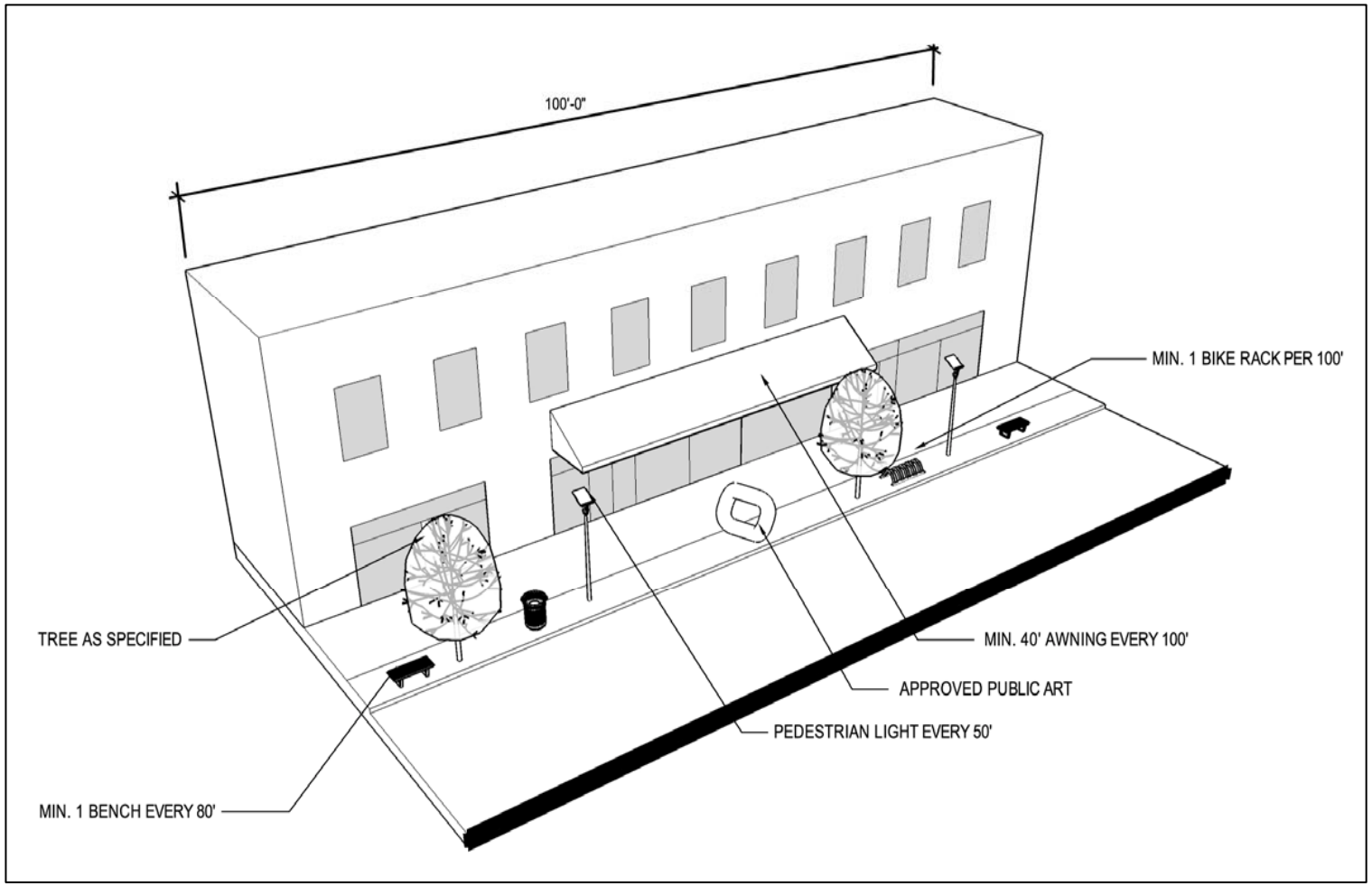




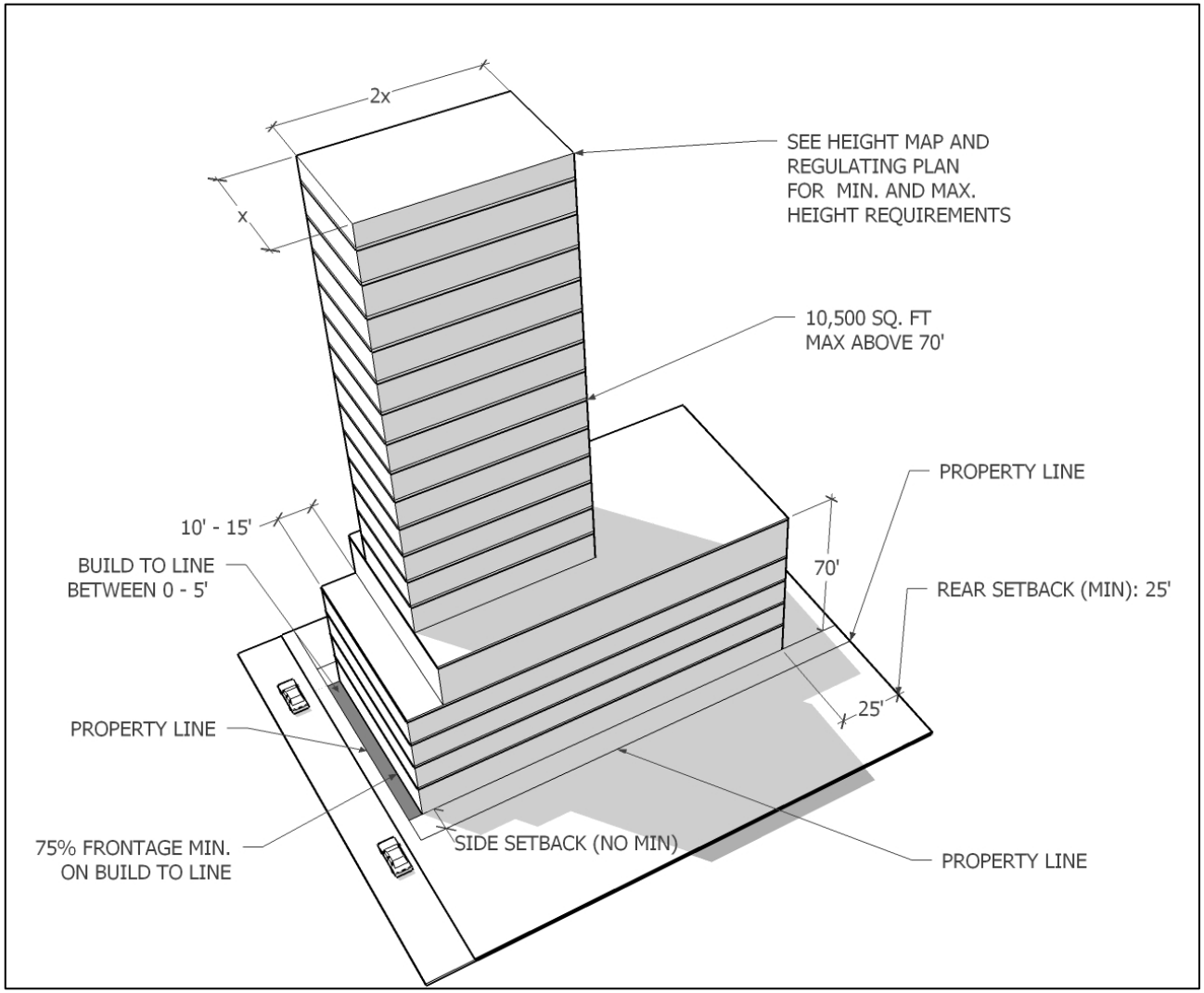




Recommendation: Streetscaping MUMI and MUHI form districts



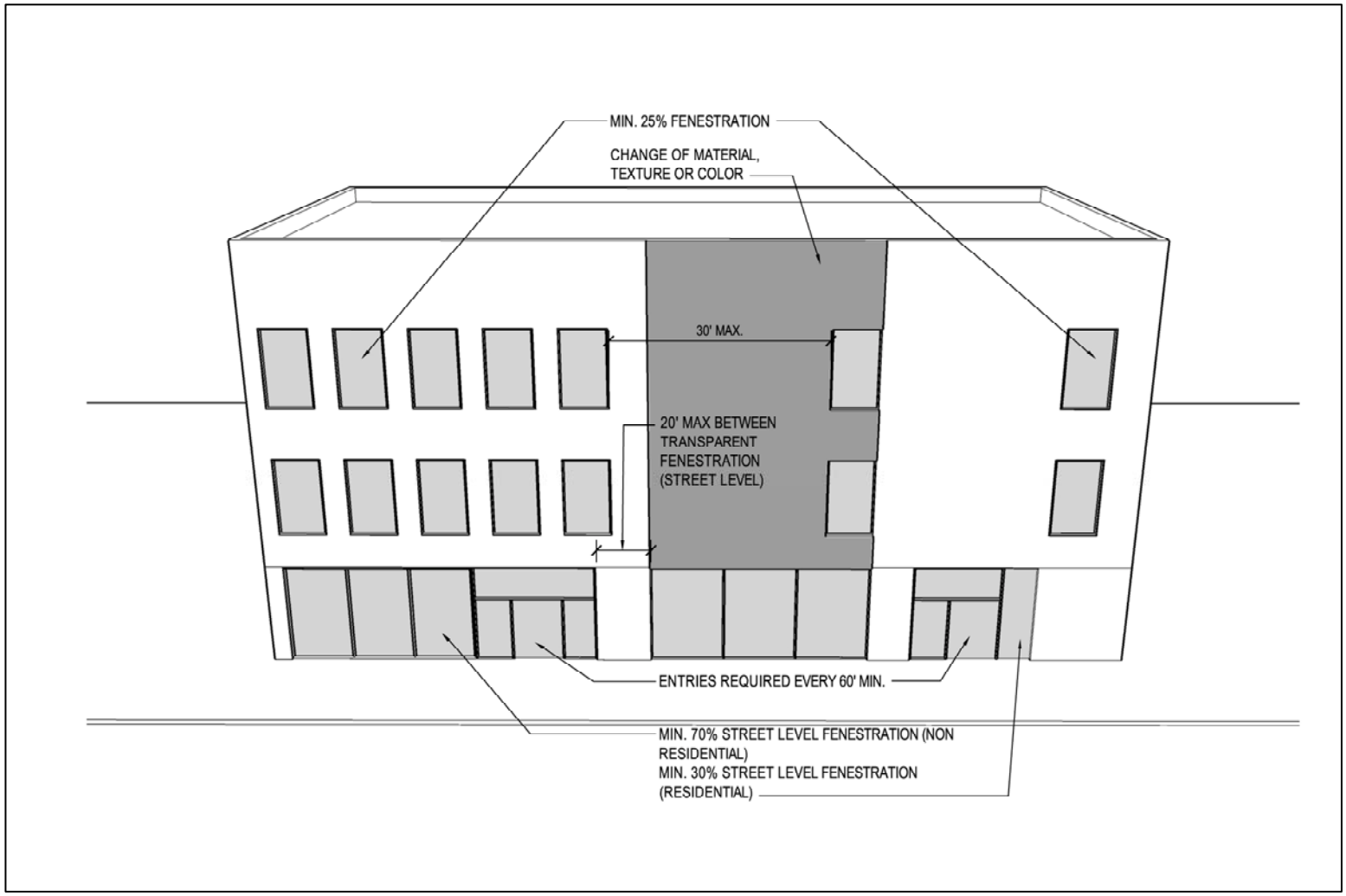
Recommendation – MUMI and MUHI



Tower regulations: MUMI and MUHI form districts

Maximum tower floor plate	10,500 square feet above 70 feet in height. Balconies are excluded from the floor plate calculation as long as they do not exceed 8 percent of the total residential area in the tower.
Tower separation	100 feet Minimum
Tower orientation	To prevent a wall effect along the Trinity River, tower orientation is required as follows for portions of the building taller than 70 feet: • Average tower floorplate less than 7,000 square feet, the tower dimension parallel to the levee may not exceed the tower dimension perpendicular to the levee; and • Average tower floorplate 7,000 square feet or more, the tower dimension perpendicular to the Trinity River levee must be at least two times longer than the tower dimension parallel to the levee.

Building configuration



Use Regulations

- Ability to define specific uses
- Permitted use chart to allow flexibility in the long term, providing a diverse mix of uses and create a sustainable and pedestrian-friendly urban environment
