

172.010 GENERAL PROVISIONS

Level of review required. Table 172-1 lists the development permits required by this chapter together with the review and approval authority.

Table 172 - 1. Development Order Review Authorities.

Application Type	See Section	Approval Type	>>CPP Meeting<<	Pre-Application Meeting	Growth Management	Planning & Zoning Board	City Council
COMPREHENSIVE PLAN/LDC/ZONING MAP AMENDMENTS:							
Annexation	172.020	Q	>>Yes<<	Yes	Yes	Yes	Yes
Comprehensive Plan Future Land Use Map Amendment	172.021	L	>>Yes<<	Yes	Yes	Yes	Yes
LDC text amendments	172.022	L	>>No<<	Yes	Yes	Yes	Yes
Zoning map amendment (City initiated - areawide)	172.022	Q	>>No<<	No	Yes	Yes	Yes
Zoning map amendment (site specific, PUD)	Part 4	Q	>>Yes<<	Yes	Yes	Yes	Yes
SITE PLANS:							
Site Plan	172.023	A	>>No<<	Yes	Yes	No	No
PUD Preliminary Development Plan (processed in conjunction with PUD rezoning)	172.030	Q	>>Yes<<	Yes	Yes	Yes	Yes
PUD Final Development Plan (processed in conjunction with the preliminary plat)	172.031	Q	>>Yes<<	Yes	Yes	Yes	Yes
SUBDIVISIONS:							
Preliminary Plat	172.052	Q	>>No<<	Yes	Yes	Yes	Yes
Construction Plans	172.054	A	>>No<<	No	Yes	No	No
Final Plat	172.053	Q	>>No<<	No	Yes	No	Yes
Vacation of Rights-of-way/Plats	Part 7	L	>>No<<	Yes	Yes	No	Yes
Site Work Permit	172.054	A	>>No<<	No	Yes	No	No
OTHER APPLICATIONS:							
Conditional Use	172.024	Q	>>Yes<<	Yes	Yes	Yes	Yes
Development Agreement	Part 9	Q	>>No<<	No	Yes	>>No<<	Yes
Variance	172.025	Q	>>No<<	Yes	Yes	Yes	Yes
Administrative Variance	172.026	A	>>No<<	Yes	Yes	No	No
Floodplain Variance	179.007	Q	>>No<<	Yes	Yes	No	Yes

Legend: A = Administrative; L = Legislative; Q = Quasi-judicial

173.021 SCHEDULE OF USES

Table 173 - 1. Uses in Office, Commercial and Mixed-Use Districts

USE	See Section	OP	RC	NC	CC	GC	HC	CMU	UMU
COMMERCIAL - RETAIL USES									
Brewpub							P		P
Drinking establishments	174.039				P	P	P	P	P
Drive-through establishments			P	C ⁽³⁾	P		P		
Equipment sales, rental, leasing						P			
Fuel stations	174.041			C	C		C		
Plant nurseries and green houses	174.010		C ⁽⁵⁾	C	P	P			
Restaurants/eating establishments	174.009 & 174.039		P ⁽⁵⁾	P ⁽²⁾	P	P	P	P	P
Retail establishment	174.010		P ⁽⁵⁾	P ⁽²⁾	P	P	P	P	P
Vehicle, major recreational equipment, and mobile home sales, rental, leasing, and storage	174.049				P	P	P		
COMMERCIAL - SERVICE USES									
Banks and financial institutions		P	P ⁽⁵⁾	P ⁽¹⁾	P	P	P	P	P
Car wash (principal use)					C		C		
Contractors' offices	174.036		P ⁽⁵⁾			P	P		
Funeral homes			P ⁽⁵⁾	P ⁽¹⁾	P	P	P	P	
General offices		P	P	P ⁽²⁾	P	P	P	P	P
Medical and dental labs					P	P		P	P
Pet day care	174.044			P ⁽¹⁾	P	P	P	P	P
Service establishments, business			P ⁽⁵⁾	P ⁽¹⁾	P	P	P	P	P
Service establishments, intensive			C ⁽⁵⁾		C	P	P		
Service establishments, personal			P ⁽⁵⁾	P ⁽¹⁾	P	P	P	P	P
Tattoo parlors				P ⁽¹⁾	P	P			
Vehicle and major recreational equipment repair, heavy	174.049				C	P	P ⁽³⁾		
Vehicle and major recreational equipment repair, light	174.049				P	P		P	P
Veterinarians and veterinary clinics (no boarding of animals)		C	P ⁽⁵⁾	P ⁽¹⁾	P	P		P	P
INDUSTRIAL WAREHOUSING USES									
Assembly of components manufactured off-site						P	P		
Self-storage facilities	174.047				C	C	C		
INSTITUTIONAL USES									
Childcare facilities			P ^(3,5)	P ⁽²⁾	P	P	P	P	P
Churches		C ⁽⁴⁾		P ⁽²⁾	P	C ⁽⁴⁾	P	P	P

