



**CITY OF
TUCSON**

PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

July 19, 2010

To: Subscriber to the Tucson *Land Use Code (LUC)*

SUBJECT: SUPPLEMENT NO. 52 TO THE LAND USE CODE (LUC)

Dear Subscriber:

Enclosed is Supplement No. 52 to your copy of the City of Tucson *Land Use Code (LUC)*.

This Supplement includes:

1. Ordinance 10815, Adding Section 5.3.12., *Zoning Compliance for Site Improvements in Existence on May 1, 2005*, adopted by the Mayor and Council on July, 2010.
2. Ordinance 10818, Amending Certain Portions of the Land Use Code including Article II *Zones* and Adding Section 3.5.11.2, *Renewable Energy Generation*, and Amending 6.3.12.3., 4., and 5., to add *Renewable Energy Generation*, adopted by the Mayor and Council on July 7, 2010.

Please recycle and replace pages in your *LUC* as follows:

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July 19, 2010

Please insert and maintain this instruction sheet in the front of your copy of the *LUC*.

Should you have any questions while replacing these pages, please call me at 837-6951.

Sincerely,

Adam Smith, Principal Planner
Planning & Development Services Department

Enclosures: Supplement No. 52

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 CHAPTER 23 TUCSON CODE
 LAND USE CODE
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5. Entertainment "21", limited to:
 - a. Carnival, subject to: Sec. 3.5.4.4.E and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)
 - b. Racetrack for the racing of animals, subject to: Sec. 3.5.4.4.E and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)
 6. Transportation Service, Air Carrier, "21"
 - a. Airport facilities, subject to: Sec 3.5.4.23.A, .B, .C, and .D and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)
 - b. General aviation airstrip, subject to: Sec. 3.5.4.23.A, .B.1, .2, and .3, .C, .D, .E, and .F and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)
 - c. Ultralight airstrip, subject to: Approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)
 - d. Ultralight flight park, subject to: Sec. 3.5.4.23.B.1, .2, and .3, .C, and .D and approval through a Zoning Examiner Legislative Procedure Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)
 7. Travelers' Accommodation, Lodging, "21", subject to: Approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)

(Ord. No. 8813, §1, 3/3/97)

D. Industrial Use Group, Sec. 6.3.6

1. Extraction "21", subject to: Sec. 3.5.5.3 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)
2. Perishable Goods Manufacturing "21", subject to: Sec. 3.5.5.2.B and .C and approval through a Zoning Examiner Legislative Procedure Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)

E. Retail Trade Use Group, Sec. 6.3.10

1. General Merchandise Sales "21", limited to:
 - a. Artists or artisans workshop or studio, subject to: Sec. 3.5.9.2.B and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 - b. Feed store, subject to: Sec. 3.5.13.1.B and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)

CITY OF TUCSON *LAND USE CODE*
 ARTICLE II. ZONES
 DIVISION 2. RURAL RESIDENTIAL ZONES
 "IR" INSTITUTIONAL RESERVE ZONE

F. Utilities Use Group, Sec. 6.3.12

1. Distribution System "21", limited to:
 - a. Power substations with an input voltage of one hundred fifteen (115) kilovolts or greater, subject to: Sec. 3.5.11.1.C, .F, .G, and .J and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 - b. Telephone, telegraph, or power substations with an input voltage of less than one hundred fifteen (115) kilovolts, subject to: Sec. 3.5.11.1.B and .H and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 - c. Water pumping and storage facilities operated as part of a system serving two (2) or more properties as a public, private, or community utility, subject to: Sec. 3.5.11.1.D and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
2. Renewable Energy Generation "38", subject to Sec. 3.5.11.2.B., C., D., and E. and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1, 7/7/10)

2.2.1.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

- A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling or Mobile Home Dwelling.
 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
 2. Home Occupation: Group Dwelling, subject to: Sec. 3.5.7.9.A, .C, and .D
- B. The following is permitted as a Secondary Land Use to the Agricultural Use Group.
 1. Retail Trade Use Group, 6.3.10
 - a. Food and Beverage Sales as a Secondary Land Use to Crop Production, subject to: Sec. 3.5.9.1.B.1, .C, .D, .E, .F, .G, .H, and .I
- C. The following are permitted as Secondary Land Uses to Religious Use.
 1. Civic Use Group, Sec. 6.3.4
 - a. Cemetery, subject to: Sec. 3.5.3.1.D
 2. Industrial Use Group, Sec. 6.3.6
 - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §1, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- D. The following are permitted as Secondary Land Uses to Travelers' Accommodation, Lodging, subject to: Sec. 3.5.4.17.A, .B, .C, .D, .E, .F.2, and .G, if approved as part of an approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3, for the Permitted Land Use. (Ord. No. 9967, §2, 7/1/04)

16. Travelers' Accommodation, Lodging, "2", subject to: Approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)

(Ord. No. 8813, §1, 3/3/97)
- D. Industrial Use Group, Sec. 6.3.6
 1. Extraction "25", subject to: Sec. 3.5.5.3 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)
 2. Perishable Goods Manufacturing "25", subject to: Sec. 3.5.5.2.B and .C and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)
 3. Primary Manufacturing, limited to asphalt and cement plants, "25", subject to: Sec. 3.5.5.3 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)
- E. Recreation Use Group, Sec. 6.3.7
 1. Recreation "25", subject to: Sec. 3.5.6.4, Sec. 3.5.13.1.B, and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)
- F. Residential Use Group, Sec. 6.3.8
 1. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "25", subject to: Sec. 3.5.7.8.C.2 and .D and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04), or
 2. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "25", subject to: 3.5.7.8.C.4, .D, and .G (except no minimum lot size) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
- G. Retail Trade Use Group, Sec. 6.3.10
 1. Food and Beverage Sales "25", subject to: Sec. 3.5.9.1.J and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)
 2. General Merchandise Sales "25", subject to: Approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. The following specific General Merchandise Sales uses are subject to the listed performance criteria. (Ord. No. 9967, §2, 7/1/04)
 - a. Artists or artisans workshop or studio, subject to: Sec. 3.5.9.2.B and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53, rather than approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04; Ord. No. 9967, §2, 7/1/04)
 - b. Feed store, subject to: Sec. 3.5.13.1.B
 - c. Fuel dispensing, subject to: Sec. 3.5.13.1.B

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 DIVISION 2. RURAL RESIDENTIAL ZONES
 "RH" RURAL HOMESTEAD ZONE

H. Utilities Use Group, Sec. 6.3.12

1. Distribution System "25", limited to:
 - a. Power substations with an input voltage of one hundred fifteen (115) kilovolts or greater, subject to: Sec. 3.5.11.1.C, .F, .G, and .J and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 - b. Telephone, telegraph, or power substations with an input voltage of less than one hundred fifteen (115) kilovolts, subject to: Sec. 3.5.11.1.B and .H and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 - c. Water pumping and storage facilities operated as part of a system serving two (2) or more properties as a public, private, or community utility, subject to: Sec. 3.5.11.1.D and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
2. Renewable Energy Generation "38", subject to Sec. 3.5.11.2.B., C., D., and E. and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1, 7/7/10)

2.2.2.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

- A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling or Mobile Home Dwelling.
 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
 2. Home Occupation: Group Dwelling, subject to: Sec. 3.5.7.9.A, .C, and .D
- B. The following is permitted as a Secondary Land Use to the Agricultural Use Group.
 1. Retail Trade Use Group, 6.3.10
 - a. Food and Beverage Sales as a Secondary Land Use to Crop Production, subject to: Sec. 3.5.9.1.B.2, .C, .D, .E, .F, .G, and .H
- C. The following are permitted as Secondary Land Uses to Religious Use.
 1. Civic Use Group, Sec. 6.3.4
 - a. Cemetery, subject to: Sec. 3.5.3.1.D
 2. Industrial Use Group, Sec. 6.3.6
 - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §1, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- D. The following are permitted as Secondary Land Uses to Travelers' Accommodation, Lodging, subject to: Sec. 3.5.4.17.A, .B, .C, .D, .E, .F.2, and .G, if approved as part of an approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3., for the Permitted Land Use. (Ord. No. 9967, §2, 7/1/04)