- Allow most land uses but limit the maximum allowed square footage
- Sign regulations geared toward pedestrians

Parking

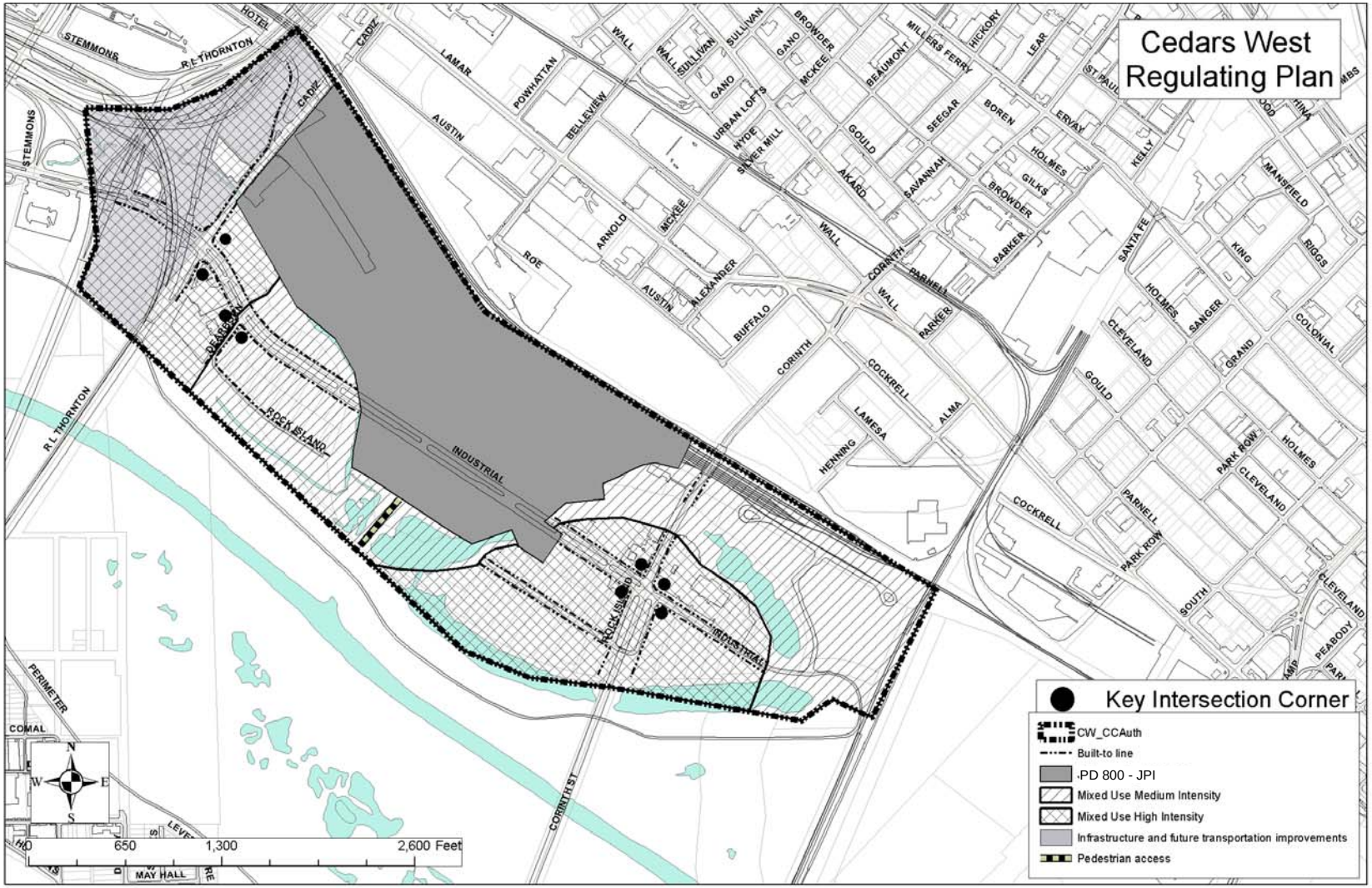
- Allow credit for on-street parking
- Allow shared parking as an incentive to promote mixed use development
- Setback requirements for surface and structured parking
- Surface parking screening
- Structured parking with building buffer

Form Districts Summary

Mixed Use High Intensity	
Intent: Views; Concentrate development at major intersections; facilitate public transportation.	
Higher Density	Taller Buildings (Max. height 300 ft.) Min. multifamily 90 u/a; Min. mixed use 70 u/a
Higher Intensity	More square footage for non-residential development
More Open Space	Open space requirements reflect higher density requirements (Min. 15 %)
Signage	Sign requirements reflect uses and buildings scale

Mixed Use Medium Intensity	
Intent: Views; Residential oriented district; promote pedestrian friendly environment	
Lower Density	Max. height 180 ft.- Min. multifamily 60 u/a; Min. mixed use 50 u/a
Lower Intensity	Less square footage for non-residential development
Open Space	Open space requirements reflect medium density requirements (Min. 10 %)
Signage	Sign requirements reflect a more residential district

