

Division 23-3C-9: Other Zones

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23-3C-9010 Purpose

- (A) This division establishes the requirements for land use and building form for zoning classifications included within this division, and reflects the community's vision to implement the Comprehensive Plan. These requirements are intended to ensure that proposed development is compatible with existing development and produces an environment of desirable character, consistent with Comprehensive Plan.

23-3C-9020 Applicability

- (A) The requirements in this division apply to a site zoned under this division.
- (B) The uses allowed on a site zoned under this division are subject to the requirements of this division and Article 23-3D (Supplemental to Zones).
- (C) In addition to the requirements included within this division and Article 23-3D (Supplemental to Zones), a lot or use may also be subject to the following provisions in this Title:
 - (1) Division 23-3D-6 (Building Design Standards);
 - (2) Division 23-3D-8 (Outdoor Lighting);
 - (3) Division 23-3D-10 (Additional General Standards);
 - (4) Article 23-4C (Urban Forest Protection and Replanting);
 - (5) Article 23-4D (Water Quality);

- (6) Article 23-4E (Affordable Housing);
 - (7) Chapter 23-7 (Signage); and
 - (8) Article 23-9E (Drainage).
- (D) The provisions identified in Subsection (C) may not be an exhaustive list of the requirements that apply to a lot or use. Failure to include a specific provision in Subsection (C) or anywhere else in this division does not exempt the lot or use from complying with the provision.

23-3C-9030 Allowed Uses and Permit Requirements

- (A) **Allowed Land Uses.** Table 23-3C-9030(A) (Allowed Uses in Other Zones) establishes the uses allowed in the zones included in this division.
- (1) Each use is defined in Division 23-3C-2 (Land Use Definitions).
- (B) **Permit Required.** If Table 23-3C-9030(A) (Allowed Uses in Other Zones) identifies a permit requirement for the land use, then a property may not be used in that manner until the property owner or property operator obtains a permit.
- (C) **Additional Requirements.** If a land use is subject to additional requirements, Table 23-3C-9030(A) (Allowed Uses in Other Zones) identifies the section within Division 23-3D-1 (Specific to Use) that applies.
- (D) **Uses Not Allowed.** If a land use is marked with “—” or is not included in Table 23-3C-9030(A) (Allowed Uses in Other Zones), it is not allowed in the zone.

Table 23-3C-9030(A) Allowed Uses in Other Zones						
Use Type	Specific to Use Requirements	AG	AV	CL	P	PR
RESIDENTIAL						
(1) Residential						
Accessory Dwelling Unit - Residential	23-3D-1030	P	—	—	P ¹	—
Cohousing		—	—	—	P ¹	—
Duplex	23-3D-1180	—	—	—	P ¹	—
Group Residential		—	—	—	P ¹	—
Home Occupations	23-3D-1220	—	—	—	P ¹	—
Manufactured Home		—	—	—	P ¹	—
Multi-Family		—	—	—	P ¹	—
Senior/Retirement Housing	23-3D-1370	—	—	—	—	—
Single-Family		CUP	—	—	P ¹	—
(2) Residential Support						
Residential Care Facility		—	—	—	P ¹	—
Transitional Housing		—	—	—	P ¹	—
COMMERCIAL						
(3) Services						
Adult Care						
Small ≤6		—	—	—	P	—
Large 7 ≥ and ≤20		—	—	—	P	—
Commercial ≥21		—	—	—	P	—
Animal Service/Boarding						
Housepets		P	P	—	—	—
Livestock; Outdoor		P	P	—	—	—
Business and Financial/Professional Services						
Commercial Services and Repair						
No Outside Storage		—	P	—	—	—
w/ Incidental Outside Storage		—	P	—	—	—

Notes

¹ Allowed only if associated with an allowed service, civic or public assembly use.

² If associated with an existing recreation use on the same site or part of an approved mater plan.

³ If not associated with an existing use or not part of an approved master plan.