- a. Adult day care "5", subject to: Sec. [3.5.4.25.A](#)
- b. Child care "6", subject to: Sec. [3.5.4.3.A](#), .B, .C, .D, .E, .F.1, and .G.1
- 4. Travelers' Accommodation, Lodging, "2"
- E. Recreation Use Group, Sec. [6.3.7](#)
 - 1. Golf Course "1", subject to: Sec. [3.5.6.3](#)
 - 2. Neighborhood Recreation "6", subject to: Sec. [3.5.13.2](#) and Sec. [3.5.13.3](#)

2.2.4.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#). For further information concerning Special Exception Land Use applicability, refer to Sec. [5.3.9](#). (Ord. No. 8653, §1, 2/26/96)

- A. Civic Use Group, Sec. [6.3.4](#)
 - 1. Correctional Use: Supervision Facility "5", subject to: Sec. [3.5.3.4.B.1](#), .3.b, .4.a, .5.a, .6.a, .10, and .11 and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 - 2. Correctional Use: Custodial Facility "5", subject to: Sec. [3.5.3.4.B.1](#), .3.c, .4.a, .5.a, .6.b, .10, and .11 and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 - 3. Correctional Uses: Supervision Facility and Custodial Facility "5", subject to: Being located in separate and distinct adjacent facilities on a campus site, Sec. [3.5.3.4.B.1](#), .3.d, .4.c, .5.b, .6.b, .9, .10, and .11, and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 - 4. Educational Use: Elementary and Secondary Schools "5", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9075, §1, 6/15/98; Ord. No. 9967, §2, 7/1/04)
- B. Commercial Services Use Group, Sec. [6.3.5](#)
 - 1. Communications "6", limited to wireless communication towers and antennae, subject to: Sec. [3.5.4.20.B](#), .C, and .E.2, or Sec. [3.5.4.20.B](#), .C, and .F.1, or Sec. [3.5.4.20.B](#), .C, and .G (Ord. No. 8813, §1, 3/3/97)
 - 2. Day Care "6", subject to: Sec. [3.5.13.5](#) and approval through a Zoning Examiner Full Notice Procedure, 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 - a. Child care, subject to: Sec. [3.5.4.3.A](#), .B, .C, .D, .E, .F.3, .G.6, and .H, or
 - b. Child care, subject to: Sec. [3.5.4.3.A](#), .B, and .I
- C. Residential Use Group, Sec. [6.3.8](#)
 - 1. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. [3.5.7.4.B](#), .E, .F, .G, .H, .I, .J, .K, .L, and .N and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)

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 DIVISION 2. RURAL RESIDENTIAL ZONES
 "SR" SUBURBAN RANCH ZONE

2. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "6", subject to: Sec. 3.5.7.8.B.1, .C.2, and .D and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53, or (Ord. No. 9138, §1, 10/5/98; Ord. No. 9967, §2, 7/1/04)

3. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "6", subject to: Sec. 3.5.7.8.B.1, .C.4, .D, and .G (except 144,000 square feet minimum site size) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9138, §1, 10/5/98; Ord. No. 9967, §2, 7/1/04)

D. Utilities Use Group, Sec. 6.3.12

1. Distribution System "6", subject to: Sec. 3.5.11.1.A, .B, .E, .H, .I, and .K and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)

2. Renewable Energy Generation "38", subject to Sec. 3.5.11.2.B., C., D., and E. and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1, 7/7/10)

2.2.4.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.

1. Home Occupation: General Application, subject to: Sec. 3.5.7.2

2. Home Occupation: Day Care, subject to: Sec. 3.5.7.3

3. Home Occupation: Group Dwelling, subject to: Sec. 3.5.7.9.A, .C, and .D

4. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.A, .E, .F, .G, .H, .I, .J, .K, and .L

B. The following are permitted as Secondary Land Uses to Religious Use.

1. Civic Use Group, Sec. 6.3.4

a. Cemetery, subject to: Sec. 3.5.3.1.D

2. Industrial Use Group, Sec. 6.3.6

a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §1, 11/24/03)

C. The following are permitted as Secondary Land Uses to Travelers' Accommodation, Lodging, subject to: Sec. 3.5.4.17.A, .B, .C, .D, .E, .F.1 and .3, and .G.

1. Commercial Services Use Group, Sec. 6.3.5

a. Administrative and Professional Office

b. Alcoholic Beverage Service, subject to: Sec. 3.5.4.19.C

c. Food Service, subject to: Sec. 3.5.4.6.C

d. Personal Service

2. Communications "10", subject to: Sec. [3.5.4.20](#).B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
 3. Day Care "9"
 - a. Adult day care, subject to: Sec. [3.5.4.25](#).A
 - b. Child care, subject to: Sec. [3.5.4.3](#).A, .B, .C, .D, .E, .F.1, and .G.2
 4. Travelers' Accommodation, Lodging, "2"
- E. Recreation Use Group, Sec. [6.3.7](#)
1. Golf Course "1", subject to: Sec. [3.5.6.3](#)
 2. Neighborhood Recreation "10", subject to: Sec. [3.5.13.2](#) and Sec. [3.5.13.3](#)

2.2.6.3

Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#). For further information concerning Special Exception Land Use applicability, refer to Sec. [5.3.9](#). (Ord. No. 8653, §1, 2/26/96)

- A. Civic Use Group, Sec. [6.3.4](#)
1. Cemetery "8", subject to: Sec. [3.5.3.1](#).B and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 2. Educational Use: Elementary and Secondary Schools "9", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9075, §1, 6/15/98; Ord. No. 9967, §2, 7/1/04)
- B. Commercial Services Use Group, Sec. [6.3.5](#)
1. Communications "9", subject to: Sec. [3.5.4.20](#).A and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 2. Communications "9", limited to wireless communication towers and antennae, subject to: Sec. [3.5.4.20](#).B, .C, and .E.2, or Sec. [3.5.4.20](#).B, .C, and .F.1, or Sec. [3.5.4.20](#).B, .C, and .G (Ord. No. 8813, §1, 3/3/97)
 3. Day Care "9", subject to: Sec. [3.5.13.5](#) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 - a. Child care, subject to: Sec. [3.5.4.3](#).A, .B, .C, .D, .E, .F.3, .G.6, and .H, or
 - b. Child care, subject to: Sec. [3.5.4.3](#).A, .B, and .I
 4. Funeral Service, limited to crematorium, "9", subject to: Sec. [3.5.4.22](#).A and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
- (Ord. No. 8813, §1, 3/3/97)

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- C. Industrial Use Group, Sec. [6.3.6](#)
1. Motion Picture Industry "21", subject to: Sec. 3.5.5.4, Sec. [3.5.13.3](#), and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
- D. Residential Use Group, Sec. [6.3.8](#)
1. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. [3.5.7.4](#).B, .E, .F, .G, .H, .I, .J, .K, .L, and .N and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 2. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "9", subject to: Sec. [3.5.7.8](#).B.1, .C.2, and .D and approval through Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53, or (Ord. No. 9138, §1, 10/5/98; Ord. No. 9967, §2, 7/1/04)
 3. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "9", subject to: Sec. [3.5.7.8](#).B.1, .C.4, .D, and .G and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9138, §1, 10/5/98; Ord. No. 9967, §2, 7/1/04)
- E. Utilities Use Group, Sec. [6.3.12](#)
1. Distribution System "9", subject to: Sec. [3.5.11.1](#).A, .B, .E, .H, .I, and .K and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 2. Renewable Energy Generation "38", subject to Sec. 3.5.11.2.B., C., D., and E. and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1, 7/7/10)

2.2.6.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. [3.2.4](#) and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

- A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling or Mobile Home Dwelling.
1. Home Occupation: General Application, subject to: Sec. [3.5.7.2](#)
 2. Home Occupation: Day Care, subject to: Sec. [3.5.7.3](#)
 3. Home Occupation: Group Dwelling, subject to: Sec. [3.5.7.9](#).A, .C, and .D
 4. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. [3.5.7.4](#).A, .E, .F, .G, .H, .I, .J, .K, and .L
- B. The following are permitted as Secondary Land Uses to Religious Use.
1. Civic Use Group, Sec. [6.3.4](#)
 - a. Cemetery, subject to: Sec. [3.5.3.1](#).D
 2. Industrial Use Group, Sec. [6.3.6](#)
 - a. Salvaging and Recycling, subject to: Sec. [3.5.5.6](#).A and .C (Ord. No. 9915, §1, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

- C. The following are permitted as Secondary Land Uses to Travelers' Accommodation, Lodging, subject to: Sec. [3.5.4.17](#).A, .B, .C, .D, .E, .F.1 and .3, and .G.