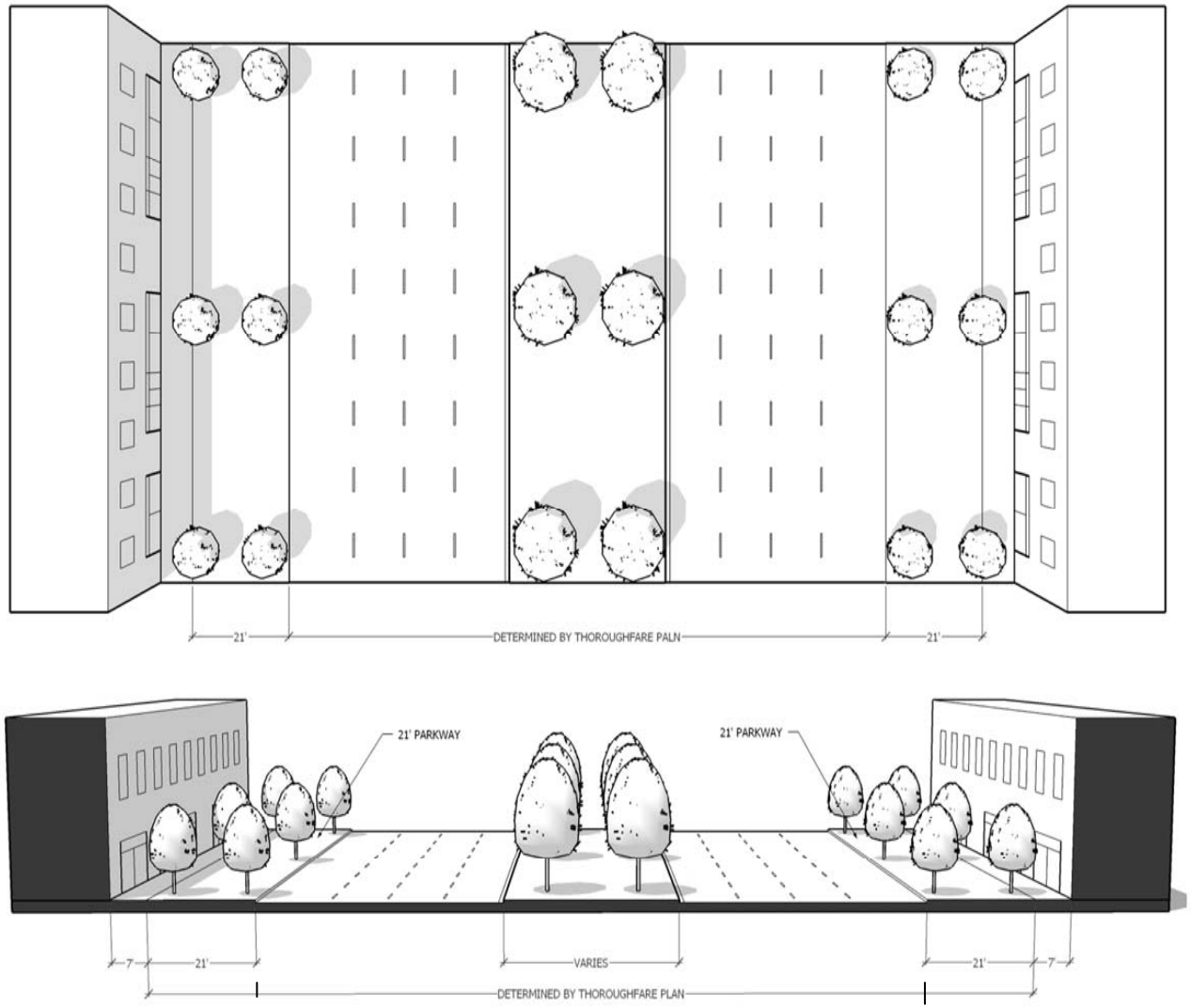
Regulating Plan



Regulating Plan – Heights Map

Sidewalk/planting area standards

Industrial Blvd.



Sidewalk/planting area standards

Cadiz and Corinth Street

Table 304.2.	
Total right-of-way	Determined by the Thoroughfare Plan.
Vehicular lanes	Determined by the Thoroughfare Plan. .
On-street parking	None permitted.
Planting and amenity zone	Six feet.
Pedestrian Zone	15 feet.
Frontage on build-to line	75 percent.
Street tree requirements	One large tree must be provided for every 30 feet of street frontage, excluding visibility triangles and vehicular ingress and egress. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number.The tree separation must be not less than 20 feet.

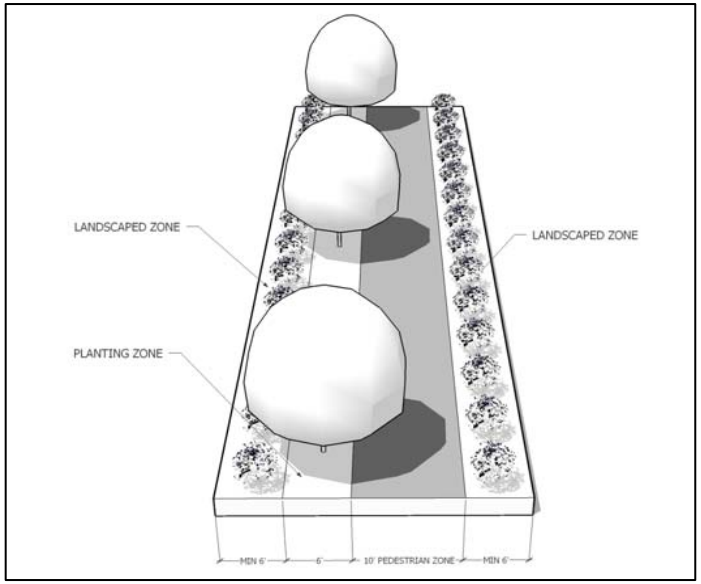
Streets

Local streets

Table 304.4

Total right-of-way	76 feet.
Vehicular lanes	28 feet.
Bicycle lane	N/A
Median	N/A
On-street parking	Eight feet parking zone on each side of the street.
Planting and amenity zone	Six feet.
Pedestrian zone	10 feet.
Frontage on built to line	75 percent.
Street tree requirements	One large tree must be provided for every 30 feet of street frontage, excluding visibility triangles and vehicular ingress and egress. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number. The tree separation must be not less than 20 feet.