Key for Table 23-3C-9030(A)

P	Permitted Use	—	Not Allowed
MUP	Minor Use Permit Required	CUP	Conditional Use Permit Required

Table 23-3C-9030(A) Allowed Uses in Other Zones (continued)						
Use Type	Specific to Use Requirements	AG	AV	CL	P	PR
(3) Services (cont.)						
Childcare						
Small ≤12		—	—	—	P	—
Large 13 ≥ and ≤36		—	—	—	P	—
Commercial ≥37		—	—	—	P	—
Funeral/Mortuary Home		—	—	—	P	—
Hotel/Motel		—	P	—	—	—
Medical Services		—	—	—	P	—
Personal Services						
Non-restricted		—	P	—	—	—
(4) Office						
Office, General (non-medical)		—	P	—	—	—
(5) Automobile Related						
Automobile Sales, Rental, and Storage		—	P	—	P ¹	—
Automobile Repair		—	P	—	P ¹	—
Commercial Vehicle Storage and Dispatch		—	P	—	P ¹	—
Gas Station	23-3D-1200	—	P	—	P ¹	—
Heavy Equipment Sales						
Sales, Rental, and Storage		—	P	—	P ¹	—
Repair		—	P	—	P ¹	—
Parking Facility		—	P	—	P ¹	—
Recreational and Sports Vehicle Sales, Rental, and Storage		—	—	—	P ¹	—

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Table 23-3C-9030(A) Allowed Uses in Other Zones (continued)						
Use Type	Specific to Use Requirements	AG	AV	CL	P	PR
(6) Retail						
Alcohol Sales	23-3D-1070	—	P	—	P ¹	—
Commercial Food Preparation		—	—	—	P ¹	—
Food Sales		—	P	—	P ¹	—
General Retail						
≤ 100,000 sf		—	P	—	P ¹	—
w/ Outside Storage	23-3D-1210	—	P	—	P ¹	—
Mobile Retail Sales	23-3D-1270	—	P	—	P ¹	—
(7) Restaurant and Bars						
Bar/Nightclub						
Indoor		—	P	—	P ¹	—
Outdoor; Late-Night		—	P	—	—	—
Mobile Food Sales	23-3D-1260	—	P	—	P ¹	—
Restaurant						
w/o Alcohol Sales		—	P	—	P ¹	—
w/ Alcohol Sales	23-3D-1350	—	P	—	P ¹	—
Drive-Through	23-3D-1170	—	P	—	—	—
Late-Night Operation	23-3D-1350	—	P	—	—	—
(8) Entertainment and Recreation						
Recreational Vehicle Park	23-3D-1320	—	—	—	P	MUP ² /CUP ³
Performance Venue						
Indoor						
≤ 5,000 sf	23-3D-1290	—	—	—	P ¹	MUP ² /CUP ³
> 5,000 sf	23-3D-1290	—	—	—	—	MUP ² /CUP ³
Outdoor						
≤ 5,000 sf	23-3D-1290	—	—	—	P ¹	MUP ² /CUP ³
> 5,000 sf	23-3D-1290	—	—	—	—	MUP ² /CUP ³

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Allowed Uses and Permit Requirements

