

PROPOSED TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE

Background: Since the adoption of the Unified Development Code (UDC) in October 2012, staff has continued to review the document, and in so doing, has come across numerous minor corrections that are needed.

Given the scale of the LUC Simplification Project, City staff anticipated having to process “clean up” amendments. During the adoption of the UDC the Mayor and Council was informed that corrections would come forth periodically.

Below is a list of 2015 UDC correctional text amendments along with the **full excerpt of each Use** for context. These changes reflect omissions and oversights in the transfer of LUC provisions into the UDC. The text issues were typically found while staff or customers were using the UDC to obtain zoning information.

1. Revise the “Current through” phrase with “Last Revision” on the cover page to make clear each of the three dates associated with the UDC.
2. Clarify Cultural Use Class and associated Types as a Permitted Use or Zoning Examiner Special Exception Procedure in the UDC use tables.
3. Clarify Land Use Classes and Types of the Recreation Use Group as a Permitted Use or Zoning Examiner Special Exception Procedure in the UDC use tables.
4. Clarify Hazardous Material Storage as an Accessory Use to any Permitted Principal Use in every Land Use Group in the UDC use tables.

Accordingly, the following are the draft revisions to the Unified Development Code. Changes are shown with ~~strikethroughs~~ and underscores for ease of spotting.

#1

Summary: Revise the “Current through” phrase with “Last Revision” on the cover page to make clear each of the three dates associated with the UDC.

Affected Sections: Cover Page

Proposed Amendment:

Unified Development Code

Chapter 23B of the *Tucson Code*

Adopted – October 9, 2012

Effective – January 2, 2013

~~Current through~~Last Revision – September 9, 2014

Administrative Manual

Supplement to the Unified Development Code

Adopted – October 9, 2012

Effective – January 2, 2013

~~Current through~~Last Revision – June 20, 2014

Technical Standards Manual

Supplement to the Unified Development Code

Adopted – October 9, 2012

Effective – January 2, 2013

~~Current through~~Last Revision – June 20, 2014

#2

Summary: Clarify Cultural Use Class and associated Types as a Permitted Use or Zoning Examiner Special Exception Procedure in the UDC use tables. In the LUC, Cultural Use is permitted by the land use class or type, subject to performance criteria, in all zones except the following: P-1, I-2, OS, P, and RV. The UDC is not consistent where Cultural Use, i.e. museums, is allowed.

In the UDC, the Cultural Land Use Class is conveyed by certain Land Use Types in accordance with the LUC.

The proposal permits certain Cultural Land Use Types in RH, R-1, R-2, R-3, and IR Zone to the Zoning Examiner from the Mayor and Council Special Exception Procedure so as to be consistent with the LUC. The proposal permits Cultural Use with no use specific standards in the C-2, C-3, OCR-1, and OCR-2 Zone so as to be consistent with the LUC. The proposal permits the Cultural Use with no use specific standards in the C-1 Zone.

Affected Section: Section 4.8.3, 4.8.4, 4.8.6, and 4.8.8

Proposed Amendment:

**UNIFIED DEVELOPMENT CODE
ARTICLE 4: ZONES
SECTION 4.8, USE TABLES**

4.8.3. PERMITTED USES: RURAL AND SUBURBAN RESIDENTIAL ZONES

TABLE 4.8-1: PERMITTED USES – RURAL AND SUBURBAN RESIDENTIAL ZONES						
<i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS

Civic Land Use Group With Land Use Class/Type:						

Cultural Use:						
Government owned and operated only		P	P	P	P	
Nature reserve only	P					RH: 4.9.13.I
Other than nature reserve or wildlife refuge	S [+2]					RH: 4.9.3.C.1 and 4.9.13.I

4.8.4. PERMITTED USES: URBAN RESIDENTIAL ZONES

TABLE 4.8-2: PERMITTED USES– URBAN RESIDENTIAL ZONES <i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS

Civic Land Use Group With Land Use Class/Type:						

Cultural Use:						
Government owned and operated only	P	P	P	P	P	
Privately-owned and operated	S [+2]	S [+2]	S [+2]			R-1, R-2, R-3: 4.9.3.C.2 –.8
With Food Service as an accessory use to a P or S Cultural Use	S [+2]	S [+2]	S [+2]			R-1, R-2, R-3: 4.9.4.M.1 & .3
With Alcoholic Beverage Sales as an accessory use to a P or S Cultural Use	S [+2]	S [+2]	S [+2]			R-1, R-2, R-3: 4.9.4.C.3 and 4.9.4.V.4 & .8
With Entertainment as an accessory use to a P or S Cultural Use	S [+2]	S [+2]	S [+2]			R-1, R-2, R-3: 4.9.4.K.6
With General Merchandise Sales as an accessory use to a P or S Cultural Use	P	P	P			R-1, R-2, R-3: 4.9.9.B.1 & .2