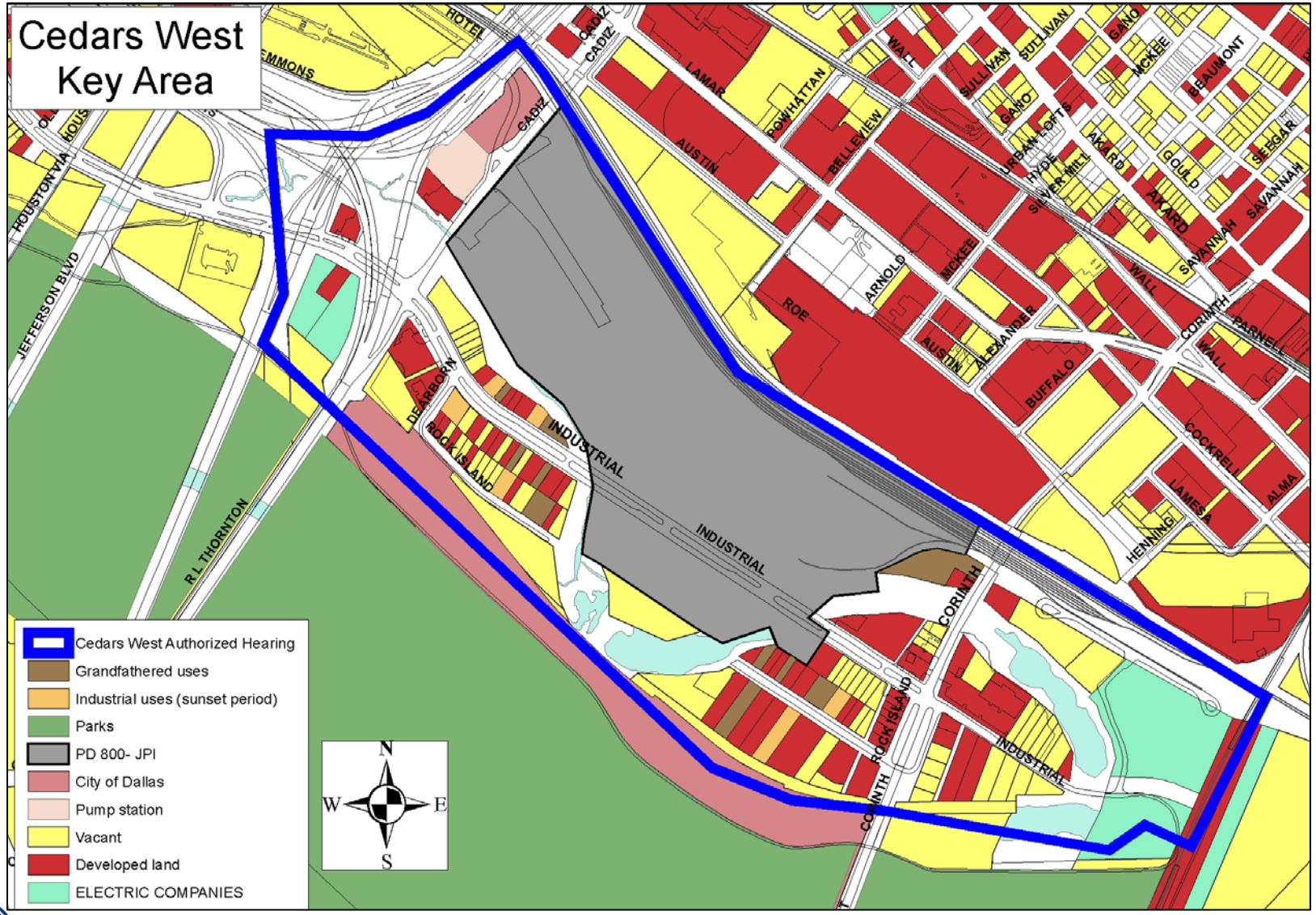
Pedestrian Access



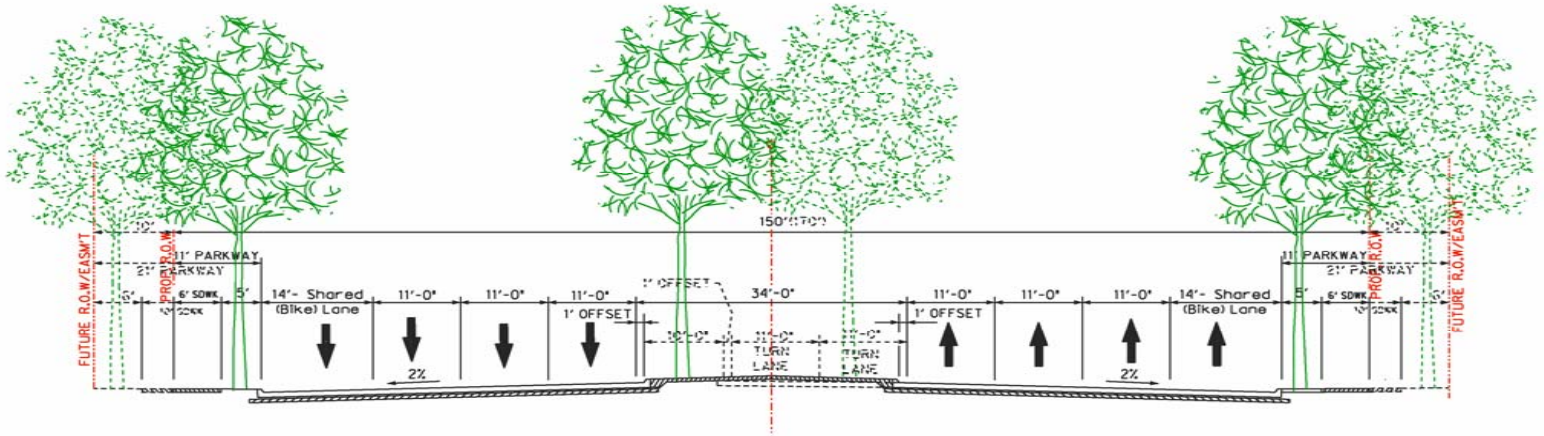
Existing Use Summary Highlighting Prohibited uses in the Cedars West Area

- 145 parcels are being rezoned
- Of these 59 parcels have a CO, meaning that 86 parcels are vacant, undeveloped or operating illegally
- Of the 59 parcels, 16 will become nonconforming for being prohibited uses
- Of the 16, 6 will have to cease operation in 5 years

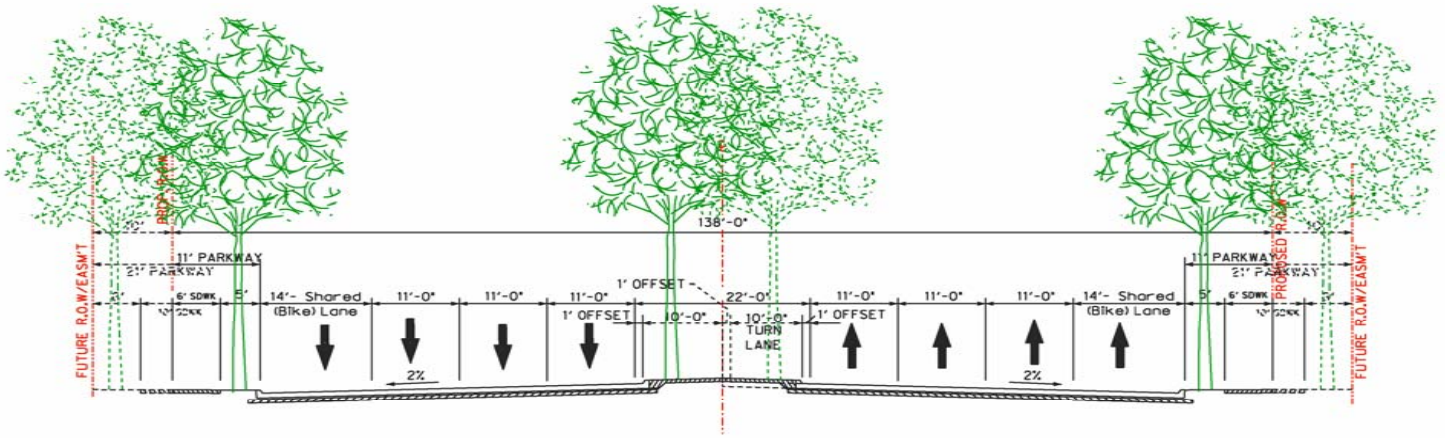
Non conforming uses



Industrial Boulevard



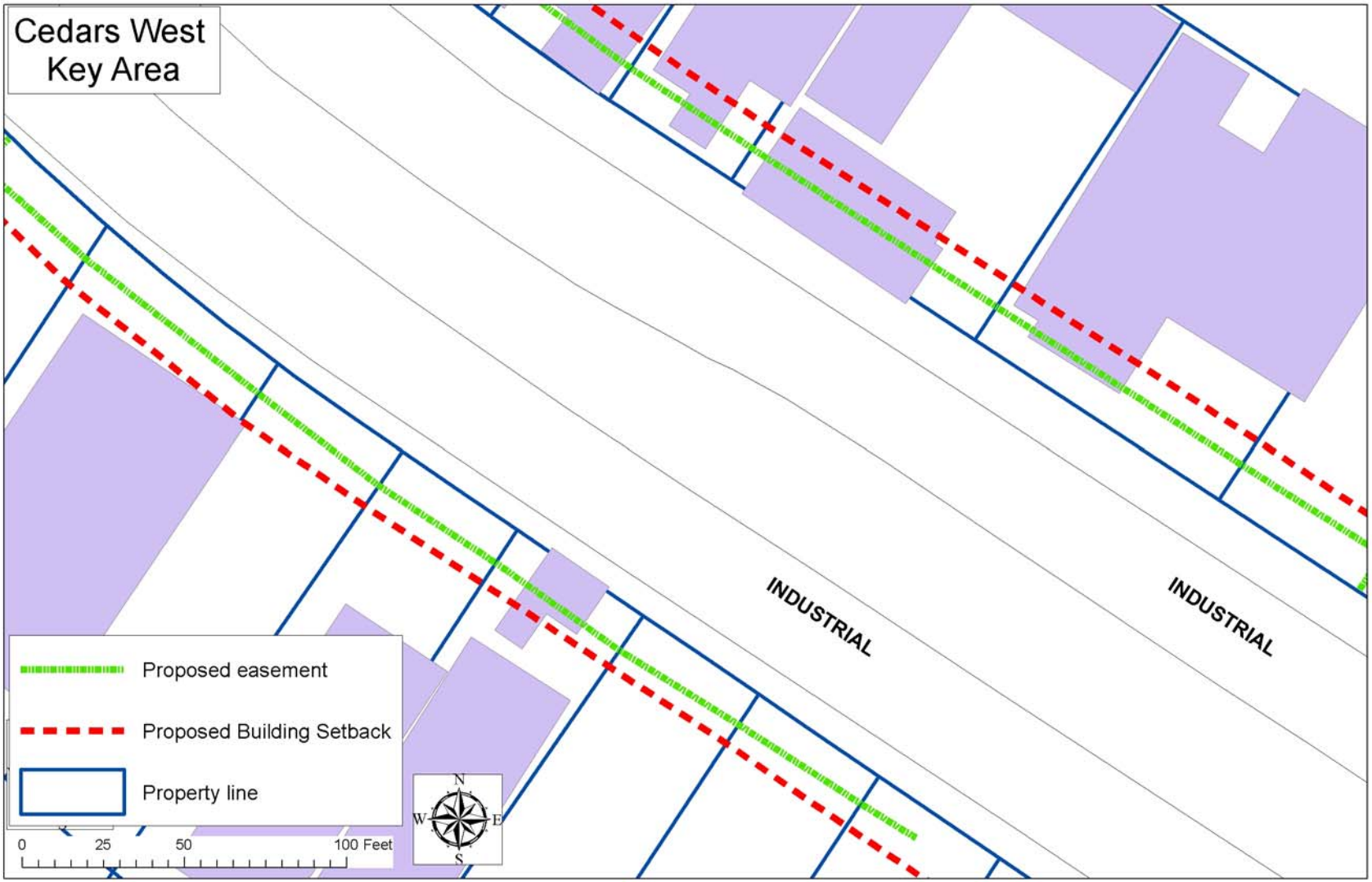
PROPOSED INDUSTRIAL BLVD.
150' ROW TYPICAL SECTION
(Cadiz to Continental)



