

## Comparison of Existing Zoning & Subcommittee Proposed Uses

| Uses - Proposed Permitted Zoning                                              | D8 | D11<br>Proposal |
|-------------------------------------------------------------------------------|----|-----------------|
| P = Permitted By Right    C = Conditional    PD = Only in Planned Development |    |                 |
| *Size or Other Limits Apply--See Zone District Regulations, Chapter 1205      |    |                 |
| <b>Commercial</b>                                                             |    |                 |
| Artisan/photography studios/shop, & art galleries                             |    | C               |
| Banks                                                                         | P* | P               |
| Bar or tavern                                                                 |    | C               |
| Bar or tavern within 200 feet of a residential use                            |    | PD              |
| Commercial nurseries                                                          | C  | C               |
| Day care center, child or adult                                               | C  | C               |
| Grocery (40,000 sf max) (5)                                                   |    | C               |
| Lodging                                                                       | C  | C               |
| Medical Clinic                                                                | P  | P               |
| Offices                                                                       | P  | P               |
| Office business park                                                          | P  | P               |
| Private membership recreational facility or club                              |    | P               |
| Recording studio                                                              | P  | P               |
| Recreational facilities, commercial or sports training                        | C  | C               |
| Recreational facilities, outdoor                                              |    | C               |
| Restaurant                                                                    | P* | P               |
| Restaurant within 200 feet of a residential use                               |    | C               |
| Retail                                                                        | P* | P,C (4)         |
| Services, business                                                            | P* | P               |
| Services, personal                                                            | P* | P               |
| Services, repair                                                              | P  | P               |
| Showrooms for wholesale distribution                                          | P  | P               |
| Veterinary facility (allow overnight, indoor boarding)                        |    | C               |
| Wireless telecom facilities                                                   | C  | C               |
| <b>Industrial</b>                                                             |    |                 |
| Distribution (5)                                                              | P* | P               |
| Industrial uses light                                                         | P  | P               |
| Industrial uses, Heavy                                                        | C  | C               |
| Industrial business parks                                                     | P  | P               |
| Research laboratories                                                         | P  | P               |
| <b>Residential</b>                                                            |    |                 |
| Multi-Family                                                                  |    | PD              |
| Townhomes                                                                     |    | PD              |
| <b>Planned Developments</b>                                                   |    |                 |
| Planned Development                                                           | P  | P               |
| <b>Institutional/Civic</b>                                                    |    |                 |
| Installations by essential public utility and public services (2)             | P  | P               |
| Government administrative offices, and services                               | P  | P               |
| Government public works and service facilities                                | P  | P               |
| Hospitals, including heliports as accessory use                               | C  | P               |
| Public safety and emergency services                                          | P  | P               |
| Public recreational facilities, indoor or outdoor                             | P  | P               |
| Public park or recreation area, including multi-purpose trails                | P  | P               |

### Use Notes

- (1) operation, parking, & maintenance of vehicles, cleaning of equipment, or work processes involving solvents, transfer stations, storage of goods, self storage
- (2) Installations by essential public utility and public services, including but not limited to bus shelters and bus stops, but not including water towers, power generating stations, transfer
- (3) Places of religious worship, including churches and synagogues. Religious schools and day care centers may be permitted as accessory uses within the same structure as the principal
- (4) Permitted - up to 10K, Conditional for 10-20K square feet
- (5) Proposed New Used Definition

| Other Uses - Not Recommended                                                  | D8 | D11<br>Proposal |
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| *Size or Other Limits Apply--See Zone District Regulations, Chapter 1205      |    |                 |
| <b>Commercial</b>                                                             |    |                 |
| Adult Business                                                                | P* |                 |
| Assembly and Meeting Halls                                                    |    |                 |
| Automated teller machines (ATMs)                                              |    |                 |
| Automobile repair and services                                                | C* |                 |
| Automobile service stations                                                   |    |                 |
| Automotive dealers                                                            |    |                 |
| Bed and breakfast inn                                                         |    |                 |
| Boarding Kennel                                                               |    |                 |
| Convenience store                                                             |    |                 |
| Car Wash                                                                      |    |                 |
| Family day care home, large (7-12 children)                                   |    |                 |
| Operation involving vehicles, cleaning, transfer stations, self storage (1)   | C  |                 |
| Entertainment and amusement facilities, indoor                                |    |                 |
| Fireworks storage and fireworks retail facility                               |    |                 |
| Funeral home                                                                  |    |                 |
| Golf course, private                                                          |    |                 |
| Liquor store                                                                  |    |                 |
| Parking lot as principal use                                                  |    |                 |
| Parking structure as principal use                                            |    |                 |
| Pawn vape/smoke shops, tattoo parlors, hookah                                 |    |                 |
| Retail with outdoor sales or storage                                          |    |                 |
| Wholesale trade                                                               | P  |                 |
| Vehicle and equipment rentals                                                 | C  |                 |
| Vehicle repair/services                                                       | C  |                 |
| <b>Industrial</b>                                                             |    |                 |
| Resource recovery operations                                                  | P* |                 |
| RV, boat, or truck storage                                                    | C  |                 |
| Warehousing, distribution, and/or storage (5)                                 | P* |                 |
| Workshops and custom small industry uses                                      | P  |                 |
| <b>Residential</b>                                                            |    |                 |
| Assisted Living                                                               | C  |                 |
| Duplex                                                                        |    |                 |
| Dwelling stack above or mixed with office/commercial                          |    |                 |
| Family Day care home, small                                                   |    |                 |
| Residential Group Home                                                        |    |                 |
| Single family, attached                                                       |    |                 |
| Single Family, detached                                                       |    |                 |
| Open Space CS                                                                 |    |                 |
| <b>Institutional/Civic</b>                                                    |    |                 |
| Cemetery                                                                      |    |                 |
| Continuing care retirement community                                          | C  |                 |
| Convention or conference center                                               | C  |                 |
| Golf course, public                                                           |    |                 |
| Institutional res for the handicapped or elderly (for 9 or more)              | C  |                 |
| Places of religious worship, including churches and synagogues (3)            |    |                 |
| Public (non-commercial) facility for composting                               |    |                 |
| Public, non-profit, or private cultural facilities                            |    |                 |
| Schools, public/private-pre, elementary, secondary, post-secondary            |    |                 |
| Transportation facilities without repairs (bus terminal, depot, etc.)         |    |                 |
| <b>Agricultural</b>                                                           |    |                 |
| General agricultural operations                                               | P  |                 |