USE	See Section	OP	RC	NC	CC	GC	HC	CMU	UMU
Convention centers						P	P		P
Corrections facilities	174.037								
Crematoriums	174.038				C				
Educational institutions ^(3, 4, 6)			C		C	C	C	C	C
Government establishments		C	P	P	P	P	P	P	P
Hospitals			C ⁽⁵⁾	C	P		P	P	C
Urgent care center				P ⁽¹⁾		P	P	P	
LODGING USES									
Bed and breakfast inns								P	P
Guest cottages					P				
Hotels, motels, tourist courts					P		P	P	P
RECREATION USES									
Arcades/amusement centers	174.033				P		P		
Clubs, lodges, and fraternal organizations			C ⁽⁵⁾	C ⁽¹⁾	P	P		P	P
Dance clubs	170.039						C	P	P
Event halls	174.040					C		P	P
Golf courses and clubhouses							P	P	
Public recreational facilities		P		P	P	P	P	P	P
Recreation, indoor				C ⁽¹⁾	P ⁽⁴⁾	P ⁽⁴⁾	P ⁽⁴⁾	P	P
Recreation, nature								P	P
Recreation, outdoor							C		C
Recreational vehicle (RV) park	174.045					C	C		
Small event space				C ⁽¹⁾	P	P	P	P	P
RESIDENTIAL USES									
Group homes								P	P
Multi-family dwellings	173.031							P	P
Nursing homes			C ⁽⁵⁾	C	P		P		
Single family dwellings								P	
Townhomes	173.032							P	
Zero-Lot-Line	173.034							P	
TRANSPORTATION USES									
Boat storage (wet and dry)					C				
Marinas					C		C	C	C
Parking garages (principal use)					P	P	P		P
Surface parking lots (principal use)							P		
UTILITY USES									
Communication towers and facilities	174.035				C	C	C		
Communication towers and facilities, camouflaged	174.035	C							
Public utility facilities		C	C ⁽⁵⁾	C	P	P	P	P	P

P = Permitted Use; C = Conditional Use; Blank cell = Prohibited

⁽¹⁾ Not to exceed 5,000 gross square feet

- (2) Establishments exceeding 5,000 sq. ft. of floor area require Conditional Use review.
- (3) The lot shall have frontage on an Arterial or Collector Roadway
- (4) The site must be at least 1 acre in size and shall have direct access to a collector or arterial roadway; All buildings shall be set back a minimum of 20 feet (50 ft. for commercial dog kennels) from all property lines or meet the district setbacks, whichever are greater.
- (5) Minimum fifteen thousand (15,000) square foot lot.
- (6) The site shall be designed based on the maximum capacity of the facility.

Table 173 - 2. Uses in Industrial and Other Districts

USE	See Section	J	H	U	O
COMMERCIAL - RETAIL USES					
Fuel stations	174.041	C	C		
Restaurants/eating establishments	174.039 174.009	C			
Vehicle, major recreational equipment, RV, and mobile home sales, rental, leasing, and storage	174.049	P	P		
COMMERCIAL - SERVICE USES					
Brewpubs		P			
Building materials establishment		P	P		
Medical Recycling Facility		P	P		
Research and development facilities		P	P		
Service establishments, intensive		P	P		
Service establishments, personal		P	P		
Vehicle and major recreational equipment repair, light and heavy	174.051	P	P		
Veterinary hospitals and clinics (including boarding of animals)		P	P		
INDUSTRIAL/WAREHOUSING USES					
Assembly of components manufactured off-site		P	P		
Breweries/distilleries		P	P		
Fuel, propane, and natural gas dispensaries	174.041	C	P		
Industrial, heavy		C	P		
Industrial, light		P	P		
Self-storage facilities	174.048	P	P		
Storage of towed vehicles			P		
Warehousing		P	P		
Welding and machine shops			P		
Wholesaling		P	P		
INSTITUTIONAL USES					
Cemetery				C	
Childcare facilities		C			
Churches				P	
Convention centers		P			
Corrections facilities	174.036	C	C		
Crematoriums	174.037		C		

USE	See Section	J	HI	U	C
Educational institutions ^(1,2,3)		C	C	P	
Government establishments		P	P	P	C
Hospitals				C	
Group home				P	
RECREATION USES					
Adult entertainment establishments	174.031	P			
Public parks, playgrounds or other public recreational facilities				P	P
Recreation, nature					C
>>Recreation, indoor<<		>>P<<			
RESIDENTIAL USES					
Assisted living facilities, small and large				C	
Community Residential Homes				C	
Nursing homes				C	
Rooming House				C	
Single family dwellings					C
TRANSPORTATION USES					
Airports				C	
Freight handling and transportation terminals		C	P		
Parking garages (as principal use)				P	
UTILITY USES					
Communication towers and facilities	174.034	P	P		
Communication towers and facilities, camouflaged	174.034			P	
Public utility facilities		P	P	P	
Radio or television transmitter, towers or broadcasting facilities		P	P		
Salvage Yards	174.047		P		
Tree and landscape recycling	174.049	C			

P = Permitted Use; C = Conditional Use; Blank cell = Prohibited

- (1) The lot shall have frontage on an Arterial or Collector Roadway
- (2) The site must be at least 1 acre in size and shall have direct access to a collector or arterial roadway; All buildings shall be set back a minimum of 20 feet from all property lines or meet the district setbacks, whichever are greater.
- (3) The site shall be designed based on the maximum capacity of the facility.