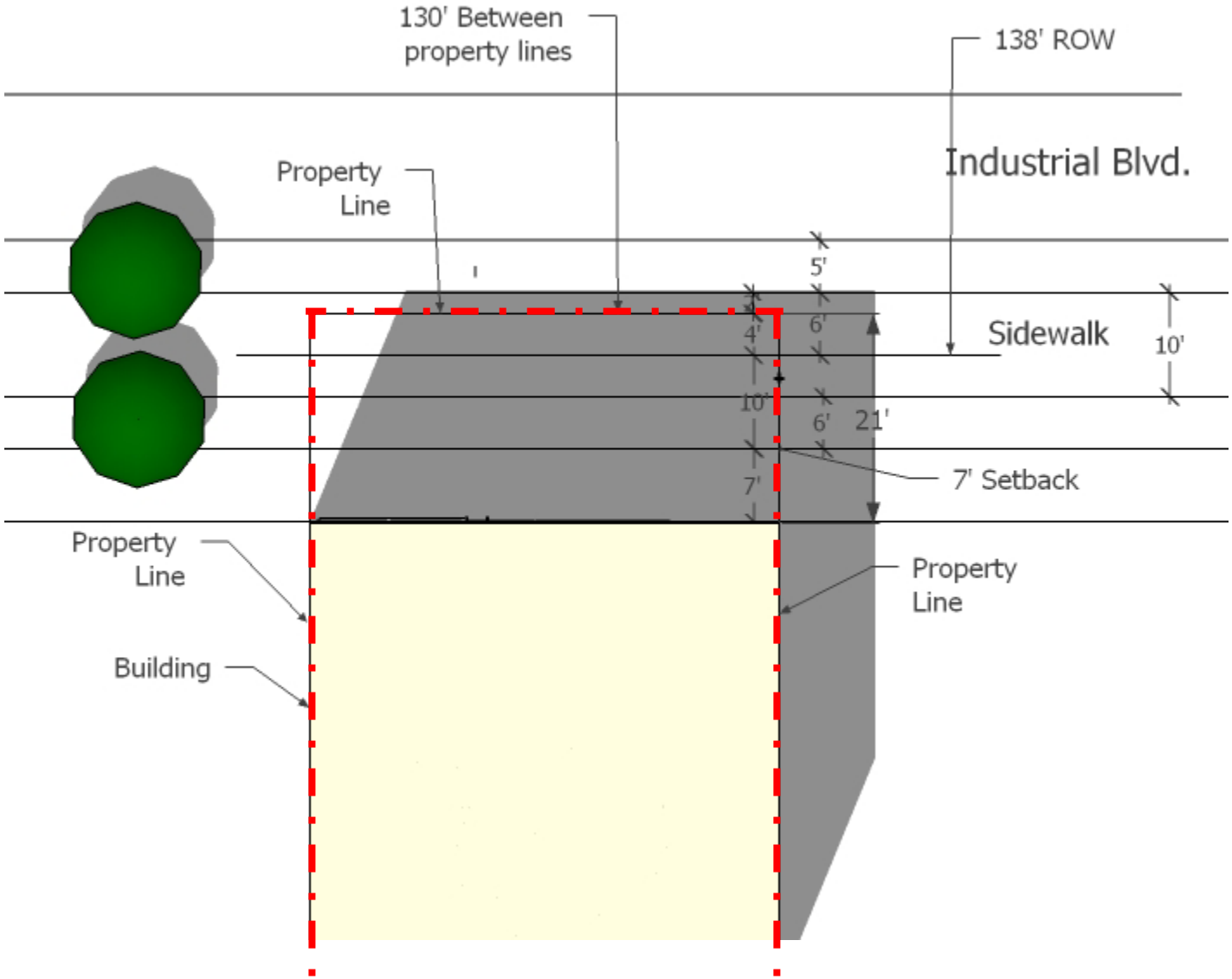
PROPOSED INDUSTRIAL BLVD.
138' ROW TYPICAL SECTION
(600' South of Corinth to Cadiz & Continental to Irving Blvd./Market Center Blvd.)

Industrial Boulevard

Industrial Boulevard



Industrial Boulevard



Industrial Boulevard

- Proposed change to Open Space requirements:

MUMI and MUHI form districts, section (b)

"Any open space located at grade and within the property lines may be counted toward the Open Space requirement if used for required sidewalks, planting zones and/or setbacks."

Proposed change:

Private Open Space requirements

CPC recommendation:

"Location. Open space must be located at grade or on the top floor or a parking structure that has a maximum height of 70 feet"

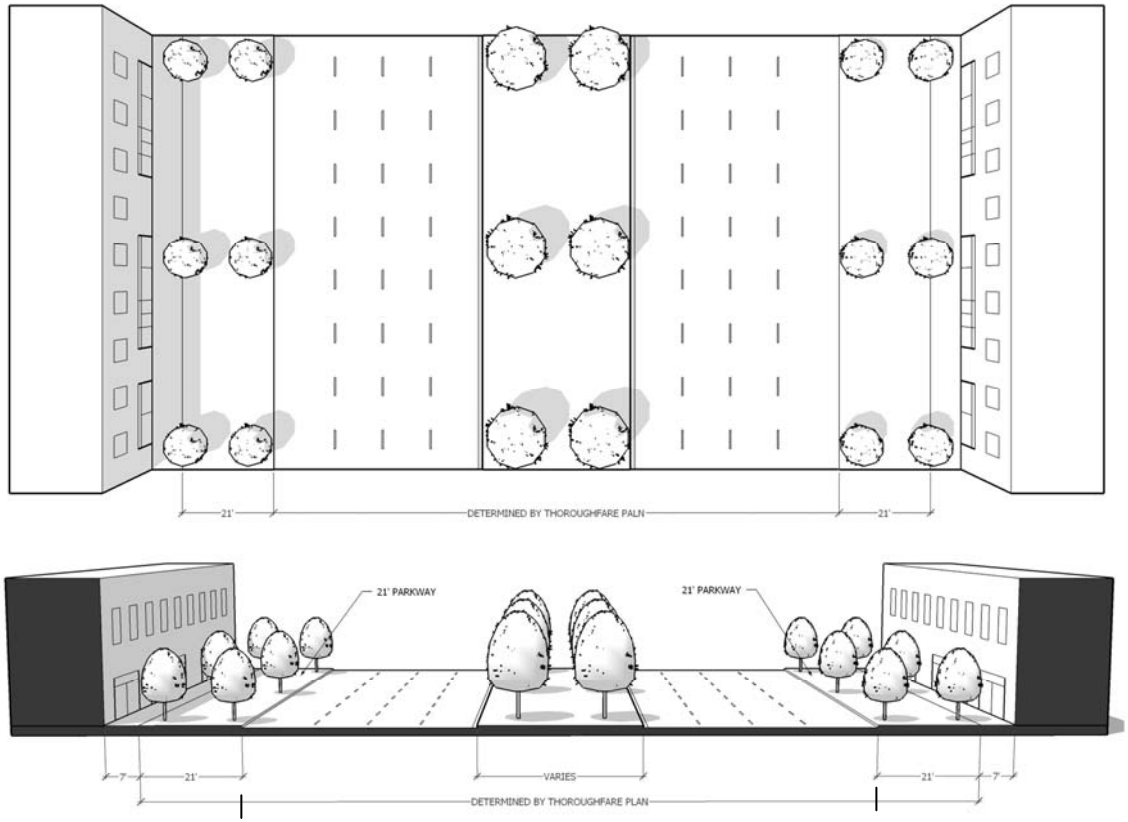
Proposed requirement:

"Location. Open space may be located at, below, or above grade"

Proposed change:

Industrial Boulevard (consistent with Mixmaster area)

- “One large tree must be provided for every 30 feet of street frontage, excluding visibility triangles and vehicular ingress and egress.” (Changed from 50 feet)



Proposed change:

- **Cadiz Street sidewalk**
  - CPC recommendation: 21 feet (6’ planting zone + 15’ pedestrian zone)
  - Proposed sidewalk in order to match approved JPI PD: 15 feet (5’ planting zone + 10’ pedestrian zone)

Proposed change:

Meanders. Minimum sidewalk bordering the Meanders is 15 feet in width with a minimum 10 feet of unobstructed width. The sidewalk may be located in the Meanders if approved by the Director of Public Works and Transportation.

