

ORDINANCE NO. 703 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
 ESTABLISHING CHAPTER 21.23C OF THE ZONING CODE (TITLE 21)
 FOR TEMPORARY USE PERMITS
 (CITY OF PASO ROBLES)

WHEREAS, the City of Paso Robles has initiated Code Amendment 95009 to establish a procedure for reviewing Temporary Use Permits, and

WHEREAS, temporary uses are defined as certain short-term activities which may be appropriate when they do not adversely impact the public health, safety, and welfare, and

WHEREAS, the intent of this code amendment is to insure that temporary uses will not adversely impact surrounding properties, and

WHEREAS, it is not the intent of this ordinance to replace the need for a conditional use permit where required for businesses with permanent locations, or to permit peddlers to operate from temporary locations, and

WHEREAS, Temporary Use Permits would further meet the goals of the Economic Strategy by streamlining the review process, and

WHEREAS, this code amendment would apply to all zoning districts, and

WHEREAS, this project is exempt from environmental review in accordance with Section 15061(b)(3) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), and

WHEREAS, public hearings were conducted by the Planning Commission on November 13, 1995 and by the City Council on November 21 and December 5, 1995, to consider facts as presented in the staff report and to accept public testimony regarding this proposed code amendment, and

WHEREAS, at its meeting of December 5, 1995, the City Council gave first reading to this ordinance, and

WHEREAS, at its meeting of December 19, 1995, the City Council gave second reading to this ordinance, and

WHEREAS, this ordinance shall be effective on January 19, 1996.

NOW, THEREFORE, BE IT KNOWN that the Paso Robles City Council, based upon the substantial evidence presented at the above referenced public hearings, including oral and written staff reports, finds as follows:

1. The above stated facts of this ordinance are true and correct.
2. This ordinance does not conflict with the spirit and intent of the City's General Plan.
3. This ordinance is consistent with the City's Economic Strategy by further streamlining the review process.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of El Paso de Robles, California, that the Paso Robles Municipal Code is hereby amended as follows:

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LAND USE	R30	CP	C-1	C-2	C-3	RC	M	PM	AP
6. Furniture & fixtures manufacturing (does not include cabinet shops).....	N	N	N	N	P	N	P	P	P
7. Glass products manufacturing (does not include stained glass and glassblowing by artisans).....	N	N	N	N	P	N	P	P	P
8. Lumber & wood products manufacturing, processing & assembly:									
a. Cabinet shops.....	N	N	N	N	P	N	P	P	P
b. Prefabricated walls & trusses, fire-wood, plywood & veneer mills.....	N	N	N	N	P	N	P	P	P
9. Machinery, motor vehicle and transportation equipment manufacturing & assembly.....	N	N	N	N	P	N	P	P	P
10. Meat Packing, slaughterhouse.....	N	N	N	N	N	N	N	N	N
11. Metal industries: primary (includes foundries, smelting, refining, extruding, casting and plating).....	N	N	N	N	N	N	C	C	C
12. Metal fabrication (indoors only, includes sheet metal, machine shops, welding).....	N	N	N	N	P	N	P	P	P
13. Mobile home & modular building manufacturing & assembly (indoors only).....	N	N	N	N	P	N	P	P	P
14. Outdoor manufacturing and assembly.....	N	N	N	N	C	N	C	C	C
15. Paper products manufacturing & assembly..	N	N	N	N	P	N	P	P	P
16. Paving materials manufacturing & processing (including roofing tar creosoted wood).....	N	N	N	N	N	N	C	C	C
17. Plastics, fiberglass, and rubber products manufacturing, processing & assembly.....	N	N	N	N	P	N	P	P	P
18. Recycling & scrap processing (includes auto dismantlers).....	N	N	N	N	N	N	C	N	C
19. Small scale manufacturing & assembly (includes artisans, jewelry, toys, brooms & brushes, etc.).....	N	N	N	N	P	N	P	P	P
20. Stone & cut stone products processing....	N	N	N	N	P	N	P	P	P
21. Structural clay & pottery-related products manufacturing.....	N	N	N	N	P	N	P	P	P
22. Testing laboratories (soils & materials testing, research and development).....	N	N	N	N	P	N	P	P	P
23. Textile mills.....	N	N	N	N	N	N	C	C	C
K. RESOURCE EXTRACTION									
1. Sand & gravel mining.....	N	N	N	N	C	C	C	C	N
2. Fill dirt mining.....	N	N	N	N	C	C	C	C	N
L. TRANSPORTATION									
1. Airport, landing strip, helicopter operations.....	N	N	N	N	N	N	N	N	P
2. Bus stations:									
a. Public.....	N	P	P	P	P	P	P	P	P
b. Private.....	N	N	C	C	C	C	C	C	C
3. Parking lots:									
a. Public (including park & ride lots)...	C	P	P	P	P	P	P	P	P
b. Private Off-street parking for commercial and industrial uses.....	C	P	P	P	P	P	P	P	P
4. Truck terminals.....	N	N	N	N	C	N	C	N	C
5. Truck stops.....	N	N	N	C	C	N	C	N	N
6. Multi-modal center.....	N	P	P	P	P	P	P	P	P