4.8.5. PERMITTED USES: OFFICE ZONES

TABLE 4.8-3: PERMITTED USES – OFFICSE ZONES <i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2				
LAND USE	O-1	O-2	O-3	USE SPECIFIC STANDARDS

Civic Land Use Group With Land Use Class/Type:				

Cultural Use:				
Government owned and operated only		P	P	
Privately-owned and operated	S [1]	S [1]	S [1]	O-1, O-2: 4.9.3.C.2 – 8 and 4.9.13.J O-3: 4.9.3.C.2 – 8 and 4.9.13.K
With Food Service as an accessory use to a P or S Cultural Use	S [1]	S [1]	S [1]	O-1, O-2, O-3: 4.9.4.M.1, .3
With Alcoholic Beverage Sales as an accessory use to a P or S Cultural Use	S [1]	S [1]	S [1]	O-1, O-2, O-3: 4.9.4.C.3 & 4.9.4.V.4, .8

TABLE 4.8-3: PERMITTED USES – OFFICSE ZONES				
<i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2				
LAND USE	O-1	O-2	O-3	USE SPECIFIC STANDARDS
With Entertainment as an accessory use to a P or S Cultural Use	S [1]	S [1]	S [1]	O-1, O-2, O-3: 4.9.4.K.6
With General Merchandise Sales as an accessory use to a P or S Cultural Use	P	P	P	O-1, O-2, O-3: 4.9.9.B.1 & .2

4.8.6. PERMITTED USES: COMMERCIAL AND MIXED USE ZONES

TABLE 4.8-4: PERMITTED USES – COMMERCIAL AND MIXED USE ZONES						
<i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS

Civic Land Use Group With Land Use Class/Type:						

Cultural Use (government owned and operated only)	P	P	P	P	P	

4.8.7. PERMITTED USES: INDUSTRIAL ZONES

TABLE 4.8-5: PERMITTED USES – INDUSTRIAL ZONES*				
<i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2				
*Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.				
LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS

Civic Land Use Group With Land Use Class/Type:			*	

Cultural Use	P	P		

4.8.8. PERMITTED USES: SPECIAL USE ZONES (1) – OS, IR, P, & RV

TABLE 4.8-6: PERMITTED USES – SPECIAL USE ZONES (1): OS, IR, P, & RV ZONES <i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2					
LAND USE	OS	IR	P	RV	USE SPECIFIC STANDARDS

Civic Land Use Group With Land Use Class/Type:					

Cultural Use: Limited to Nature Reserve <u>or</u> wildlife refuge Other than Nature Reserve or Wildlife Refuge		P S [+2]			IR: 4.9.3.C.1 and 4.9.13.H

4.8.9. PERMITTED USES: SPECIAL USE ZONES (2) – NC, RVC, & MU

TABLE 4.8-7: PERMITTED USES – SPECIAL USE ZONES (2): NC, RVC, and MU ZONES <i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2				
LAND USE	NC	RVC	MU	USE SPECIFIC STANDARDS

Civic Land Use Group With Land Use Class/Type:				

Cultural Use	P	P	P	NC, RVC: Government owned and operated only and 4.9.13.M

#3

Summary: Clarify Land Use Classes and Types of the Recreation Use Group as a Permitted Use or Zoning Examiner Special Exception Procedure in the UDC use tables. In the LUC, the Recreation Use Group is permitted by the land use class or type, subject to performance criteria, in all zones except the following: O-1, P-I, P, and RVC. The UDC is not consistent where Recreation Use Group, i.e. neighborhood parks, is allowed.

The Neighborhood Recreation Land Use Class, in the LUC, is conveyed as the Parks and Recreation Land Use Class in the UDC. The Recreation Land Use Class, in the LUC, is conveyed under Commercial Services Use Group as Commercial Recreation in the UDC.

The proposal permits Commercial Recreation in RH Zone to the Zoning Examiner from the Mayor and Council Special Exception Procedure so as to be consistent with the LUC. The proposal permits Commercial Recreation in Institutional Reserve (IR) Zone and Parks and Recreation in Recreational Vehicle (RV) Zone so as to be consistent with the LUC.