Notes:

1) *MEANDERS means those portions of the old Trinity River channel, and any sumps connected directly thereto, that are outside of the levees.*

2) *Any building site adjoining the Meanders is required (1) to have a minimum of 50 percent frontage on the related Meanders sidewalk (or the related lot line, if the sidewalk is located in the Meanders) and (2) to observe the street facing building element and design standards on all sides facing the Meanders.*

Proposed change:

- Include the following use as SUP in MUMI and MUHI form district:

Home improvement center lumber, brick or building materials sales yard

Additional provisions:

Uses greater than 50,000 square feet must (1) be located on a minimum of two floors, (2) be integrated into a multi-story mixed use development that has lodging, office, or residential uses located on upper floors, or (3) have a maximum street-level street frontage of 100 feet per block face, excluding vehicular ingress, egress, and visibility triangles with the remaining frontage on that blockface being separate retail and personal service or office uses that have direct access to a sidewalk or pedestrian access and a minimum depth of 40 feet, measured from the building facade.

Any open-to-the sky portions of the building cannot exceed 5% of total lot area and must be screened on all sides by walls similar in appearance to the main building walls and at least eight feet in height. The exterior of such walls must be planted with shrubs located on 4 ft. centers, capable of attaining nine feet in height in 5 years, and approved by the City arborist.

Proposed change:

- Include “Community garden” with no minimum size as permitted use in MUMI and MUHI form districts.

Community gardens can enhance the quality of life in the Trinity River Corridor neighborhoods and provide a place to grow fresh vegetables, herbs, fruits, and flowers.

Specific issues to discuss:

A)The following uses were excluded by TRCPC from the previous Mixmaster Riverside (most dense, CBD type zoning)

Excluded

- Community Service Center
- Foster home
- Ambulance service
- Tattoo or body piercing studio
- Detention facility

Specific issues to discuss:

B) The following uses were added to the permitted uses in the Mixmaster Riverside:

Allowed by SUP

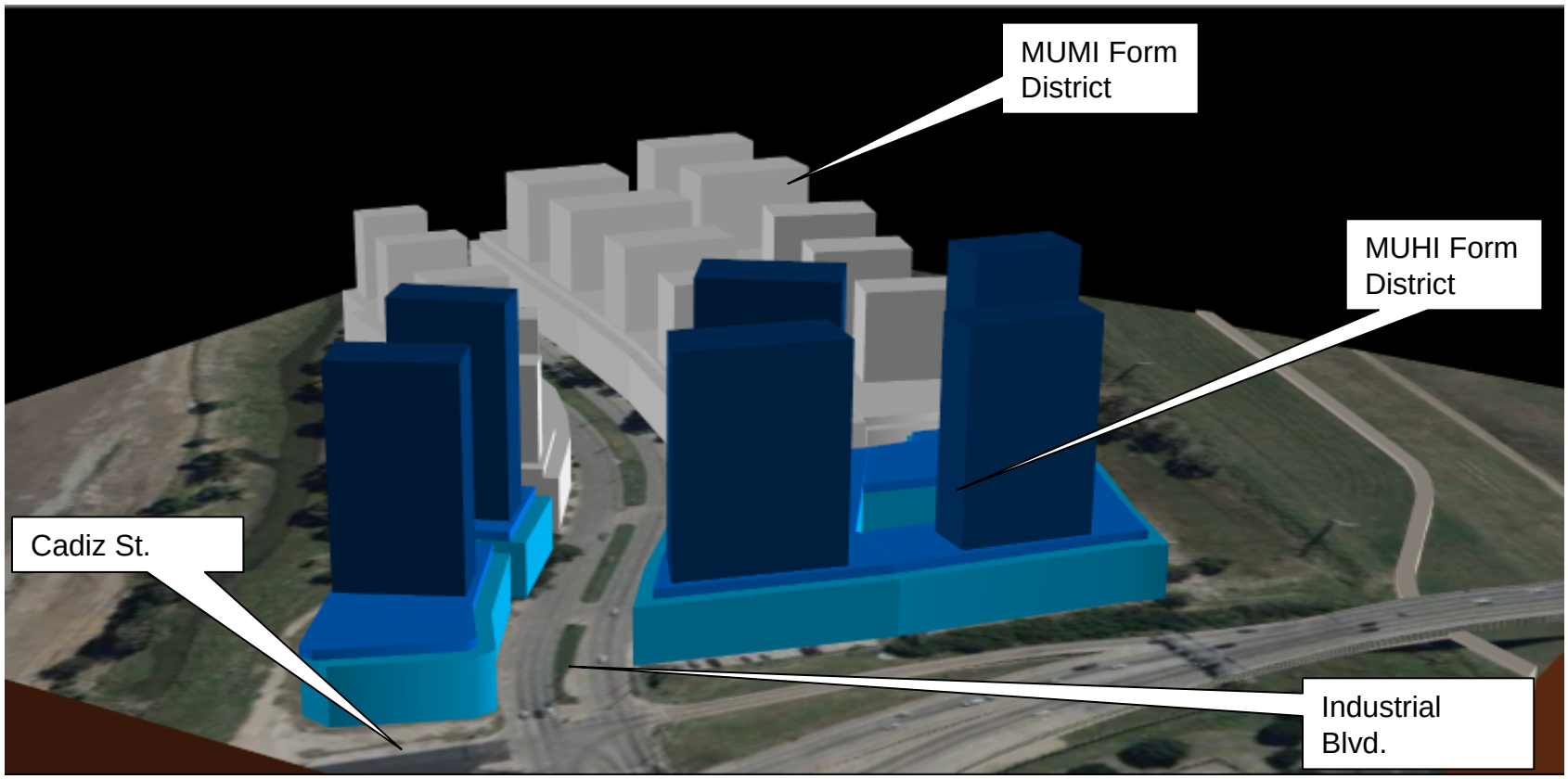
- Public school
- Private school or open-enrollment charter school
- Commercial bus station or terminal
- Industrial (inside) for light manufacturing
- Pedestrian sky bridges
- SUP for massage parlors are not eligible for automatic renewals

Specific issues to discuss:

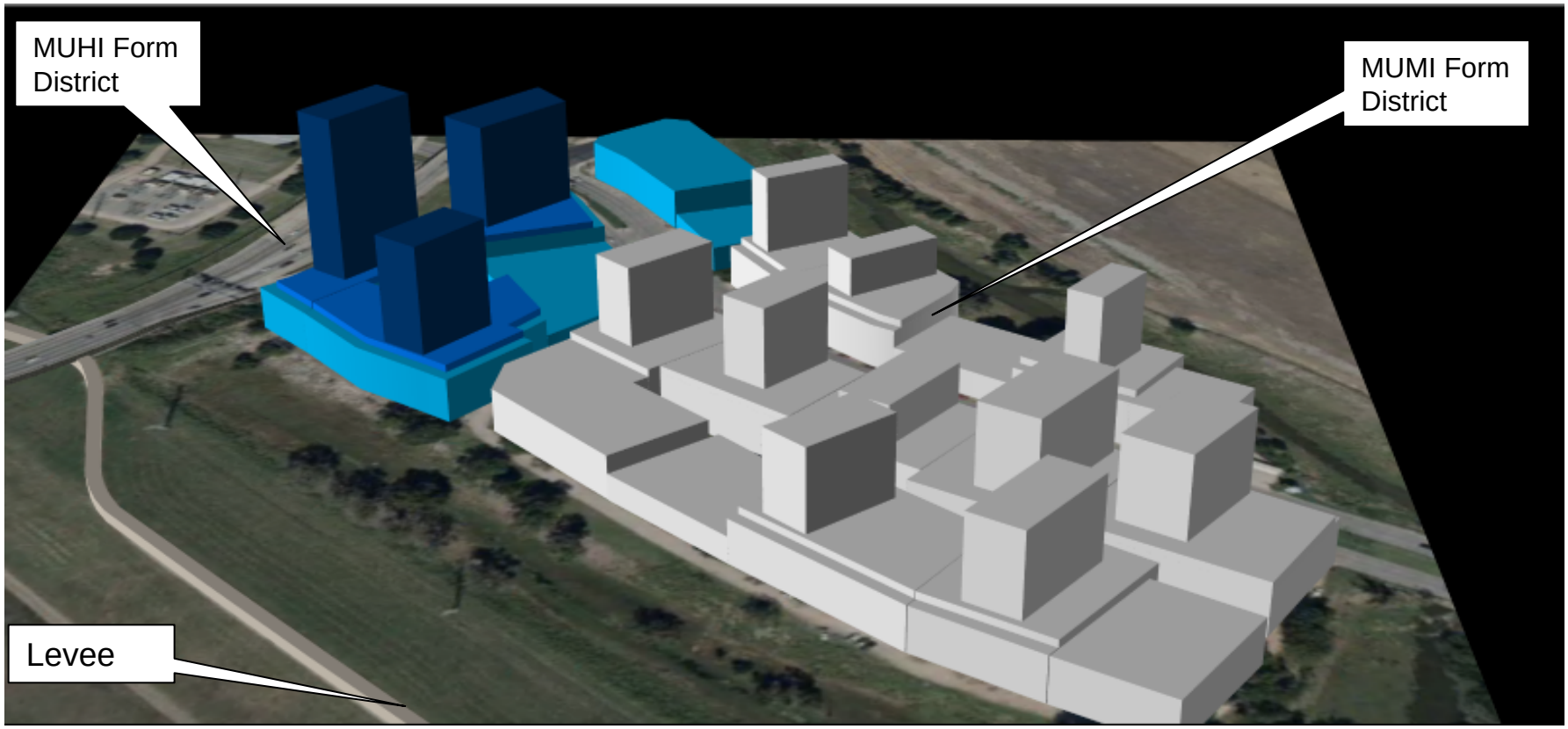
C) Mixmaster Riverside limited Private Open Space to 10%. In Cedars West (more residential in character) showing 10% in MUMI and 15% in MUHI.