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Sec. 2.3.2.3

3. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "9", subject to: Sec. 3.5.7.8.B.1, .C.4, .D, and .G and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9138, §1, 10/5/98; Ord. No. 9967, §2, 7/1/04)

C. Utilities Use Group, Sec. 6.3.12

1. Distribution System "9", subject to: Sec. 3.5.11.1.A, .B, .E, .H, .I, and .K and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)
2. Renewable Energy Generation "38", subject to: Sec. 3.5.11.2.B, .C, .D, and .E. and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1 7/7/10)

D. Civic Use Group, Sec. 6.3.4

1. Educational Use: Elementary and Secondary Schools "9", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)
(Ord. No. 9075, §1, 6/15/98)

2.3.2.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.

1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
2. Home Occupation: Day Care, subject to: Sec. 3.5.7.3
3. Home Occupation: Group Dwelling, subject to: Sec. 3.5.7.9.A, .C, and .D
4. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.A, .E, .F, .G, .H, .I, .J, .K, and .L

B. The following are permitted as Secondary Land Uses to Religious Use.

1. Civic Use Group, Sec. 6.3.4
 - a. Cemetery, subject to: Sec. 3.5.3.1.D
2. Industrial Use Group, Sec. 6.3.6
 - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

C. The following are permitted as Secondary Land Uses to Travelers' Accommodation, Lodging, subject to: Sec. 3.5.4.17.A, .B, .C, .D, .E, .F.1 and .3, and .G.

1. Commercial Services Use Group, Sec. 6.3.5
 - a. Administrative and Professional Office
 - b. Alcoholic Beverage Service, subject to: Sec. 3.5.4.19.C

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- c. Food Service, subject to: Sec. 3.5.4.6.C
 - d. Personal Service
 - 2. Recreation Use Group, Sec. 6.3.7
 - a. Recreation
 - 3. Retail Trade Use Group, Sec. 6.3.10
 - a. General Merchandise Sales
 - D. The following are permitted as Secondary Land Uses to Golf Course, subject to: Sec. 3.5.6.1.
 - 1. Commercial Services Use Group, Sec. 6.3.5
 - a. Alcoholic Beverage Service, subject to: Sec. 3.5.4.19.C
 - b. Food Service, subject to: Sec. 3.5.4.6.C
 - c. Personal Service
 - 2. Retail Trade Use Group, Sec. 6.3.10
 - a. General Merchandise Sales
 - E. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.
 - F. The following is permitted as a Secondary Land Use to Educational Use.
 - 1. Industrial Use Group, Sec. 6.3.6
 - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)
- (Ord. No. 8653, §1, 2/26/96)
- 2.3.2.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

2.3.3 "RX-2" RESIDENCE ZONE.

2.3.3.1 Purpose. This zone provides for suburban, low density, single-family, residential development and other compatible neighborhood uses.

2.3.3.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.

A. Residential Use Group, Sec. 6.3.8

1. Family Dwelling "F", subject to: Sec. 3.5.7.1.F (Ord. No. 9443, §1, 11/27/00)
2. Family Dwelling "FLD-3", subject to: the development regulations in Sec. 3.6.1 and Sec. 3.5.7.1.F (Ord. No. 9443, §1, 11/27/00, Ord. No. 10636, §8, 2/24/09)
3. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "F", subject to: Sec. 3.5.7.8.B.1, .C.1, and .D (Ord. No. 9138, §1, 10/5/98)

B. Agricultural Use Group, Sec. 6.3.3

1. Crop Production "14", subject to: Sec. 3.5.2.2

C. Civic Use Group, Sec. 6.3.4

1. Cultural Use "13", subject to: Sec. 3.5.3.2
2. Educational Use: Elementary and Secondary Schools "11", subject to: Sec. 3.5.3.7 (Ord. No. 9075, §1, 6/15/98)
3. Protective Service "13", subject to: Sec. 3.5.3.2 and Sec. 3.5.13.6
4. Religious Use "13"

D. Commercial Services Use Group, Sec. 6.3.5

1. Communications "13", subject to: Sec. 3.5.4.20.B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
2. Day Care "13"
 - a. Adult day care, subject to: Sec. 3.5.4.25.A
 - b. Child care, subject to: Sec. 3.5.4.3.A, .B, .C, .D, .E, .F.1, and .G.3

E. Recreation Use Group, Sec. 6.3.7

1. Golf Course "1", subject to: Sec. 3.5.6.3
2. Neighborhood Recreation "13", subject to: Sec. 3.5.13.2 and Sec. 3.5.13.3

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2.3.3.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)

A. Commercial Services Use Group, Sec. 6.3.5

1. Communications, "13", limited to wireless communication towers and antennae, subject to: Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.1, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)
2. Day Care "13", subject to: Sec. 3.5.13.5 and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)
 - a. Child care, subject to: Sec. 3.5.4.3.A, .B, .C, .D, .E, .F.3, .G.6, and .H, or
 - b. Child care, subject to: Sec. 3.5.4.3.A, .B, .H, and .I

B. Residential Use Group, Sec. 6.3.8

1. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.B, .E, .F, .G, .H, .I, .J, .K, .L, and .N and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)
2. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "13", subject to: Sec. 3.5.7.8.B.1, .C.2, and .D and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53, or (Ord. No. 9138, §1, 10/5/98; Ord. No. 9967, §2, 7/1/04)
3. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "13", subject to: Sec. 3.5.7.8.B.1, .C.4, .D, and .G and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9138, §1, 10/5/98; Ord. No. 9967, §2, 7/1/04)

C. Utilities Use Group, Sec. 6.3.12

1. Distribution System "13", subject to: Sec. 3.5.11.1.A, .B, .E, .H, .I, and .K and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)
2. Renewable Energy Generation "38", subject to: Sec. 3.5.11.2.B, .C, .D, and .E. and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1 7/7/10)

D. Civic Use Group, Sec. 6.3.4

1. Educational Use: Elementary and Secondary Schools "11", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)
(Ord. No. 9075, §1, 6/15/98)

2.3.3.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.