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M. GENERAL ACCESSORY USES COMMON TO MOST ZONES

1. Canopies & structures which project into the public right-of-way (subject to approval of an encroachment permit).....	N	P	P	P	P	P	P	N	N
2. Outdoor storage of materials and equipment*:									
a. If property and adjacent streets are improved and storage is screened as specified in Section 21.21.110....	P	P	P	P	P	P	P	P	P
b. If property and adjacent streets are <u>not</u> improved and storage is screened as specified in Section 21.21.110....	C	C	C	C	C	C	C	C	C
* This subsection addresses outdoor storage as an accessory use and not as a primary use, such as for retail building materials and equipment rental.									
3. Outdoor display of merchandise for sale or rental in accordance with Section 21.21.120.....	P	P	P	P	P	P	P	P	P
4. Non-conforming uses and buildings (in conformance with Sections 21.20.340 and 21.20.350):									
a. Replace existing non-conforming use with a new, less non-conforming use.....	C	C	C	C	C	C	C	C	C
b. Additions to existing buildings containing a non-conforming use.....	C	C	C	C	C	C	C	C	C
c. Restoration of destroyed residential non-conforming use.....	C	C	C	C	C	C	C	C	C
d. Restoration of destroyed residential non-conforming building to previous state of non-conformity.....	C	C	C	C	C	C	C	C	C
e. Lot line adjustment between two buildings with non-conforming setbacks.....	C	C	C	C	C	C	C	C	C
5. Signs (subject to compliance with sign regulations contained within Chapter 21.19 including DRC approval):									
a. Wall-mounted, projecting, etc.....	P	P	P	P	P	P	P	P	P
b. Freestanding no more than 6 feet in height and no more than 32 square feet in area.....	P	P	P	P	P	P	P	P	P
c. Highway-oriented (higher than 6 feet and larger than 32 square feet).....	P	P	P	P	P	P	P	P	P
d. Billboards.....	C	C	C	C	C	C	C	C	C
e. Real estate directional signs.....	P	P	P	P	P	P	P	P	P
6. Trailer/temporary building use:									
a. For a construction office (within approved development projects).....	P	P	P	P	P	P	P	P	P
b. For a place of business/office:									
(1) in conjunction with an existing on-site business (two year maximum)..	T	T	T	T	T	T	T	T	T
(2) in conjunction with the construction of a building and with available paved parking (maximum of one year).....	P	P	P	P	P	P	N	N	N
(3) permanent.....	N	N	N	N	N	N	N	N	N

N. USES SIMILAR TO ANY OF THE ABOVE-LISTED USES

Any use not specifically listed above is not permitted unless the Planning Commission determines a particular land use to be similar to another permitted or conditional use within a particular zoning district.

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SECTION 1. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 2. Severability. If any part of this Ordinance is held to be invalid for any reason, such decision shall not effect the validity of the remaining portion of this Ordinance, and this Council hereby declares that it would have passed the remainder of this Ordinance if such invalid portion thereof had been deleted.

SECTION 3. Effective Date. This Ordinance shall be in full force and effect thirty (30) days after its passage.

SECTION 4. Table 21.16.010 R-A District is hereby amended to add the following: 8. Temporary Uses; As specified in Section 21.23C.

SECTION 5. Table 21.16.060 R-3-O District is hereby amended to add the following: 6. Temporary Uses; As specified in Section 21.23C.

