

## 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
<b>COMPREHENSIVE PLAN/LDC/ZONING MAP AMENDMENTS:</b>							
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
<b>SITE PLANS:</b>							
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
<b>SUBDIVISIONS:</b>							
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
<b>OTHER APPLICATIONS:</b>							
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
<b>COMMERCIAL - RETAIL USES</b>									
Brewpub							P		P
Drinking establishments	174.039				P	P	P	P	P
Drive-through establishments			P	C <sup>(3)</sup>	P		P		
Equipment sales, rental, leasing						P			
Fuel stations	174.041			C	C		C		
Plant nurseries and green houses	174.010		C <sup>(5)</sup>	C	P	P			
Restaurants/eating establishments	174.009 & 174.039		P <sup>(5)</sup>	P <sup>(2)</sup>	P	P	P	P	P
Retail establishment	174.010		P <sup>(5)</sup>	P <sup>(2)</sup>	P	P	P	P	P
Vehicle, major recreational equipment, and mobile home sales, rental, leasing, and storage	174.049				P	P	P		
<b>COMMERCIAL - SERVICE USES</b>									
Banks and financial institutions		P	P <sup>(5)</sup>	P <sup>(1)</sup>	P	P	P	P	P
Car wash (principal use)					C		C		
Contractors' offices	174.036		P <sup>(5)</sup>			P	P		
Funeral homes			P <sup>(5)</sup>	P <sup>(1)</sup>	P	P	P	P	
General offices		P	P	P <sup>(2)</sup>	P	P	P	P	P
Medical and dental labs					P	P		P	P
Pet day care	174.044			P <sup>(1)</sup>	P	P	P	P	P
Service establishments, business			P <sup>(5)</sup>	P <sup>(1)</sup>	P	P	P	P	P
Service establishments, intensive			C <sup>(5)</sup>		C	P	P		
Service establishments, personal			P <sup>(5)</sup>	P <sup>(1)</sup>	P	P	P	P	P
Tattoo parlors				P <sup>(1)</sup>	P	P			
Vehicle and major recreational equipment repair, heavy	174.049				C	P	P <sup>(3)</sup>		
Vehicle and major recreational equipment repair, light	174.049				P	P		P	P
Veterinarians and veterinary clinics (no boarding of animals)		C	P <sup>(5)</sup>	P <sup>(1)</sup>	P	P		P	P
<b>INDUSTRIAL WAREHOUSING USES</b>									
Assembly of components manufactured off-site						P	P		
Self-storage facilities	174.047				C	C	C		
<b>INSTITUTIONAL USES</b>									
Childcare facilities			P <sup>(3,5)</sup>	P <sup>(2)</sup>	P	P	P	P	P
Churches		C <sup>(4)</sup>		P <sup>(2)</sup>	P	C <sup>(4)</sup>	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 <sup>(3, 4, 6)</sup>			C		C	C	C	C	C
Government establishments		C	P	P	P	P	P	P	P
Hospitals			C <sup>(5)</sup>	C	P		P	P	C
Urgent care center				P <sup>(1)</sup>		P	P	P	
<b>LODGING USES</b>									
Bed and breakfast inns								P	P
Guest cottages					P				
Hotels, motels, tourist courts					P		P	P	P
<b>RECREATION USES</b>									
Arcades/amusement centers	174.033				P		P		
Clubs, lodges, and fraternal organizations			C <sup>(5)</sup>	C <sup>(1)</sup>	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 <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	P	P
Recreation, nature								P	P
Recreation, outdoor							C		C
Recreational vehicle (RV) park	174.045					C	C		
Small event space				C <sup>(1)</sup>	P	P	P	P	P
<b>RESIDENTIAL USES</b>									
Group homes								P	P
Multi-family dwellings	173.031							P	P
Nursing homes			C <sup>(5)</sup>	C	P		P		
Single family dwellings								P	
Townhomes	173.032							P	
Zero-Lot-Line	173.034							P	
<b>TRANSPORTATION USES</b>									
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		
<b>UTILITY USES</b>									
Communication towers and facilities	174.035				C	C	C		
Communication towers and facilities, camouflaged	174.035	C							
Public utility facilities		C	C <sup>(5)</sup>	C	P	P	P	P	P

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

<sup>(1)</sup> 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	U	I	C	O
<b>COMMERCIAL - RETAIL USES</b>					
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		
<b>COMMERCIAL - SERVICE USES</b>					
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		
<b>INDUSTRIAL/WAREHOUSING USES</b>					
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		
<b>INSTITUTIONAL USES</b>					
Cemetery				C	
Childcare facilities		C			
Churches				P	
Convention centers		P			
Corrections facilities	174.036	C	C		
Crematoriums	174.037		C		

USE	See Section	J	H	U	C
Educational institutions <sup>(1, 2, 3)</sup>		C	C	P	
Government establishments		P	P	P	C
Hospitals				C	
Group home				P	
<b>RECREATION USES</b>					
Adult entertainment establishments	174.031	P			
Public parks, playgrounds or other public recreational facilities				P	P
Recreation, nature					C
>>Recreation, indoor<<		>>P<<			
<b>RESIDENTIAL USES</b>					
Assisted living facilities, small and large				C	
Community Residential Homes				C	
Nursing homes				C	
Rooming House				C	
Single family dwellings					C
<b>TRANSPORTATION USES</b>					
Airports				C	
Freight handling and transportation terminals		C	P		
Parking garages (as principal use)				P	
<b>UTILITY USES</b>					
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

<sup>(1)</sup> The lot shall have frontage on an Arterial or Collector Roadway

<sup>(2)</sup> 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.

<sup>(3)</sup> The site shall be designed based on the maximum capacity of the facility.