Table 23-3C-9030(A) Allowed Uses in Other Zones (continued)						
Use Type	Specific to Use Requirements	AG	AV	CL	P	PR
(8) Entertainment and Recreation (cont.)						
Marina		—	—	—	P ¹	—
Recreation						
Indoor ≤ 5,000 sf	23-3D-1310	—	—	—	P ¹	MUP ² /CUP ³
Indoor > 5,000 sf	23-3D-1310	—	—	—	P ¹	MUP ² /CUP ³
Outdoor, Formal	23-3D-1310	—	—	—	P ¹	MUP ² /CUP ³
Outdoor, Informal	23-3D-1310	—	—	—	P	P
Outdoor, Natural	23-3D-1310	—	—	MUP/P	P	P
Spectator Sport or Entertainment		—	—	—	P	—
Studio: art, dance, martial arts, music	23-3D-1400	—	—	—	P ¹	—
INDUSTRIAL						
(9) Industrial						
Agricultural Industry		CUP	P	—	—	—
Manufacturing and Storage						
Limited Machinery	23-3D-1240	—	P	—	P ¹	—
Heavy Machinery	23-3D-1240	—	P	—	P ¹	—
Hazardous Materials	23-3D-1240	—	P	—	P ¹	—
Mining and Resource Extraction		—	—	—	P ¹	—
Recycling Center						
Transfer Station	23-3D-1330	—	—	—	P ¹	—
Drop-off and Reuse Facility	23-3D-1330	—	—	—	P ¹	—
Storage and Processing	23-3D-1330	—	—	—	P ¹	—
Compost Facility	23-3D-1330	CUP	—	—	P ¹	—
Salvage/Junk Yard		—	—	—	P ¹	—
(10) Innovation and Technology						
Research and Development						
Non-Hazardous	23-3D-1340	—	P	—	P ¹	—
Hazardous	23-3D-1340	—	P	—	P ¹	—

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Table 23-3C-9030(A) Allowed Uses in Other Zones (continued)						
Use Type	Specific to Use Requirements	AG	AV	CL	P	PR
AGRICULTURAL						
(11) Agriculture						
Animal Production		P	—	—	P	—
Agricultural Support		P	—	—	P ¹	—
Community Agriculture	23-3D-1130	P	—	—	P	P
Indoor Crop Production		P	—	—	P	—
Plant Production		P	—	—	P	—
Stables		P	—	—	P	P
CIVIC						
(12) Civic and Public Assembly						
Cemetery		—	P	—	P	—
Community Events	23-3D-1140	—	—	—	P	MUP ² /CUP ³
Detention Facility		—	P	—	P	—
Government		—	P	—	P	—
Hospital		—	—	—	P	—
Library, Museum, or Public Art Gallery		—	—	—	P	P ¹
Meeting Facility (public or private)		—	P	—	P	P ¹
Public Safety Facility		—	P	—	P	P ¹
Religious Assembly Facility		P	P	—	P	P
School						
Business, or Trade	23-3D-1360	—	P	—	P	—
College or University	23-3D-1360	—	P	—	P	—
Private Primary	23-3D-1360	—	—	—	P	—
Private Secondary	23-3D-1360	—	—	—	P	—
Public Primary	23-3D-1360	—	—	—	P	—
Public Secondary	23-3D-1360	—	—	—	P	—

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Table 23-3C-9030(A) Allowed Uses in Other Zones (continued)						
Use Type	Specific to Use Requirements	AG	AV	CL	P	PR
OTHER						
(13) Other						
Accessory Uses	23-3D-1050	P	P	—	P	P
Communications	23-3D-1120	P	P	—	P	P
Helicopter and Non-fixed Wing Aircraft Facilities		CUP	P	—	CUP	—
Utilities				—		
Local		P	P	—	P	—
Major		—	P	—	P	—
Telecommunications	23-3D-14100	P	P	—	P	—
Transportation Facilities		—	P	—	P	—
Transit Terminal		—	P	—	P	—
Special Uses	23-3D-1390	—	—	—	—	P

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23-3C-9040 Parking Requirements

(A) Parking.

- (1) Except as provided in subsections (A)(2) and (A)(3), the director shall determine the minimum off-street motor vehicle parking requirement and minimum off-street loading requirement for a use allowed in a zone included in this division. In making a determination, the director shall consider the requirements applicable to similar uses, the location and characteristics of the use, and appropriate traffic engineering and planning data.
- (2) For a property owned by the City, the off-street parking requirement for each use allowed in a zone is determined by the director.
- (3) A property zoned Former Title 25 shall comply with the parking requirements established in the applicable ordinances and agreements adopted prior to the effective date of this Title.