1. Home Occupation: General Application, subject to: Sec. 3.5.7.2

2.3.4.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#). For further information concerning Special Exception Land Use applicability, refer to Sec. [5.3.9](#). (Ord. No. 8653, §1, 2/26/96)

A. Commercial Services Use Group, Sec. [6.3.5](#)

1. Communications "[17](#)", limited to wireless communication towers and antennae, subject to: Sec. [3.5.4.20.B](#), .C, and .E.2, or Sec. [3.5.4.20.B](#), .C, and .F.1, or Sec. [3.5.4.20.B](#), .C, and .G (Ord. No. 8813, §1, 3/3/97)
2. Day Care "[17](#)", subject to: Sec. [3.5.13.5](#) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)
 - a. Child care, subject to: Sec. [3.5.4.3.A](#), .B, .C, .D, .E, .F.3, .G.6, and .H, or
 - b. Child care, subject to: Sec. [3.5.4.3.A](#), .B, .H, and .I

B. Residential Use Group, Sec. [6.3.8](#)

1. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. [3.5.7.4.B](#), .E, .F, .G, .H, .I, .J, .K, .L, .M, and .N and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)
2. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "[17](#)", subject to: Sec. [3.5.7.8.B.1](#), .C.2, and .D and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53, or (Ord. No. 9138, §1, 10/5/98; Ord. No. 9967, §2, 7/1/04)
3. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "[17](#)", subject to: Sec. [3.5.7.8.B.1](#), .C.4, .D, and .H and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9138, §1, 10/5/98; Ord. No. 9967, §2, 7/1/04)

C. Utilities Use Group, Sec. [6.3.12](#)

1. Distribution System "[17](#)", subject to: Sec. [3.5.11.1.A](#), .B, .E, .H, .I, and .K and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)
2. Renewable Energy Generation "38", subject to: Sec. [3.5.11.2.B](#), .C, .D, and E. and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1 7/7/10)

D. Civic Use Group, Sec. [6.3.4](#)

1. Educational Use: Elementary and Secondary Schools "[11](#)", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)
2. Cultural Use "[12](#)", subject to: Sec. [3.5.3.5.B](#), .C, .D, .E, .F, .G, and .H and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9336, §1, 12/13/99; Ord. No. 9967, §2, 7/1/04)

(Ord. No. 9075, §1, 6/15/98)

2.3.4.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. [3.2.4](#) and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

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- A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.
1. Home Occupation: General Application, subject to: Sec. [3.5.7.2](#)
 2. Home Occupation: Day Care, subject to: Sec. [3.5.7.3](#)
 3. Home Occupation: Group Dwelling, subject to: Sec. [3.5.7.9.A](#), .C, and .D
 4. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. [3.5.7.4.A](#), .E, .F, .G, .H, .I, .J, .K, and .L
- B. The following are permitted as Secondary Land Uses to Religious Use.
1. Civic Use Group, Sec. [6.3.4](#)
 - a. Cemetery, subject to: Sec. [3.5.3.1.D](#)
 2. Industrial Use Group, Sec. [6.3.6](#)
 - a. Salvaging and Recycling, subject to: Sec. [3.5.5.6.A](#) and .C (Ord. No. 9915, §2, 11/24/03)
(Ord. No. 8653, §1, 2/26/96)
- C. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. [3.5.10.2.A](#) and .B.1.
- D. The following is permitted as a Secondary Land Use to Educational Use.
1. Industrial Use Group, Sec. [6.3.6](#)
 - a. Salvaging and Recycling, subject to: Sec. [3.5.5.6.A](#) and .C (Ord. No. 9915, §2, 11/24/03)
(Ord. No. 8653, §1, 2/26/96)
- E. The following may be permitted as Secondary Land Uses to Cultural Use.
1. Commercial Services Use Group, Sec. [6.3.5](#)
 - a. Food Service, subject to: Sec. [3.5.4.6.A](#) and .C and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 - b. Alcoholic Beverage Service, subject to: Sec. [3.5.4.19.C](#), Sec. [3.5.4.7.D](#) and .J, and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 - c. Entertainment, subject to: Sec. [3.5.4.4.F](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 2. Retail Trade Use Group, Sec. [6.3.10](#)
 - a. General Merchandise Sales, subject to: Sec. [3.5.9.2.A](#) and .B
(Ord. No. 9336, §1, 12/13/99)

2.3.4.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. [3.2.5](#).

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Sec. 2.3.5.3

4. Residential Care Services: Rehabilitation Service or Shelter Care "[41](#)", subject to: Sec. [3.5.7.8.A](#), [.B.1](#), [.C.4](#), [.D](#), and [.H](#) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)

C. Utilities Use Group, Sec. [6.3.12](#)

1. Distribution System "[41](#)", subject to: Sec. [3.5.11.1.A](#), [.B](#), [.E](#), [.H](#), [.I](#), and [.K](#) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)
2. Renewable Energy Generation "38", subject to: Sec. [3.5.11.2.B](#), [.C](#), [.D](#), and [.E](#) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1 7/7/10)

D. Civic Use Group, Sec. [6.3.4](#)

1. Educational Use: Elementary and Secondary Schools "[11](#)", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)
2. Cultural Use "[12](#)", subject to: Sec. [3.5.3.5.B](#), [.C](#), [.D](#), [.E](#), [.F](#), [.G](#), and [.H](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). Ord. No. 9336, §1, 12/13/99; Ord. No. 9967, §2, 7/1/04)

(Ord. No. 9075, §1, 6/15/98)

2.3.5.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. [3.2.4](#) and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.

1. Home Occupation: General Application, subject to: Sec. [3.5.7.2](#)
2. Home Occupation: Day Care, subject to: Sec. [3.5.7.3](#)
3. Home Occupation: Group Dwelling, subject to: Sec. [3.5.7.9.B](#), [.C](#), and [.D](#)
4. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. [3.5.7.4.B](#), [.E](#), [.F](#), [.G](#), [.H](#), [.I](#), [.J](#), [.K](#), and [.L](#)

B. The following are permitted as Secondary Land Uses to Religious Use.

1. Civic Use Group, Sec. [6.3.4](#)
 - a. Cemetery, subject to: Sec. [3.5.3.1.D](#)
2. Industrial Use Group, Sec. [6.3.6](#)
 - a. Salvaging and Recycling, subject to: Sec [3.5.5.6.A](#) and [.C](#) (Ord. No. 9915, §2, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

C. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. [3.5.10.2.A](#) and [.B.1](#).

D. The following is permitted as a Secondary Land Use to Educational Use.

1. Industrial Use Group, Sec. [6.3.6](#)

Sec. 2.3.5.4

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"R-2" RESIDENCE ZONE

a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)
(Ord. No. 8653, §1, 2/26/96)

E. The following may be permitted as Secondary Land Uses to Cultural Use.

1. Commercial Services Use Group, Sec. 6.3.5

- a. Food Service, subject to: Sec. 3.5.4.6.A and .C and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)
- b. Alcoholic Beverage Service, subject to: Sec. 3.5.4.19.C, Sec. 3.5.4.7.D and .J, and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)
- c. Entertainment, subject to: Sec. 3.5.4.4.F and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)

2. Retail Trade Use Group, Sec. 6.3.10

- a. General Merchandise Sales, subject to: Sec. 3.5.9.2.A and .B

(Ord. No. 9336, §1, 12/13/99)

2.3.5.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

2. Renewable Energy Generation "38", subject to: Sec. 3.5.11.2.B, C., D., and E. and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1 7/7/10)

D. Civic Use Group, Sec. 6.3.4

1. Educational Use: Elementary and Secondary Schools "11", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)
2. Cultural Use "12", subject to: Sec. 3.5.3.5.B, .C, .D, .E, .F, .G, and .H and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9336, §1, 12/13/99; Ord. No. 9967, §2, 7/1/04)

(Ord. No. 9075, §1, 6/15/98)

2.3.6.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.

1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
2. Home Occupation: Day Care, subject to: Sec. 3.5.7.3
3. Home Occupation: Group Dwelling, subject to: Sec. 3.5.7.9.C and .D
4. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.D, .E, .F, .G, .H, .I, .J, .K, and .L

B. The following are permitted as Secondary Land Uses to Religious Use.

1. Civic Use Group, Sec. 6.3.4
 - a. Cemetery, subject to: Sec. 3.5.3.1.D
2. Industrial Use Group, Sec. 6.3.6
 - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

C. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.

