

Comparison of Existing Zoning & Subcommittee Proposed Uses

Uses - Proposed Permitted Zoning	D8	D11 Proposal
P = Permitted By Right C = Conditional PD = Only in Planned Development		
*Size or Other Limits Apply--See Zone District Regulations, Chapter 1205		
Commercial		
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
Industrial		
Distribution (5)	P*	P
Industrial uses light	P	P
Industrial uses, Heavy	C	C
Industrial business parks	P	P
Research laboratories	P	P
Residential		
Multi-Family		PD
Townhomes		PD
Planned Developments		
Planned Development	P	P
Institutional/Civic		
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 Proposal
P = Permitted By Right C = Conditional PD = Only in Planned Development		
*Size or Other Limits Apply--See Zone District Regulations, Chapter 1205		
Commercial		
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	
Industrial		
Resource recovery operations	P*	
RV, boat, or truck storage	C	
Warehousing, distribution, and/or storage (5)	P*	
Workshops and custom small industry uses	P	
Residential		
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		
Institutional/Civic		
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.)		
Agricultural		
General agricultural operations	P	