Question: 10% and 15% or go to 10% for all?

Testing – Max. height + Max. frontage



Testing – Potential/typical development pattern



Staff Recommendation

- December 10, 2008 City Council Hearing
- Approval of a new subarea and form districts within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, subject to conditions and a regulating plan for property located southeast of Interstate 35 and Interstate 30, with retention of Specific Use Permit No. 1484 with **no change** to zoning to property generally bounded by Cadiz Street, the existing sumps, Industrial Boulevard, and the Union Pacific Railroad (i.e., the JPI case) *and subject to the amendments proposed by TRCPC.*

Proposed TRCPC Initiated Amendments

1. Private Open Space Requirements in both MUMI and MUHI form districts:
   a. 10%
   b. Location: at, below, and above grade.
   c. Any Open Space located at grade and within the Property Lines and used for required sidewalks, planting zones, and/or setback requirements shall be counted toward this requirement.
2. The sidewalk requirement along Cadiz Street shall total 15 feet (5 foot planting zone and 10 foot pedestrian zone)
3. The following uses are excluded from both districts:
   a. Tattoo and body piercing studios
   b. Detention facility
   c. Ambulance Service
4. The following uses are added to both districts:

   <u>PERMITTED USES</u>

   a. Community Gardens of any size

   <u>ALLOWED BY SUP</u>

   a. Public school
   b. Private school or open enrollment charter schools
   c. Pedestrian sky bridges
   d. SUP for massage parlors are not eligible for automatic renewals
   e. Home improvement center lumber, brick, or building materials sales yard. All sizes require an SUP. Buildings exceeding 50,000 sq. ft. are subject to the same restriction specified for general merchandise or food stores. Any open-to-sky portions of the building cannot exceed 5% of the total lot area and must be screened from all sides by walls similar in appearance to the main building and at least eight feet in height. The exterior of such walls must be planted with shrubs located on 4 foot centers, capable of attaining nine feet in height in 5 years, and approved by the City Arborist.
5. Meanders – Minimum sidewalk bordering the Meanders is 15 feet in width with minimum 10 feet of unobstructed width. This sidewalk may be located in the Meanders if approved by the Director of Public Works and Transportation. Meanders mean those portions of the old Trinity River channel, and any sump areas connected directly thereto, that are outside the levees. Any building site adjoining the Meanders is required (1) to have a minimum of 50% frontage on the related Meanders sidewalk (or the related lot line, if the sidewalk is located in the Meanders) and (2) to observe the street-facing building and design standards on all sides facing the Meanders.
6. The large tree spacing along Industrial Blvd. is every 30 feet (to be consistent with Mixmaster Riverside and JPI zoning).

Appendix

Use Comparison Guide

Uses currently allowed under existing zoning regulations that will be **prohibited** under the proposed use standards.

IM	CS	MU-2
Crop production	Crop production	Crop production
Bus or rail transit vehicle storage or maint.	Bus or rail transit vehicle storage or maint.	Commercial cleaning or laundry plan
Commercial cleaning or laundry plan	Commercial cleaning or laundry plan	Cemetery or mausoleum
Machine or welding shop	Machine or welding shop	Halfway house
Machinery, heavy equipment, or truck sales and service	Machinery, heavy equipment, or truck sales and service	Restaurant with Drive in window service
Vehicle or engine repair	Vehicle or engine repair	Swap or buy shop
All Industrial uses with the exception of a temporary batch plant	Industrial (inside) light manuf.	Radio, television or microwave tower
Cemetery or mausoleum	Cemetery or mausoleum	Recycling buy-back center
Animal shelter or clinic with outside run	Halfway house	
Commercial motor vehicle parking	Animal shelter or clinic with outside run	
Drive-in theater	Commercial motor vehicle parking	
Home improvement center, lumber, brick or building materials sales yard	Drive-in theater	
Restaurant with Drive in window service	Home improvement center, lumber, brick or building materials sales yard	
Truck stop	Outside sales	
Airport landing field	Restaurant with Drive in window service	
Railroad yard, roundhouse, or shops	Swap or buy shop	
STOL port	Taxidermist	
Electric generating plant	Truck stop	
Radio, television or microwave tower	Radio, television or microwave tower	
Refuse transfer station	Building mover's temp. storage yard	
Sanitary landfill	Contractor's maint. Yard	
Sewage treatment plant	Freight terminal	
Water treatment plant	Manufactured building sales lot	
Building mover's temp. storage yard	Outside storage	
Contractor's maint. Yard	Petroleum product storage	
Freight terminal	Recycling buy-back center	
Livestock auction	Sand, gravel, or earth sales and storage	
Manufactured building sales lot	Vehicle storage lot	
Outside storage	Warehouse	
Petroleum product storage		
Recycling buy-back center		
Sand, gravel, or earth sales and storage		
Vehicle storage lot		
Warehouse		

Proposed Cedars West Regulations (abbreviated)

USES		Additional Provisions
Commercial and Business Service uses		**MUHI form district/MUMI form district**
Building repair and maintenance	Permitted	Limited to 1,500 square feet/1,500 square feet
Catering service	Permitted	Limited to 5,000 square feet/1,500 square feet
Custom business services	Permitted	Limited to 5,000 square feet/1,500 square feet
Custom woodworking, furniture construction, or repair	Permitted	Limited to 3,000 square feet/1,500 square feet
Electronics service center	Permitted	Limited to 5,000 square feet/1,500 square feet
Job or lithographic printing.	Permitted	Limited to 5,000 square feet/1,500 square feet
Labor hall	Permitted	Limited to 1,000 square feet/1,000 square feet
Medical or scientific laboratory	SUP	
Technical school	Permitted	Must be wholly enclosed.
Tool or equipment rental	Permitted	Must be wholly enclosed. Limited to 5,000 square feet/1,500 square feet
Industrial uses		
Temporary concrete or asphalt batching plant	Permitted	By special authorization of the building official.
Institutional and community service uses		
Adult day care facility	Permitted	
Child-care facility	Permitted	
Church	Permitted	
College, university, or seminary	Permitted	
Community service center	Permitted	
Convalescent and nursing homes, hospice care, and related institutions	Permitted	
Convent or monastery	Permitted	
Foster home	Permitted	
Hospital	Permitted	
Library, art gallery, or museum.	Permitted	

Public school	Permitted	Traffic management plan approved by the building official and updated annually.
Private school or open enrollment charter school		Traffic management plan approved by the building official and updated annually.
Lodging uses	Permitted	SUP required for general purpose shelter. SUP required for 60 or fewer guest rooms.
Miscellaneous uses		
Attached non-premise sign	SUP	
Carnival or circus (temporary)		By special authorization of the building official.
Placement of fill material	SUP	
Temporary construction or sales office	Permitted	
Office uses	Permitted	SUP for bail bonds office.
Recreation uses	Permitted	
Residential uses		
College dormitory, fraternity, or sorority house	Permitted	
Duplex	Permitted	
Group residential facility	Permitted	
Handicapped group dwelling unit	Permitted	
Multifamily	Permitted	
Residential hotel	Permitted	
Retirement housing	Permitted	
Single family	Permitted	Accessory structures may be rented.
Retail and personal services use		
Alcoholic beverage establishments	SUP	
Ambulance service	Permitted	
Animal shelter or clinic without outside run	Permitted	
Auto service center	Permitted	Must be wholly enclosed with no exterior storage of vehicles. Limited to 10,000 square feet/4,000 square feet