D. The following is permitted as a Secondary Land Use to Educational Use.

1. Industrial Use Group, Sec. 6.3.6
 - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

E. The following may be permitted as Secondary Land Uses to Cultural Use.

1. Commercial Services Use Group, Sec. 6.3.5

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- a. Food Service, subject to: Sec. [3.5.4.6.A](#) and .C and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
- b. Alcoholic Beverage Service, subject to: Sec. [3.5.4.19.C](#), Sec. [3.5.4.7.D](#) and .J, and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
- c. Entertainment, subject to: Sec. [3.5.4.4.F](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)

2. Retail Trade Use Group, Sec. [6.3.10](#)

- a. General Merchandise Sales, subject to: Sec. [3.5.9.2.A](#) and .B

(Ord. No. 9336, §1, 12/13/99)

2.3.6.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. [3.2.5](#).

2.3.7 "MH-1" MOBILE HOME ZONE.

2.3.7.1 Purpose. This zone provides for low to medium density, residential development primarily in mobile home structures on individual lots and within mobile home parks. Civic, educational, recreational, and religious uses are also permitted to provide for an urban residential environment.

2.3.7.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#).

A. Residential Use Group, Sec. [6.3.8](#)

1. Mobile Home Dwelling "[G](#)"
2. Mobile Home Dwelling "[M](#)"
3. Mobile Home Dwelling "[FLD-4](#)", subject to: the development regulations in Sec. [3.6.1](#) (Ord. No. 10636, §8, 2/24/09)
4. Family Dwelling "[G](#)"
5. Family Dwelling "[M](#)"
6. Family Dwelling "[FLD-4](#)", subject to: the development regulations in Sec. [3.6.1](#) (Ord. No. 10636, §8, 2/24/09)
7. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "[G](#)", subject to: Sec. [3.5.7.8](#).C.1 and .D

B. Agricultural Use Group, Sec. [6.3.3](#)

1. Crop Production "[17](#)", subject to: Sec. [3.5.2.2](#)

C. Civic Use Group, Sec. [6.3.4](#)

1. Cultural Use "[12](#)", subject to: Sec. [3.5.3.2](#)
2. Educational Use: Elementary and Secondary Schools "[11](#)", subject to: Sec. [3.5.3.7](#) (Ord. No. 9075, §1, 6/15/98)
3. Protective Service "[12](#)", subject to: Sec. [3.5.3.2](#) and Sec. [3.5.13.6](#)
4. Religious Use "[12](#)"

D. Commercial Services Use Group, Sec. [6.3.5](#)

1. Communications "[17](#)", subject to: Sec. [3.5.4.20](#).B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
2. Day Care "[17](#)"
 - a. Adult day care, subject to: Sec. [3.5.4.25](#).A

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E. Recreation Use Group, Sec. [6.3.7](#)

1. Neighborhood Recreation "[12](#)", subject to: Sec. [3.5.13.2](#) and Sec. [3.5.13.3](#)

2.3.7.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#). For further information concerning Special Exception Land Use applicability, refer to Sec. [5.3.9](#). (Ord. No. 8653, §1, 2/26/96)

A. Commercial Services Use Group, Sec. [6.3.5](#)

1. Communications "[41](#)", limited to wireless communication towers and antennae, subject to: Sec. [3.5.4.20](#).B, .C, and .E.2, or Sec. [3.5.4.20](#).B, .C, and .F.1, or Sec. [3.5.4.20](#).B, .C, and .G (Ord. No. 8813, §1, 3/3/97)

B. Residential Use Group, Sec. [6.3.8](#)

1. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "[17](#)", subject to: Sec. [3.5.7.8](#).C.2 and .D and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04), or
2. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "[17](#)", subject to: Sec. [3.5.7.8](#).C.4, .D, and .H and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)

C. Utilities Use Group, Sec. [6.3.12](#)

1. Distribution System "[17](#)", subject to: Sec. [3.5.11.1](#).A, .B, .E, .H, .I, and .K and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)
2. Renewable Energy Generation "38", subject to: Sec. [3.5.11.2](#).B., C., D., and E. and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1 7/7/10)

D. Civic Use Group, Sec. [6.3.4](#)

1. Educational Use: Elementary and Secondary Schools "[11](#)", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)

(Ord. No. 9075, §1, 6/15/98)

2.3.7.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. [3.2.4](#) and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. Home Occupations are permitted as Secondary Land Uses to Mobile Home Dwelling or Family Dwelling.

1. Home Occupation: General Application, subject to: Sec. [3.5.7.2](#)
2. Home Occupation: Day Care, subject to: Sec. [3.5.7.3](#)
3. Home Occupation: Group Dwelling, subject to: Sec. [3.5.7.9](#).A, .C, and .D

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4. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.A, .E, .F, .G, .H, .I, .J, .K, and .L

- B. The following is permitted as a Secondary Land Use to Mobile Home Dwelling in a mobile home park.
 1. Commercial Services Use Group, Sec. 6.3.5
 - a. Travelers' Accommodation, Campsite, subject to: Sec. 3.5.7.11

- C. The following are permitted as Secondary Land Uses to Religious Use.
 1. Civic Use Group, Sec. 6.3.4
 - a. Cemetery, subject to: Sec. 3.5.3.1.D
 2. Industrial Use Group, Sec. 6.3.6
 - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)
(Ord. No. 8653, §1, 2/26/96)

- D. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.

- E. The following is permitted as a Secondary Land Use to Educational Use.
 1. Industrial Use Group, Sec. 6.3.6
 - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §2, 11/24/03)
(Ord. No. 8653, §1, 2/26/96)

2.3.7.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

2.3.8 "MH-2" MOBILE HOME ZONE.

2.3.8.1 Purpose. This zone provides for medium density, residential development in mobile home structures on individual lots and within mobile home parks. Civic, educational, recreational, and religious uses are also permitted to provide for an urban residential environment.

2.3.8.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#).

A. Residential Use Group, Sec. [6.3.8](#)

1. Mobile Home Dwelling "[I](#)"
2. Mobile Home Dwelling "[K](#)"
3. Mobile Home Dwelling "[FLD-5](#)", subject to: the development regulations in Sec. [3.6.1](#) (Ord. No. 10636, §8, 2/24/09)
4. Family Dwelling "[I](#)"
5. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "[I](#)", subject to: Sec. [3.5.7.8.C.1](#) and .D

B. Agricultural Use Group, Sec. [6.3.3](#)

1. Crop Production "[41](#)", subject to: Sec. [3.5.2.2](#)

C. Civic Use Group, Sec. [6.3.4](#)

1. Cultural Use "[12](#)", subject to: Sec. [3.5.3.2](#)
2. Educational Use: Elementary and Secondary Schools "[11](#)", subject to: Sec. [3.5.3.7](#) (Ord. No. 9075, §1, 6/15/98)
3. Protective Service "[12](#)", subject to: Sec. [3.5.3.2](#) and Sec. [3.5.13.6](#)
4. Religious Use "[12](#)"

D. Commercial Services Use Group, Sec. [6.3.5](#)

1. Administrative and Professional Office "[8](#)", subject to: Sec. [3.5.3.2](#)
2. Communications "[41](#)", subject to: Sec. [3.5.4.20.B](#), .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)

E. Recreation Use Group, Sec. [6.3.7](#)

1. Neighborhood Recreation "[12](#)", subject to: Sec. [3.5.13.2](#) and [3.5.13.3](#)

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2.3.8.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)

A. Commercial Services Use Group, Sec. 6.3.5

1. Communications "41", limited to wireless communication towers and antennae, subject to: Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.1, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)

B. Utilities Use Group, Sec. 6.3.12

1. Distribution System "41", subject to: Sec. 3.5.11.1.A, .B, .E, .H, .I, and .K and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)
2. Renewable Energy Generation "38", subject to: Sec. 3.5.11.2.B, .C., .D., and .E. and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1 7/7/10)

C. Civic Use Group, Sec. 6.3.4

1. Educational Use: Elementary and Secondary Schools "11", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)

(Ord. No. 9075, §1, 6/15/98)

2.3.8.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. Home Occupations are permitted as Secondary Land Uses to Mobile Home Dwelling or Family Dwelling.