SECTION 6. Section 21.16E.040.C. is hereby added to read as follows (with all subsequent letters to be realphabetized): C. Temporary Uses: See Chapter 21.23.C for uses subject to a Temporary Use Permit.

SECTION 7. Section 21.16I.030.C. is hereby added to read as follows (with all subsequent letters to be realphabetized): C. Temporary Uses: See Chapter 21.23.C for uses subject to a Temporary Use Permit.

SECTION 8. Table 21.16.200 is hereby amended to read as illustrated in the attached Exhibit A.

SECTION 9. Chapter 21.23C is hereby added to read as follows:

21.23C. TEMPORARY USE PERMITS

A. Purpose.

The Temporary Use Permit (TUP) allows for certain short-term activities which may be appropriate when the public health, safety and welfare are not adversely impacted. The intent is to ensure that temporary uses will not adversely impact surrounding properties. It is not the intent to use a TUP to replace the need for a conditional use permit where required for businesses with permanent locations, or to permit peddlers to operate from temporary locations.

B. Application.

All requests for Temporary Use Permits on private property may be approved, conditionally approved, or denied by the Community Development Director (subject to agreement by other effected Departments). The Community Development Director may refer applications to the Planning Commission or its designated subcommittees. Decisions of the Community Development Director may be appealed to the Planning Commission pursuant to Section 21.23A.090. All requests for temporary uses on public property must be approved by the City Council/established procedures.

C. Fees.

Fees for reviewing Temporary Use Permits shall be adopted by resolution of the City Council.

D. Permitted Uses.

The following activities may be approved by a Temporary Use Permit:

1. Real estate sales offices (within approved development projects).
2. Parking lot sales and other promotional events where only on-site businesses are participating if longer than seven days (if less than seven days, no temporary use permit is required).
3. Trailers/temporary buildings in conjunction with an existing on-site business (maximum of two years).
4. Trailers/temporary buildings in conjunction with the construction of a building and with available paved parking (maximum of one year).
4. Temporary food service (e.g. barbecues) when located at the businesses' permanent location or in conjunction with a nonprofit fundraising event if longer than seven days (if less than seven days, no temporary use permit is required).
5. Seasonal stands (e.g. pumpkin and Christmas tree sales) with a caretakers unit.
6. Circuses, carnivals, fairs, festivals, and concerts.
7. Off-site construction yards with a valid building permit (unless on immediately adjacent property).
8. Trailer or coach as a temporary residence in conjunction with a valid building permit (maximum of 180 days).
9. Similar temporary uses as determined by the Community Development Director.

E. Exempt Uses.

The following uses do not require a Temporary Use Permit:

1. Seasonal stands (e.g. pumpkin and Christmas tree sales) without a caretakers unit.
2. Construction offices in conjunction with an approved development project.
3. On-site construction yards or on immediately adjacent properties (with a valid building permit).
4. Garage and Rummage Sales (subject to Section 21.23.071)

F. Required Findings.

1. The proposed use is temporarily permitted within, and would not impair the integrity and character of the subject Zoning District and complies with all applicable provisions of the Uniform Building and Fire Codes.
2. The subject site is physically suitable for the type and density/intensity of the proposed use.
3. The location, size, design, and operating characteristics of the proposed temporary use will not adversely impact surrounding properties.
4. The proposed temporary use will not adversely impact the

public health, safety, and welfare.

- 5. There will be no potentially significant negative impacts upon environmental quality and natural resources that could not be properly mitigated and monitored.
- 6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to the public health and safety.

G. Conditions of Approval.

In approving a Temporary Use Permit, the following conditions may be imposed when deemed necessary to ensure that the TUP will be in accordance with the required findings. These conditions may include, but are limited to the following: hours of operation, provisions for parking areas, lighting, traffic circulation and access, performance standards, and other measures necessary to not adversely impact surrounding properties. In no case shall a TUP be approved for greater than two years. Approval of a temporary use permit shall not be an entitlement that runs with the land and shall not be assignable or transferable to any other person.

H. Revocation.

A Temporary Use Permit may be revoked or modified by the Community Development Director if any one of the following findings can be made:

- 1. That circumstances have changed so that one or more of the required findings can no longer be made.
- 2. That the Temporary Use Permit was obtained by fraud or misrepresentation.
- 3. That one or more of the conditions of the Temporary Use Permit have not been met.
- 4. That the use is in violation of any statute, ordinance, law, or regulation.