Affected Sections: Section 4.8.3 and 4.8.8

Proposed Amendment:

**UNIFIED DEVELOPMENT CODE
ARTICLE 4: ZONES
SECTION 4.8, USE TABLES**

4.8.3. PERMITTED USES: RURAL AND SUBURBAN RESIDENTIAL ZONES

TABLE 4.8-1: PERMITTED USES – RURAL AND SUBURBAN RESIDENTIAL ZONES						
<i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSO Special Exception Procedure, Section 3.4.2						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS

Commercial Services Land Use Group With Land Use Class/Type:						

Commercial Recreation	S [+2]					RH: 4.9.13.A.2 & I

Recreation Land Use Group With Land Use Class/Type:						
Golf Course		P	P	P	P	SR, SH, RX-1, RX-2: 4.9.6.A.1
The following are permitted accessory uses to a Golf Course use:		P	P	P	P	SR, SH, RX-1, RX-2: 4.9.6.A.2 and the following:
<ul style="list-style-type: none"> ▪ Alcoholic Beverage Service; ▪ Food Service; ▪ General Merchandise; Sales; or, ▪ Personal Services 						<ul style="list-style-type: none"> ▪ For an Alcoholic Beverage Service use, 4.9.4.C.3 ▪ For a Food Service use, 4.9.4.M.3
Parks and Recreation		P	P	P	P	SR, SH, RX-1, RX-2: 4.9.13.B

TABLE 4.8-1: PERMITTED USES – RURAL AND SUBURBAN RESIDENTIAL ZONES						
<i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
						and C

4.8.4. PERMITTED USES: URBAN RESIDENTIAL ZONES

TABLE 4.8-2: PERMITTED USES– URBAN RESIDENTIAL ZONES						
<i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS

Recreation Land Use Group With Land Use Class/Type:						
Parks and Recreation	P	P	P	P	P	R-1, R-2, MH-1, MH-2: 4.9.13.B & C R-3: 4.9.13.B and C

4.8.5. PERMITTED USES: OFFICE ZONES

TABLE 4.8-3: PERMITTED USES – OFFICE ZONES				
<i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2				
LAND USE	O-1	O-2	O-3	USE SPECIFIC STANDARDS

Recreation Land Use Group With Land Use Class/Type:				
Parks and Recreation		P	P	O-2: 4.9.13.J O-3: 4.9.13.K

4.8.6. PERMITTED USES: COMMERCIAL AND MIXED USE ZONES

TABLE 4.8-4: PERMITTED USES – COMMERCIAL AND MIXED USE ZONES						
<i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS

Commercial Services Land Use Group With Land Use Class/Type:						

TABLE 4.8-4: PERMITTED USES – COMMERCIAL AND MIXED USE ZONES						
<i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS

Commercial Recreation	P	P	P	P	P	C-1: 4.9.13.O C-2: 4.9.13.P

Recreation Land Use Group With Land Use Class/Type:						
Golf Course	P	P	P			C-1: 4.9.6.A.1 and 4.9.13.O C-2, C-3: 4.9.6.A.1.a – f, & h
Parks and Recreation	P	P	P			

4.8.7. PERMITTED USES: INDUSTRIAL ZONES

TABLE 4.8-5: PERMITTED USES – INDUSTRIAL ZONES*				
<i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2				
*Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.				
LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS

Commercial Services Land Use Group With Land Use Class/Type:			*	

Commercial Recreation		P		I-1: 4.9.13.Q

Recreation Land Use Group With Land Use Class/Type:			*	
Golf Course		P		I-1: 4.9.13.Q

4.8.8. PERMITTED USES: SPECIAL USE ZONES (1) – OS, IR, P, & RV

TABLE 4.8-6: PERMITTED USES – SPECIAL USE ZONES (1): OS, IR, P, & RV ZONES					
<i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2					
LAND USE	OS	IR	P	RV	USE SPECIFIC STANDARDS

Commercial Services Land Use Group With Land Use Class/Type:					

<u>Commercial Recreation</u>		<u>P</u>			

Recreation Land Use Group With Land Use Class/Type:					

TABLE 4.8-6: PERMITTED USES – SPECIAL USE ZONES (1): OS, IR, P, & RV ZONES <i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2					
LAND USE	OS	IR	P	RV	USE SPECIFIC STANDARDS
<u>Parks and Recreation</u>				<u>P</u>	
Open Space	P				OS: 4.9.13.G