1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
2. Home Occupation: Day Care, subject to: Sec. 3.5.7.3
3. Home Occupation: Group Dwelling, subject to: Sec. 3.5.7.9.B, .C, and .D
4. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.B, .E, .F, .G, .H, .I, .J, .K, and .L

B. The following is permitted as a Secondary Land Use to Mobile Home Dwelling in a mobile home park.

1. Commercial Services Use Group, Sec. 6.3.5
 - a. Travelers' Accommodation, Campsite, subject to: Sec. 3.5.7.11

C. The following are permitted as Secondary Land Uses to Mobile Home Dwelling in a mobile home park of one hundred (100) spaces or more.

-
1. Commercial Services Use Group, Sec. [6.3.5](#)
 - a. Day Care
 1. Child care, subject to: Sec. [3.5.4.3.A](#), .B, .C, .D, and .E
 - b. Personal Service, subject to: Sec. [3.5.7.5](#)
 - c. Travelers' Accommodation, Campsite, subject to: Sec. [3.5.4.24](#)
 2. Retail Trade Use Group, Sec. [6.3.10](#), subject to: Sec. [3.5.7.5](#)
 - a. Food and Beverage Sales
 - b. General Merchandise Sales
 - c. Vehicle Rental and Sales, subject to: Sec. [3.5.7.6](#)
- D. The following are permitted as Secondary Land Uses to Religious Use.
1. Civic Use Group, Sec. [6.3.4](#)
 - a. Cemetery, subject to: Sec. [3.5.3.1.D](#)
 2. Industrial Use Group, Sec. [6.3.6](#)
 - a. Salvaging and Recycling, subject to: Sec. [3.5.5.6.A](#) and .C (Ord. No. 9915, §2, 11/24/03)
(Ord. No. 8653, §1, 2/26/96)
- E. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. [3.5.10.2.A](#) and .B.1.
- F. The following is permitted as a Secondary Land Use to Educational Use.
1. Industrial Use Group, Sec. [6.3.6](#)
 - a. Salvaging and Recycling, subject to: Sec. [3.5.5.6.A](#) and .C (Ord. No. 9915, §2, 11/24/03)
(Ord. No. 8653, §1, 2/26/96)
- 2.3.8.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. [3.2.5](#).

DIVISION 4. OFFICE ZONES

SECTIONS:

- 2.4.1 "O-1" OFFICE ZONE
 - 2.4.2 "O-2" OFFICE ZONE
 - 2.4.3 "O-3" OFFICE ZONE
-

2.4.1 "O-1" OFFICE ZONE.

2.4.1.1 Purpose. This zone provides for administrative and professional office uses that will complement the residential environment. Development within this zone typically consists of office conversions from existing residential uses fronting on major streets and new construction of small-scale office projects. Consolidation of lots is encouraged in order to reduce curb cuts on arterial streets and to assure compliance with the design and development criteria of this zone.

2.4.1.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.

A. Commercial Services Use Group, Sec. 6.3.5

1. Administrative and Professional Office "26", subject to: Sec. 3.5.4.11
2. Communications "26", subject to: Sec. 3.5.4.20.B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
3. Medical Service - Outpatient "26", subject to: Sec. 3.5.4.8.A and .B, Sec. 3.5.4.9.A, and Sec. 3.5.4.11

B. Residential Use Group, Sec. 6.3.8

1. Family Dwelling "M"
2. Family Dwelling "FLD-8," subject to Sec. 3.6.1 (Ord. No. 10636, §9, 2/24/09)
3. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "26", subject to: Sec. 3.5.7.8.C.1 and .D

2.4.1.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)

A. Commercial Services Use Group, Sec. 6.3.5

1. Communications "7", limited to wireless communication towers and antennae, subject to: Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.1, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)

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 "O-1" OFFICE ZONE

B. Residential Use Group, Sec. 6.3.8

1. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "12", subject to: Sec. 3.5.7.8.C.2 and .D and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
2. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "7", subject to: Sec. 3.5.7.8.C.4, .D, and .H and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)

C. Utilities Use Group, Sec. 6.3.12

1. Distribution System "12", subject to: Sec. 3.5.11.1.A, .E, and .I and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
2. Renewable Energy Generation "38", subject to: Sec. 3.5.11.2.B, .C., .D., and .E. and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1 7/7/10)

D. Civic Use Group, Sec. 6.3.4

1. Cultural Use "12", subject to: Sec. 3.5.3.5.B, .C, .D, .E, .F, .G, and .H and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3. (Ord. No. 9967, §2, 7/1/04)
(Ord. No. 9336, §1, 12/13/99)

2.4.1.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.

1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
2. Home Occupation: Day Care, subject to: Sec. 3.5.7.3
3. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. 3.5.7.4.A, .E, .F, .G, .H, .I, .J, .K, and .L

B. The following may be permitted as Secondary Land Uses to Cultural Use.

1. Commercial Services Use Group, Sec. 6.3.5

- a. Food Service, subject to: Sec. 3.5.4.6.A and .C and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3. (Ord. No. 9967, §2, 7/1/04)
- b. Alcoholic Beverage Service, subject to: Sec. 3.5.4.19.C, Sec. 3.5.4.7.D and .J, and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3. (Ord. No. 9967, §2, 7/1/04)
- c. Entertainment, subject to: Sec. 3.5.4.4.F and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3. (Ord. No. 9967, §2, 7/1/04)

2. Retail Trade Use Group, Sec. 6.3.10

- a. General Merchandise Sales, subject to: Sec. 3.5.9.2.A and .B

(Ord. No. 9336, §1, 12/13/99)

2.4.2 "O-2" OFFICE ZONE.

2.4.2.1 Purpose. This zone provides for office, medical, civic, and other land uses which provide reasonable compatibility with adjoining residential uses. Typical development within this zone is two-story office or medical projects.

2.4.2.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#).

A. Commercial Services Use Group, Sec. [6.3.5](#)

1. Administrative and Professional Office "[27](#)"
2. Communications "[27](#)", subject to: Sec. [3.5.4.20](#).B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
3. Day Care, subject to: Sec. [3.5.13.5](#)
 - a. Adult day care "[27](#)"
 - b. Child care "[15](#)", subject to: Sec. [3.5.4.3](#).A, .B, .C, .D, .E, .F.1, and .G.4
4. Medical Service - Extended Health Care "[27](#)", subject to: Sec. [3.5.13.5](#) (Ord. No. 9138, §1, 10/5/98)
5. Medical Service - Major "[27](#)", subject to: Sec. [3.5.4.9.A](#)
6. Medical Service - Outpatient "[27](#)", subject to: Sec. [3.5.4.8.A](#) and .B and Sec. [3.5.4.9.A](#)
(Ord. No. 9138, §1, 10/5/98)

B. Civic Use Group, Sec. [6.3.4](#)

1. Civic Assembly "[11](#)"
2. Cultural Use "[11](#)", subject to: Sec. [3.5.3.2](#)
3. Educational Use: Elementary and Secondary Schools "[11](#)", subject to: Sec. [3.5.3.7](#) and Sec. [3.5.13.5](#) (Ord. No. 9075, §1, 6/15/98)
4. Educational Use: Postsecondary Institution "[11](#)", subject to: Sec. [3.5.3.3](#) and Sec. [3.5.13.5](#)
5. Postal Service "[27](#)", subject to: Sec. [3.5.3.2](#)
6. Protective Service "[27](#)", subject to: Sec. [3.5.3.2](#)
7. Religious Use "[11](#)"