PASSED AND ADOPTED THIS 19th day of December, 1995 by the following roll call vote:

AYES: HEGGARTY, MARTIN, IVERSEN, PICANCO, MACKLIN

NOES: NONE

ABSENT: NONE

Walter J. Macklin
MAYOR WALTER MACKLIN

ATTEST:
Richard J. Ramirez
RICHARD J. RAMIREZ, CITY CLERK

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EXHIBIT A

TABLE 21.16.200

PERMITTED LAND USES: COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

EXPLANATION OF CODES USED IN THIS CHART

- P (permitted use) denotes a land use which is permitted.
- C (conditional use) denotes a land use which requires approval of a conditional use permit.
- N (non-permitted use) denotes a land use which is not permitted.
- T (temporary use permit) denotes a land use which requires approval of a temporary use permit.

NOTE: All uses are subject to compliance with the general regulations and performance standards contained within in Chapters 21.20 and 21.21.

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A. AGRICULTURE & ANIMAL KEEPING

1. Animal hospitals, veterinary clinics (includes overnight boarding as an accessory use).....	N	N	N	C	C	N	C	N	N
2. Animal Keeping:									
a. Bee keeping.....	N	N	N	N	N	N	N	N	N
b. Cattle & horse grazing.....	N	N	N	N	N	P	N	N	P
c. Commercial poultry, goat, rabbit farms and dairies.....	N	N	N	N	N	N	N	N	N
d. Hogs, pig keeping or farming.....	N	N	N	N	N	N	N	N	N
e. Exotic animals (other than dogs, cats, horses, cattle, sheep, pigs, poultry and rabbits).....	C	N	N	N	N	N	N	N	N
f. Horse, cattle, sheep keeping per section 21.20.100 (accessory to residential use).....	C	N	N	N	N	N	N	N	N
g. Horse ranches, stables, etc.....	N	N	N	N	N	N	N	N	N
h. Kennels, pet boarding.....	N	N	N	C	C	N	C	N	N
i. Poultry & rabbit keeping per section 8.04.150	P	N	N	N	N	N	N	N	N
j. Zoos (private).....	N	N	N	N	N	N	N	N	N
3. Crop processing & packaging (includes wineries; does not include food processing involving cooking or similar activities).....	N	N	N	N	C	N	C	C	P
4. Crop production (includes dry and irrigated farming, orchards, vineyards).....	C	N	N	N	N	P	N	N	P
5. Equestrian facilities (includes stables, riding, training and showing facilities).....	N	N	N	N	C	N	N	N	C
6. Feed lots, livestock auctions/sales yards.....	N	N	N	N	N	N	N	N	N
7. Outdoor sales of agricultural products:									
a. Year-round roadside produce stands and Certified Farmers Markets.....	N	N	N	C	C	C	C	C	C
b. Seasonal stands (including Christmas trees and pumpkins).....	P	P	P	P	P	P	P	P	P
c. Seasonal stands with a caretakers unit	T	T	T	T	T	T	T	T	T

B. RESIDENTIAL

1. Boardinghouse, roominghouse.....	C	N	N	N	N	N	N	N	N
2. Caretaker apartments and other residences in commercial and industrial zones:									
a. One per facility/business.....	P	P	P	P	P	P	P	P	N
b. More than one per facility/business...	C	C	C	C	C	C	C	C	N
3. Convalescent care facilities/nursing homes.....	C	N	N	N	N	N	N	N	N
4. Group homes (convents, monasteries, fraternities, sororities).....	C	N	N	N	N	N	N	N	N
5. Home occupation businesses conforming to regulations in Chapter 21.23.....	P	P	P	P	P	P	P	P	P