4.8.9. PERMITTED USES: SPECIAL USE ZONES (2) – NC, RVC, & MU

TABLE 4.8-7: PERMITTED USES – SPECIAL USE ZONES (2): NC, RVC, and MU ZONES <i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2				
LAND USE	NC	RVC	MU	USE SPECIFIC STANDARDS

Commercial Services Land Use Group With Land Use Class/Type:				

Commercial Recreation			P	

Recreation Land Use Group With Land Use Class/Type:				
Parks and Recreation	P		P	NC: 4.9.13.M

#4

Summary: Clarify Hazardous Material Storage as an Accessory Use to any Permitted Principal Use in every Land Use Group in the UDC use tables. In the LUC, Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to performance criteria, in all zones except the following: O-1, O-2, P, RV, RVC & NC. The UDC is not clear where Hazardous Material Storage, i.e. aboveground fuel storage tank, is allowed as an accessory use.

The Hospital Storage Tank text amendment initiated clarification to Hazardous Material Storage (HMS). The proposal permits HMS in Open Space (OS) Zone and removes from Recreational Vehicle (RV) Zone so as to be consistent with the LUC. For localization, the proposal transfers HMS listed under particular Land Use Groups, i.e. Commercial Services, to the Storage Land Use Group. The proposal transfers other HMS listed under Additional Permitted Accessory Uses subsection of each Land Use Group to the Storage Land Use Group. Section 4.8.2.B.4 describes the organization of land uses as follows:

- A permitted accessory land use is listed either:
 - a. Directly below its associated Land Use Class or Type and is labeled “[w]ith [insert use] as an accessory use”;
 - b. At the end of the Land Use Group section when an accessory use(s) is permitted with every permitted use within a particular Land Use Group; or,
 - c. **As a dedicated line item in a particular Land Use Group** or at the end of a Permitted Use Table **when a use(s) is a permitted accessory use to permitted land uses in multiple Land Use Groups.**

Affected Sections: Section 4.8.3 (Permitted Uses: Rural and Suburban Residential Zones), 4.8.4 (Permitted Uses: Urban Residential Zones), 4.8.5 (Permitted Uses: Office Zones), 4.8.6 (Permitted Uses: Commercial and Mixed Use Zones), 4.8.7 (Permitted Uses: Industrial Zones), 4.8.8 (Permitted Uses: Special Use Zones (1) – OS, IR, P, & RV), and 4.8.9 (Permitted Uses: Special Use Zones (2) – NC, RVC, & MU)

Yellow highlight shows the amendments from the Hospital Storage Tank Text Amendment, recently adopted on January 21, 2015.

Proposed Amendment:

**UNIFIED DEVELOPMENT CODE
ARTICLE 4: ZONES
SECTION 4.8, USE TABLES**

4.8.3. PERMITTED USES: RURAL AND SUBURBAN RESIDENTIAL ZONES

TABLE 4.8-1: PERMITTED USES – RURAL AND SUBURBAN RESIDENTIAL ZONES						
<i>P = Permitted Use</i> <i>S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS

TABLE 4.8-1: PERMITTED USES – RURAL AND SUBURBAN RESIDENTIAL ZONES						
<i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
Storage Land Use Group With Land Use Class/Type:						
Hazardous Material Storage as an accessory use to any permitted principal land use in every land use group	P	P	P	P	P	RH: 4.9.10.B.1 & .2.a. and 4.9.13.I

4.8.4. PERMITTED USES: URBAN RESIDENTIAL ZONES

TABLE 4.8-2: PERMITTED USES– URBAN RESIDENTIAL ZONES						
<i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS
Storage Land Use Group With Land Use Class/Type:						
Hazardous Material Storage as an accessory use to any permitted principal land use in every land use group	P	P	P	P	P	R-1, R-2, R-3, MH-1, MH-2: 4.9.10.B.1 & .2.a

4.8.5. PERMITTED USES: OFFICE ZONES

TABLE 4.8-3: PERMITTED USES – OFFICSE ZONES				
<i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2				
LAND USE	O-1	O-2	O-3	USE SPECIFIC STANDARDS
Commercial Services Land Use Group With Land Use Class/Type:				
Additional Permitted Accessory Uses				
Hazardous Material Storage is permitted as an accessory use to any permitted principal land use in any Land Use Group	P	P	P	O-1, O-2, O-3: 4.9.10.B.1 & .2.a or 2.e
Storage Land Use Group With Land Use Class/Type:				
Hazardous Material Storage as an accessory use to any	P	P	P	O-1, O-2, O-3: 4.9.10.B.1 & .2.a or 2.e and 4.9.13.K