Business school	Permitted	
Car wash	Permitted	Must be wholly enclosed with no exterior storage of vehicles. Limited to 10,000 square feet.
Commercial amusement (inside)	SUP	Not eligible for automatic renewals.
Commercial amusement (outside)	SUP	
Commercial parking lot or garage	Permitted	
Dry cleaning or laundry store	Permitted	
Furniture store	Permitted	Limited to 15,000 square feet/7,500 square feet
General merchandise or food store 3,500 square feet or less	Permitted	
General merchandise or food store greater than 3,500 square feet	Permitted	Uses greater than 50,000 square feet must (1) be located on a minimum of two floors, (2) be integrated into a multi-story mixed use development that has lodging, office, or residential uses located on upper floors, or (3) have a maximum street-level street frontage of 100 feet per block face, excluding vehicular ingress, egress, and visibility triangles with the remaining frontage on that blockface being separate retail and personal service or office uses that have direct access to a sidewalk and a minimum depth of 40 feet, measured from the building facade.
General merchandise or food store 100,000 square feet or more	SUP	Uses greater than 50,000 square feet must (1) be located on a minimum of two floors, (2) be integrated into a multi-story mixed use development that has lodging, office, or residential uses located on upper floors, or (3) have a maximum street-level street frontage of 100 feet per block face, excluding vehicular ingress, egress, and visibility triangles with the remaining frontage on that blockface being separate retail and personal service or office uses that have direct access to a sidewalk and a minimum depth of 40 feet, measured from the building facade.
Household equipment and appliance repair	Permitted	
Liquor store	Permitted	
Massage parlors	Permitted	
Mortuary, funeral home, or commercial wedding chapel	Permitted	
Motor vehicle fueling station	Permitted	
Nursery, garden shop, or plant sales	Permitted	
Pawn shop	Permitted	Limited to 1,500 square feet/1,500 square feet
Personal services uses	Permitted	

Restaurant without drive-in or drive-through service	Permitted	
Tattoo or body piercing studio		
Temporary retail use	Permitted	
Theater	Permitted	
Vehicle display, sales, and service	SUP	Must be wholly enclosed.
Transportation Uses		
Commercial bus station or terminal	Permitted	Traffic management plan approved by the building official and updated annually.
Heliport	SUP	
Helistop	SUP	
Private street or alley	Permitted	Private street or alleys may not be gated.
Railroad passenger station.	SUP	
Transit passenger shelter	Permitted	
Transit passenger station or transfer center	Permitted	
Utility and Public Service Uses		
Commercial radio or television transmitting station	Permitted	
Electrical substation	Permitted	
Local utilities	Permitted	
Police or fire station	Permitted	
Post Office	Permitted	
Tower/antenna for cellular communication	Permitted	Only mounted cellular antenna permitted.
Utility or government installation other than listed	Permitted	
Wholesale, distribution, and storage uses		
Auto auction	Permitted	Must be wholly enclosed in a single building. Limited to 10,000 s.f./4,000 s.f.
Mini-warehouse	Permitted	Must be wholly enclosed in a single building, and no storage unit may have direct exterior access. Limited to 15,000 square feet/10,000 square feet

Office showroom/warehouse	Permitted	Limited to 20,000 square feet/10,000 square feet
Recycling collection center	Permitted	Limited to the collection of aluminum cans, steel, cans, glass, paper, clothing and plastics.
Recycling drop-off container	Permitted	
Recycling drop-off for special occasion collection	Permitted	
Trade center	Permitted	

Current CS and IM Regulations

Uses **P: Permitted** **S: Permitted by SUP** **L: Permitted by right as limited use** (contained inside, FAR limitations, no exterior entrance, no exterior advertising) **D:** subject to development impact review **R:** subject to Residential Adjacency Review **C: permitted but** subject to additional regulations **Blank: Use not allowed**	CS	IM
Agricultural		
Crop production	P	P
Commercial & Business Service		
Building repair and maintenance shop	R	R
Bus or rail transit vehicle maintenance or storage facility	C	R
Catering service	P	P
Commercial cleaning or laundry plant	R	R
Custom business service	P	P
Custom woodworking, furniture construction, or repair	P	P
Electronics service center	P	P
Job or lithographic printing	R	R
Labor Hall	S	C
Machine or welding shop	R	R
Machinery, heavy equipment, or truck sales and services	R	R
Medical or scientific laboratory	P	P
Technical school	P	P
Tool or equipment rental	P	P
Vehicle or engine repair or maintenance	R	R
Industrial Uses		
Industrial (inside) not potentially incompatible		R
Industrial (inside) potentially incompatible		S
Industrial (inside) light manufacturing	P	P
Industrial (outside) not potentially incompatible		R
Industrial (outside) potentially incompatible		R
Medical/infectious waste incinerator		S
Metal Salvage facility		S
Mining		S
Gas drilling and production	S	S

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Municipal waste incinerator		S
Organic compost recycling facility		R
Outside salvage or reclamation		S
Pathological waste incinerator		S
Temporary concrete or asphalt batching plant	Special authorization BO	Special authorization BO
Institutional and Community Service Uses		
Adult day care facility	P	P
Cemetery or mausoleum	S	S
Child-care facility	P	P
Church	P	P
College, university, or seminary	P	P
Community service center	S	
Convent or monastery	P	
Foster home		
Halfway house	S	
Hospital	R	S
Library, art gallery, or museum		
Public school	R	S
Private school or Open enrollment charter school	S	S
Lodging Uses		
Hotel or motel	C	C
Extended stay hotel or motel	S	S
Lodging or boarding house	P	S
Overnight general purpose shelter	C	
Office Uses		

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Financial institution without drive-in-window	P	P
Financial institution with drive-in window	R	R
Medical clinic or ambulatory surgical center	P	P
Office	P	P
Recreation Uses		
Country club with private membership	P	P
Private recreation center, club, or area	P	P
Public park, playground, or golf course	P	P
Residential Uses		
College dormitory, fraternity, or sorority house	P	
Duplex, Group residential facility, Handicapped group dwelling unit, Manufactured home park, manufactured subdivision, or campground not allowed in both districts		
Uses	CS	IM
Retail and Personal Service Uses		
Ambulance Service	R	
Animal shelter or clinic without outside run	R	P
Animal shelter or clinic with outside run	C	C
Auto service center	R	R
Alcoholic beverage establishment	S	S
Business school	P	
Car wash	R	R
Commercial amusement (inside)	C	C
Commercial amusement (outside)	D	
Commercial motor vehicle parking	C	C
Commercial parking lot or garage	R	R
Drive-in theater	S	S

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Dry cleaning or laundry store	P	P
Furniture store	P	P
General merchandise or food store 3,500 square feet or less	P	P
General merchandise or food store greater than 3,500 square feet	P	
General merchandise or food store 100,000 square feet or more	S	
Home improvement center, lumber, brick or building materials sales yard	R	R
Household equipment and appliance repair	P	P
Liquor store	P	
Mortuary, funeral home, or commercial wedding chapel	P	
Motor vehicle fueling station	P	P
Retail and Personal Service		
Nursery, garden shop, or plant sales	P	
Outside sales	S	
Pawn shop	P	P
Personal service uses	P	P
Restaurant without drive-in or drive-through service	R	R
Restaurant with drive-in or drive-through service	D	D
Surface parking		
Swap or buy shop	S	
Taxidermist	P	
Temporary retail use	P	P
Theater	P	P
Truck Stop	S	S
Vehicle display, sales, and service	R	R
Transportation Uses		

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Commercial bus station and terminal	C	R
Heliport	S	R
Helistop	S	R
Railroad passenger station	S	S
Railroad yard, roundhouse, or shops		R
Utility and Public Service Uses		
Commercial radio or television transmitting station	P	P
Electric generating plant		S
Electrical substation	P	P
Local utilities	C	C
Police or fire station	P	P
Post office	P	P
Radio, television, or microwave tower	R	R
Refuse transfer station		S
Sanitary landfill		S
Sewage treatment plant		S
Tower/antenna for cellular communication	C	C
Water treatment plant		R
Wholesale, Distribution, and Storage Uses		
Auto auction	S	S
Building mover's temporary storage yard	S	S
Contractor's maintenance yard	R	R
Freight terminal	R	R
Livestock auction pens or sheds		S
Manufactured building sales lot	R	R
Mini-warehouse	P	P
Office showroom/warehouse	P	P
Outside storage (with visual screening)	R	R
Outside storage (without visual screening)		R

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Petroleum product storage and wholesale	S	R
Recycling buy-back center	C	C
Recycling collection center	C	C
Recycling drop-off center	C	C
Recycling drop-off for special occasion collection	C	C
Sand, gravel, or earth sales and storage	S	R
Trade center	P	P
Vehicle storage lot	S	P
Warehouse	R	R