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6. Mobile homes on individual lots:									
a. As permanent dwellings.....	N	N	N	N	N	N	N	N	N
b. As temporary caretaker units during construction of a permanent building..	P	P	P	P	P	P	P	P	P
7. Mobile home parks.....	N	N	N	N	N	N	N	N	N
8. Multiple family (2 or more residential units per lot as a primary land use).....	P	N	N	N	N	N	N	N	N
9. Residential care facilities (for elderly, handicapped, etc.):									
a. 6 and fewer residents.....	P	N	N	N	N	N	N	N	N
b. More than 6 residents.....	C	N	N	N	N	N	N	N	N
10. Single family (as a primary land use):									
a. Detached.....	P	N	N	N	N	N	N	N	N
b. Attached, condominiums, PUD/townhouse.....	C	N	N	N	N	N	N	N	N
c. Second units for related senior citizens.....	P*	N	N	N	N	N	N	N	N
d. Guest house without kitchen facilities.....	P*	N	N	N	N	N	N	N	N
* Not to be in addition to the maximum permissible density.									
C. INSTITUTIONAL, PUBLIC & QUASI-PUBLIC									
1. Cemeteries (including pet cemeteries)....	N	N	N	N	N	N	N	N	P*
* In Airport Clearzone only.									
2. Churches (including meeting halls & Sunday schools as accessory uses).....	C	N	C	C	C	N	C	N	N
3. Day care centers:									
a. 6 children or less.....	P	P	P	P	P	P	P	P	P
b. More than 6 children.....	C	C	C	C	C	C	C	C	C
4. Libraries, museums and art galleries (private).....	P	P	P	P	P	P	P	P	P
5. Convention centers (private).....	N	N	P	P	P	P	P	P	P
6. Public facilities (government offices, community centers, libraries, recreation buildings, equipment yards, etc.).....	C	P	P	P	P	P	P	P	P
7. Public parks, playgrounds, ballfields....	C	P	P	P	P	P	P	P	P
8. Public utilities facilities:									
a. Wells, pump stations, switching and relay boxes.....	P	P	P	P	P	P	P	P	P
b. Pipelines & power transmission lines..	P	P	P	P	P	P	P	P	P
c. Water tanks, electrical substations...	C	C	C	C	C	C	C	C	C
9. Retreat houses.....	N	N	N	N	N	N	N	N	N
10. Schools:									
a. Public, all levels.....	P	P	P	P	P	P	P	P	P
b. Private preschool - 12th grade.....	C	C	C	C	C	N	C	C	C
c. Business, trade, dance schools.....	N	N	P	P	P	P	P	P	P
11. Social halls, clubs, lodges, scouts and fraternal organizations.....	C	C	P	P	P	C	P	P	P
D. COMMUNICATIONS									
1. Broadcasting studios.....	N	N	P	P	P	P	P	P	P
2. Transmission & receiving stations (not including ham operators, private microwave and radio dispatch).....	N	N	C	C	C	C	C	C	C

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E. PRIVATE CLUB AND COMMERCIAL RECREATION

1. Indoor Facilities:

a. Amusement arcades (video/electronic games*, pinball, etc.).....	N	P	P	P	P	P	N	N	N
b. Bowling alleys.....	N	N	P	P	P	P	N	N	N
c. Card rooms.....	N	N	C	C	C	N	N	N	N
d. Dance halls, dance schools.....	N	N	C	C	C	C	N	N	N
e. Gyms, health spas, etc.....	N	N	P	P	P	P	P	P	P
f. Pool/billiard halls.....	N	N	P	P	P	P	N	N	N
g. Racquetball, handball courts.....	N	N	P	P	P	P	P	P	P
h. Shooting Range.....	N	N	N	N	P	N	P	N	P
i. Skating Rink (ice, roller).....	N	N	P	P	P	P	N	N	N
j. Theaters.....	N	C**	P	C**	C**	C**	N	N	N

* 4 or more video/electronics games constitutes an arcade.

** Requires a finding that a theater will not be detrimental to the City's efforts to revitalize the historic downtown.

2. Outdoor facilities:

a. Amusement parks (permanent).....	N	N	N	C	C	C	C	N	N
b. Ballfields, playgrounds, stadiums and amphitheaters.....	N	N	N	C	C	C	C	N	C
c. Carnivals, circuses, fairs, festivals, concerts, etc.....	T	T	T	T	T	T	T	T	T
d. Golf courses, driving ranges.....	N	N	C	C	C	C	C	N	C
e. Miniature auto/go-cart courses.....	N	N	N	N	C	C	C	N	N
f. Miniature golf.....	N	N	P	P	P	C	C	N	C
g. Off-road vehicle courses.....	N	N	N	N	N	N	N	N	N
h. Pools, waterslides.....	N	N	N	C	C	C	C	N	C
i. Shooting ranges.....	N	N	N	N	C	C	N	N	C
j. Tennis courts.....	N	N	N	P	P	P	P	N	C