TABLE 4.8-3: PERMITTED USES – OFFICSE ZONES <i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2				
LAND USE	O-1	O-2	O-3	USE SPECIFIC STANDARDS
Permitted <u>Principal Land Use in every land use group</u>				

4.8.6. PERMITTED USES: COMMERCIAL AND MIXED USE ZONES

TABLE 4.8-4: PERMITTED USES – COMMERCIAL AND MIXED USE ZONES <i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2						
LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS

Industrial Land Use Group With Land Use Class/Type:						

Additional Permitted Accessory Uses						
Hazardous Material Storage is permitted as an accessory use to any permitted principal land use in any Land Use Group	P	P	P	P	P	C-1, C-2, C-3, OCR-1, OCR-2: 4.9.10.B.1 & .2.e or .2.e

Storage Land Use Group With Land Use Class/Type:						

Hazardous Material Storage as an accessory use to any permitted principal use in every land use group	P	P	P	P	P	C-1, C-2: 4.9.10.B.1, .2.a or .2.e C-3, OCR-1, OCR-2: 4.9.10.B.1 & .2.c or .2.e
Additional Permitted Accessory Uses						
Hazardous Material Storage is permitted as an accessory use to any permitted land use	P	P	P	P	P	C-1, C-2: 4.9.10.B.1, .2.a or .2.e C-3, OCR-1, OCR-2: 4.9.10.B.1 & .2.c or .2.e

4.8.7. PERMITTED USES: INDUSTRIAL ZONES

TABLE 4.8-5: PERMITTED USES – INDUSTRIAL ZONES* <i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2				
LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS
*Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.				

TABLE 4.8-5: PERMITTED USES – INDUSTRIAL ZONES*				
<i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PSDS Special Exception Procedure, Section 3.4.2				
*Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.				
LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS

Storage Land Use Group With Land Use Class/Type:			*	
Hazardous Material Storage			S[1]	I-2: 4.9.13.Q
Hazardous Material Storage as an accessory use to any permitted principal use in every land use group	P	P	P	P-I: 4.9.10.B.1 & .2.a I-1, I-2: 4.9.10.B.1 & 2.d
Additional Permitted Accessory Uses				

Hazardous Material Storage is permitted as an accessory use to all permitted land use in every Land Use Group	P	P	P	P-I: 4.9.10.B.1 & .2.a I-1, I-2: 4.9.10.B.1 & 2.d

4.8.8. PERMITTED USES: SPECIAL USE ZONES (1) – OS, IR, P, & RV

TABLE 4.8-6: PERMITTED USES – SPECIAL USE ZONES (1): OS, IR, P, & RV ZONES					
<i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PSDS Special Exception Procedure, Section 3.4.2					
LAND USE	OS	IR	P	RV	USE SPECIFIC STANDARDS

Storage Land Use Group With Land Use Class/Type:					
Hazardous Material Storage as an accessory use to any permitted principal land use in every land use group	P	P		P	IR: 4.9.10.B.1, .2.a and 4.9.13.H RV: 4.9.10.B.1 & .2.a and 4.9.13.L

4.8.9. PERMITTED USES: SPECIAL USE ZONES (2) – NC, RVC, & MU

TABLE 4.8-7: PERMITTED USES – SPECIAL USE ZONES (2): NC, RVC, and MU ZONES				
<i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PSDS Special Exception Procedure, Section 3.4.2				
LAND USE	NC	RVC	MU	USE SPECIFIC STANDARDS

Industrial Land Use Group With Land Use Class/Type:				

Additional Permitted Accessory Uses				
Hazardous Material Storage is permitted			P	MU: 4.9.10.B.1 & .2.a

TABLE 4.8-7: PERMITTED USES – SPECIAL USE ZONES (2): NC, RVC, and MU ZONES <i>P = Permitted Use S = Permitted as Special Exception Use</i> [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSD Special Exception Procedure, Section 3.4.2				
LAND USE	NC	RVC	MU	USE SPECIFIC STANDARDS
as an accessory use to any permitted principal land use in any Land Use Group				
Storage Land Use Group With Land Use Class/Type:				

Hazardous Material Storage as an accessory use to any permitted principal use in every land use group			<u>P</u>	<u>MU: 4.9.10.B.1 & .2.a</u>
Additional Permitted Accessory Uses				
Hazardous Material Storage is permitted as an accessory use to any permitted land use			<u>P</u>	<u>MU: 4.9.10.B.1 & .2.a</u>

DRAFT