C. Recreation Use Group, Sec. [6.3.7](#)

1. Neighborhood Recreation "[27](#)", subject to: Sec. [3.5.13.5](#)

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- D. Residential Use Group, Sec. [6.3.8](#)
1. Family Dwelling "N"
 2. Family Dwelling "FLD-8", subject to Sec. 3.6.1 (Ord. No. 10636, §9, 2/24/09)
 3. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "[27](#)", subject to: Sec. [3.5.7.8.C.1](#) and .D
 4. Residential Care Services: Rehabilitation Service - children's facilities "[27](#)", subject to: Sec. [3.5.7.8.A](#), .B.2, .C.1, and .D
 5. Residential Care Services: Shelter Care - victims of domestic violence "[27](#)", subject to: Sec. [3.5.7.8.A](#), .B.2, .C.2, .D, and .G

2.4.2.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#). For further information concerning Special Exception Land Use applicability, refer to Sec. [5.3.9](#). (Ord. No. 8653, §1, 2/26/96)

- A. Commercial Services Use Group, Sec. [6.3.5](#)
1. Communications "[11](#)", limited to wireless communication towers and antennae, subject to: Sec. [3.5.4.20.B](#), .C, and .E.2, or Sec. [3.5.4.20.B](#), .C, and .F.1, or Sec. [3.5.4.20.B](#), .C, and .G (Ord. No. 8813, §1, 3/3/97)
 2. Day Care, subject to: Sec. [3.5.13.5](#) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 - a. Child care "[15](#)", subject to: Sec. [3.5.4.3.A](#), .B, .C, .D, .E, .F.1, .G.4, and .H
 - b. Child care "[20](#)", subject to: Sec. [3.5.4.3.A](#), .B, and .I
- B. Residential Use Group, Sec. [6.3.8](#)
1. Residential Care Services: Rehabilitation Service or Shelter Care "[12](#)", subject to: Sec. [3.5.7.8.A](#), .B.2, .C.2, .D, and .I and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 2. Residential Care Services: Rehabilitation Service or Shelter Care "[7](#)", subject to: Sec. [3.5.7.8.A](#), .B.2, .C.4, .D, and .H and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
- C. Utilities Use Group, Sec. [6.3.12](#)
1. Distribution System "[27](#)", subject to: Sec. [3.5.11.1.A](#), .E, and .I and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 2. Renewable Energy Generation "38", subject to: Sec. [3.5.11.2.B](#), .C., .D., and .E. and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1 7/7/10)
- D. Civic Use Group, Sec. [6.3.4](#)
1. Educational Use: Elementary and Secondary Schools "[11](#)", subject to: Sec. [3.5.13.5](#) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)

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2. Day Care, subject to: Sec. [3.5.13.5](#) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 - a. Child care "[16](#)", subject to: Sec. [3.5.4.3.A](#), .B, .C, .D, .E, .F.3, .G.7, and .H
 - b. Child care "[20](#)", subject to: Sec. [3.5.4.3.A](#), .B, and .I
 - B. Residential Use Group, Sec. [6.3.8](#)
 1. Residential Care Services: Rehabilitation Service or Shelter Care "[30](#)", subject to: Sec. [3.5.7.8.A](#), .C.4, .D, and .H and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 - C. Utilities Use Group, Sec. [6.3.12](#)
 1. Distribution System "[12](#)", subject to: Sec. [3.5.11.1.A](#), .E, and .I and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 2. Renewable Energy Generation "38", subject to: Sec. [3.5.11.2.B](#), .C, .D, and E. and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1 7/7/10)
 - D. Civic Use Group, Sec. [6.3.4](#)
 1. Educational Use: Elementary and Secondary Schools "[18](#)", subject to: Sec. [3.5.13.5](#) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 2. Cultural Use "[12](#)", subject to: Sec. [3.5.3.5.B](#), .C, .D, .E, .F, .G, and .H and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and [5.4.3](#). (Ord. No. 9336, §1, 12/13/99; Ord. No. 9967, §2, 7/1/04)
(Ord. No. 9075, §1, 6/15/98)

2.4.3.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. [3.2.4](#) and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

- A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.
 1. Home Occupation: General Application, subject to: Sec. [3.5.7.2](#)
 2. Home Occupation: Day Care, subject to: Sec. [3.5.7.3](#)
 3. Home Occupation: Travelers' Accommodation, Lodging, subject to: Sec. [3.5.7.4.D](#), .E, .F, .G, .H, .I, .J, .K, and .L
- B. The following are permitted as Secondary Land Uses to Medical Service - Major or Medical Service - Outpatient, subject to: Sec. [3.5.4.10](#).
 1. Commercial Services Use Group, Sec. [6.3.5](#)
 - a. Food Service
 - b. Personal Service
 2. Retail Trade Use Group, Sec. [6.3.10](#)
 - a. General Merchandise Sales

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C. The following are permitted as Secondary Land Uses to Religious Use.

1. Civic Use Group, Sec. [6.3.4](#)
 - a. Cemetery, subject to: Sec. [3.5.3.1.D](#)
2. Industrial Use Group, Sec. [6.3.6](#)
 - a. Salvaging and Recycling, subject to: Sec. [3.5.5.6.A](#) and .C (Ord. No. 9915, §3, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

D. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. [3.5.10.2.A](#) and .B.1.

E. The following is permitted as a Secondary Land Use to Educational Use.

1. Industrial Use Group, Sec. [6.3.6](#)
 - a. Salvaging and Recycling, subject to: Sec. [3.5.5.6.A](#) and .C (Ord. No. 9915, §3, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

F. The following may be permitted as Secondary Land Uses to Cultural Use.

1. Commercial Services Use Group, Sec. [6.3.5](#)
 - a. Food Service, subject to: Sec. [3.5.4.6.A](#) and .C and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 - b. Alcoholic Beverage Service, subject to: Sec. [3.5.4.19.C](#), Sec. [3.5.4.7.D](#) and .J, and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 - c. Entertainment, subject to: Sec. [3.5.4.4.F](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
2. Retail Trade Use Group, Sec. [6.3.10](#)
 - a. General Merchandise Sales, subject to: Sec. [3.5.9.2.A](#) and .B

(Ord. No. 9336, §1, 12/13/99)

2.4.3.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. [3.2.5](#).

2.4.3.6 General Restrictions. The following restrictions apply to all uses and development in this zone.

- A. Drive-through services are not permitted.
- B. All land use activities, except vehicular use areas, shall be conducted entirely within an enclosed building unless specifically provided otherwise.

7. Residential Care Services: Rehabilitation Service or Shelter Care "29", subject to: Sec. 3.5.7.8.A, .C.4, .D, .F, and .H (no minimum lot size)

F. Storage Use Group, Sec. 6.3.11

1. Personal Storage "38", subject to: Sec. 3.5.10.3

G. Utilities Use Group, Sec. 6.3.12

1. Renewable Energy Generation "38", subject to: Sec. 3.5.11.2.A, .B., C., D., and E.

2.5.3.3

Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)

A. Commercial Services Use Group, Sec. 6.3.5

1. Reserved. (Ord. No. 8666, §1, 3/25/96; Ord. No. 9967, §2, 7/1/04; Ord. No. 10387, §1, 4/10/07)
2. Alcoholic Beverage Service "28", as a Secondary Land Use to Travelers' Accommodation, Lodging, subject to: Sec. 3.5.4.17.B, .D, .G, .H, .I, and .K; Sec. 3.5.4.19.C; and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 8666, §1, 3/25/96; Ord. No. 9967, §2, 7/1/04)
3. Automotive - Minor Service and Repair "28", subject to: Sec. 3.5.4.2.B, .C, .D, and .E and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)
4. Communications "8", limited to wireless communication towers and antennae, subject to: Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.1, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)
5. Medical Service - Outpatient, limited to blood donor center, "28", subject to: Sec. 3.5.4.8.C and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 8582, §1, 9/25/95; Ord. No. 9967, §2, 7/1/04)

(Ord. No. 8666, §1, 3/25/96)

B. Residential Use Group, Sec. 6.3.8

1. Residential Care Services: Rehabilitation Service or Shelter Care "29", subject to: Sec. 3.5.7.8.A, .C.4, .D, and .H (no minimum lot size) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)