F. RETAIL COMMERCIAL

1. Automobiles, motorcycles, recreational vehicles, trucks, boats, farm equipment:

a. Parts sales (indoors, without installation).....	N	N	P	P	P	P	P	N	P
b. Vehicle Sales (including auto service as ancillary use):									
(1) New and 25 percent or less used...	N	N	N	P	P	P	P	N	P
(2) More than 25% used.....	N	N	N	C	C	C	C	N	C

2. Building Materials..... N N P P P P P P P C

3. Cocktail Lounges & bars..... N C C C C C C N C

4. Food & beverage sales (includes groceries, supermarkets, mini-marts, delis, liquor stores, bakeries, specialty food stores)..... N P P P P P P P P

5. Fuel Dealers (includes propane, butane, fuel oil, gasoline, diesel fuel)..... N N N C C C C N C

6. Furniture, appliances, home furnishings.. N N P P P P P P P

7. General merchandise (includes department stores, drug stores, discount stores, specialized retail, artisans, manufacturing incidental to retail use, etc.)... N P P P P P P N P

8. Mobile home sales..... N N N N C C C N C

9. Nurseries (retail and wholesale)..... C P P P P P P P P

10. Outdoor sales:

a. Peddlers..... N C C C C C C N N

b. Parking lot sales and other promotional events where only on-site businesses are participating (if longer than seven days)T T T T T T T T T

c. Parking lot sales and other promotional events where only on-site business are participating (seven days or less) P P P P P P P P P

11. Pet stores..... N N P P P P N N N

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12. Restaurants:

a. Drive-through.....	N	N	N	P*	P*	P*	P*	P*	P*
b. Sit-down and/or walk-up.....	N	P**							
c. Outdoor seating.....	N	P	P	P	P	P	P	P	P
d. Where liquor is served.....	N	P	P	P	P	P	P	P	P
e. Temporary food service (e.g. barbecues) when located at the businesses' permanent location or in conjunction with a non-profit fundraising event (greater than seven days).....	T	T	T	T	T	T	T	T	T
f. Temporary food service (e.g. barbecues) when located at the businesses' permanent location or in conjunction with a non-profit fundraising event (seven days or less).....	P	P	P	P	P	P	P	P	P

* Permitted if more than 300 feet from the nearest residential zoning district; conditional if 300 feet or less from the nearest residential zoning district.

** Permitted if 5,000 square feet or less in gross floor area; if 5,000 square feet or more in gross floor area, subject to approval of a conditional use permit and finding that such a restaurant will not be detrimental to the City's efforts to revitalize the historic downtown.

13. Secondhand merchandise:

a. Antiques.....	N	N	P	P	P	N	P	N	N
b. Clothing, furniture and household goods:									
(1) Without donation drop-off.....	N	P	P	P	P	P	P	N	N
(2) With donation drop-off.....	N	N	N	C	C	N	C	N	N
c. Swap meets, flea markets.....	N	N	N	C	C	C	C	N	N

14. Service Stations:

a. Without auto service uses.....	N	P	P	P	P	P	P	N	P
b. With auto service uses.....	N	C	C	C	C	C	C	N	C

15. Winetasting Rooms..... C N P P P P P P P P

G. SERVICE COMMERCIAL

1. Appliance repair.....	N	N	P	P	P	P	P	P	P
2. Automobiles, motorcycles, recreational vehicles, trucks, boats, farm equipment:									
a. Body and paint (primary use).....	N	N	N	C	C	N	C	N	C
b. Carwashes.....	N	N	N	C	C	C	C	N	C
c. Detailing.....	N	N	N	P	P	C	P	N	P
d. Rental and accessory services.....	N	N	N	P	P	P	P	N	P
e. Repair, parts installation (primary use).....	N	N	N	C	C	C	C	N	C
3. Contracted services (plumbing, heating & air conditioning, janitorial, pest exterminating, construction trades).....	N	N	N	P	P	N	P	N	P
4. Equipment rental (includes outdoor storage).....	N	N	N	N	C	C	C	N	C
5. Financial services (banks, savings & loans credit unions, thrifts).....	N	P	P	P	P	P	P	N	P
6. Health care services:									
a. Clinics, social services facilities... ..	N	N	C	C	C	N	N	N	C
b. Emergency/urgent care centers including outpatient services.....	N	N	P	P	P	P	P	P	P
c. Hospitals.....	N	N	N	N	N	N	N	N	C
d. Offices for physicians, dentists, chiropractors, psychiatrists, etc.....	P	P	P	P	P	P*	P	C	P

* Subject to a limitation that the floor area shall not exceed 10 percent of the total floor area of a commercial center.

7. Laundries and dry cleaning plants (does not include laundromats or non-plant laundries).....	N	N	N	C	P	N	P	N	P
8. Offices (general: including insurance, real estate, administrative, consulting professions such as accountants, architects, attorneys, engineers, etc.)..	C	P	P	P	P	P*	P	P	P

* Subject to a limitation that the floor area shall not exceed 10 percent of the total floor area of a commercial center.

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LAND USE	R30	CP	C-1	C-2	C-3	RC	M	PM	AP
9. Real estate sales offices (within approved development projects).....	T	T	T	T	T	T	T	T	T
10. Personal services:									
a. Barber/beauty shops, nails & tanning salons, massage.....	C	P	P	P	P	P	P	N	P
b. Laundries, non-plant.....	N	P	P	P	P	P	P	N	P
c. Laundromats.....	N	P	P	P	P	N	N	N	N
d. Locksmiths.....	N	P	P	P	P	P	P	N	P
e. Mortuaries.....	N	N	C	C	C	C	C	N	C
f. Parcel services.....	N	P	P	P	P	P	P	C	P
g. Tailor/dressmakers, alterations, shoe repair.....	N	P	P	P	P	P	P	N	P
11. Printing, publishing, blueprinting, duplicating.....	N	N	P	P	P	P	P	P	P
12. Recycling collection centers for aluminum glass, paper, plastic, etc. (does not include collection of hazardous/toxic items).....	N	N	N	N	C	N	C	N	C
13. Small motor repair (electrical motor rewinding lawnmower repair, etc.).....	N	N	N	P	P	N	P	N	P
14. Upholstery (includes Auto Upholstery)....	N	N	N	C	P	N	P	N	P
H. TRANSIENT LODGINGS									
1. Bed & breakfast inns.....	C	N	P	P	P	P	P	N	P
2. Campgrounds.....	N	N	N	C	C	C	C	N	C
3. Hotels & motels.....	N	N	P	P	P	C*	P	N	P
* Requires a finding that a hotel or motel will not be detrimental to the City's efforts to revitalize the historic downtown.									
4. Recreational vehicle parks.....	N	N	N	C	C	C	C	N	C
I. WHOLESALE AND STORAGE									
1. Mini-storage facilities.....	N	N	N	N	P	N	P	P	P
2. Temporary construction yards in conjunction with valid building permit on the site of the building permit or on the immediately adjacent property.....	P	P	P	P	P	P	P	P	P
3. Temporary off-site construction yards in conjunction with a valid building (unless on the immediately adjacent property).....	T	T	T	T	T	T	T	T	T
4. Warehousing.....	N	N	N	P	P	N	P	P	P
5. Wholesale & distribution (not including truck terminals and fuel dealers).....	N	N	N	P	P	N	P	P	P
6. Vehicle storage lots (automobiles, recreational vehicles, boats, trailers, trucks and construction and farm equipment as freestanding, commercial businesses).....	N	N	N	N	C	N	C	N	C
J. MANUFACTURING & PROCESSING									
1. Apparel manufacturing.....	N	N	N	N	P	N	P	P	P
2. Chemical products manufacturing and processing.....	N	N	N	N	C	N	C	C	C
3. Concrete, gypsum & plaster products manufacturing and processing.....	N	N	N	N	N	N	C	C	P
4. Electrical equipment, electronic & scientific instruments manufacturing and assembly.....	N	N	N	N	P	N	P	P	P
5. Food & kindred products processing (includes wholesale bakeries; does not include crop processing & packaging or meat packing/slaughterhouse).....	N	N	N	N	P	N	P	P	P