C. Utilities Use Group, Sec. 6.3.12

1. Distribution System "12", subject to: Sec. 3.5.11.1.A, .E, and .I and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)
2. Renewable Energy Generation "38", and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1 7/7/10)

D. Civic Use Group, Sec. 6.3.4

1. Educational Use: Elementary and Secondary Schools "28", subject to: Sec. 3.5.13.5 and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A-53. (Ord. No. 9967, §2, 7/1/04) (Ord. No. 9075, §1, 6/15/98; Ord. No. 10387, §1, 4/10/07)

E. Retail Trade Use Group, Sec. [6.3.10](#)

1. Food and Beverage Sales - Large Retail Establishment "[28](#)", subject to: Sec. [3.5.9.7](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
2. General Merchandise Sales - Large Retail Establishment "[28](#)", subject to: Sec. [3.5.9.7](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)

(Ord. No. 9293, §1, 9/27/99)

F. Industrial Use Group, Sec. [6.3.6](#)

1. Perishable Goods Manufacturing "[28](#)", as a Secondary Land Use to Food Service, subject to: Sec. [3.5.5.2.F](#), .G, and .H and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A-53. (Ord. No. 9967, §2, 7/1/04)
2. Salvaging and Recycling, limited to household goods donation center, "[28](#)", subject to: Sec. [3.5.5.6.B](#), .F, .G, .H, .I, .J, .K, and .L; Sec. [3.5.13.1.B](#); Sec. [3.5.13.2](#); Sec. [3.5.13.3](#); Sec. [3.5.13.4](#); and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A-53. (Ord. No. 9915, §4, 11/24/03; Ord. No. 9967, §2, 7/1/04)

(Ord. No. 9634, §1, 12/10/01)

2.5.3.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. [3.2.4](#) and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

- A. Alcoholic Beverage Service is permitted as a Secondary Land Use to Food Service, subject to: Sec. [3.5.4.7.A](#), .C, .F, .H, .I, .J and .K and Sec. [3.5.4.19.C](#). (Ord. No. 8666, §1, 3/25/96; Ord. No. 10387, §1, 4/10/07)
- B. Automotive - Minor Service and Repair is permitted as a Secondary Land Use to General Merchandise Sales (of automotive fuel), subject to: Sec. [3.5.4.2.G](#).
- C. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.
 1. Home Occupation: General Application, subject to: Sec. [3.5.7.2](#)
 2. Home Occupation: Day Care, subject to: Sec. [3.5.7.3](#)
- D. The following are permitted as Secondary Land Uses to Religious Use.
 1. Civic Use Group, Sec. [6.3.4](#)
 - a. Cemetery, subject to: Sec. [3.5.3.1.D](#)
 2. Industrial Use Group, Sec. [6.3.6](#)
 - a. Salvaging and Recycling, subject to: Sec. [3.5.5.6.A](#) and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

E. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. [3.5.10.2.A](#) and .B.1.

F. The following is permitted as a Secondary Land Use to Educational Use.

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21. Trade Service and Repair, Minor, "[30](#)"
 22. Transportation Service, Land Carrier, "[31](#)", subject to: Sec. [3.5.13.5](#)
 23. Travelers' Accommodation, Lodging, "[31](#)", subject to: Sec. [3.5.13.5](#)
 24. Artisan Residence, "[33](#)", subject to: Sec. 3.5.4.28.A, .B, .C, .D, and .E (Ord. No. 10477, §3, 11/13/07)
- B. Retail Trade Use Group, Sec. [6.3.10](#)
1. Construction Material Sales "[31](#)"
 2. Food and Beverage Sales "[31](#)"
 3. General Merchandise Sales "[31](#)", subject to: Sec. [3.5.9.2.A](#)
 4. Heavy Equipment Sales "[30](#)", subject to: Sec. [3.5.9.3](#)
 5. Swap Meets and Auctions "[30](#)", subject to: Sec. [3.5.9.4](#)
 6. Vehicle Rental and Sales "[31](#)", subject to: Sec. [3.5.9.5.A](#) and .B (Ord. No. 8653, §1, 2/26/96)
- C. Civic Use Group, Sec. [6.3.4](#)
1. Civic Assembly "[31](#)"
 2. Correctional Use: Supervision Facility "[8](#)", subject to: Sec. [3.5.3.4.B.1](#), .3.a, .4.b, .5.a, .8, and .10
 3. Cultural Use "[31](#)"
 4. Educational Use: Elementary and Secondary Schools "[31](#)", subject to: Sec. [3.5.3.7](#) (Ord. No. 9075, §1, 6/15/98)
 5. Educational Use: Postsecondary Institution "[31](#)", subject to: Sec. [3.5.3.3](#)
 6. Educational Use: Instructional School "[31](#)"
 7. Membership Organization "[30](#)"
 8. Postal Service "[31](#)"
 9. Protective Service "[31](#)"
 10. Religious Use "[31](#)"
- D. Industrial Use Group, Sec. [6.3.6](#)
1. Craftwork "[30](#)"
 2. Processing and Cleaning "[30](#)"
 3. Salvaging and Recycling "[30](#)", subject to: Sec. [3.5.5.6.B](#), .C, and .E (Ord. No. 8653, §1, 2/26/96; Ord. No. 9915, §4, 11/24/03)
- E. Recreation Use Group, Sec. [6.3.7](#)

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"C-2" COMMERCIAL ZONE

1. Golf Course "1", subject to: Sec. 3.5.6.3 and Sec. [3.5.13.5](#)
 2. Neighborhood Recreation "[30](#)"
 3. Recreation "[31](#)"
- F. Residential Use Group, Sec. [6.3.8](#)
1. Family Dwelling "R"
 2. Family Dwelling "FLD-10", subject to: the development regulations in Sec. [3.6.1](#) (Ord. 10636, §10, 2/24/09)
 3. Group Dwelling "[30](#)"
 4. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "[30](#)", subject to: Sec. [3.5.7.8.C.4](#), .D, and .H (no minimum lot size)
 5. Residential Care Services: Rehabilitation Service - children's facilities "[30](#)", subject to: Sec. [3.5.7.8.A](#), .C.1, and .D
 6. Residential Care Services: Shelter Care - victims of domestic violence "[30](#)", subject to: Sec. [3.5.7.8.A](#), .C.3, and .D
 7. Residential Care Services: Rehabilitation Service or Shelter Care "[31](#)", subject to: Sec. [3.5.7.8.A](#), .C.4, .D, .F, and .H (no minimum lot size)
- G. Restricted Adult Activities Use Group, Sec. [6.3.9](#), subject to: Sec. [3.5.8.1](#)
1. Adult Commercial Services "[30](#)"
 2. Adult Recreation "[30](#)"
 3. Adult Retail Trade "[30](#)"
- H. Storage Use Group, Sec. [6.3.11](#)
1. Commercial Storage "[31](#)", subject to: Sec. [3.5.10.1](#)
 2. Personal Storage "[31](#)", subject to: Sec. [3.5.10.3.C](#) and .F (Ord. No. 9631, §1, 12/10/01)
- I. Utilities Use Group, Sec. [6.3.12](#)
1. Distribution System "[30](#)", subject to: Sec. [3.5.11.1.A](#), .E, and .I
 2. Renewable Energy Generation "38", subject to Sec. [3.5.11.2.A](#), B, C, and E
- J. Wholesaling Use Group, Sec. [6.3.13](#)
1. Business Supply and Equipment Wholesaling "[31](#)"
 2. Construction/Heavy Equipment Wholesaling "[31](#)"
 3. Food and Beverage Wholesaling "[31](#)"
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- 2.5.4.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#). For further information concerning Special Exception Land Use applicability, refer to Sec. [5.3.9](#). (Ord. No. 8653, §1, 2/26/96)
- A. Residential Use Group, Sec. [6.3.8](#)
1. Residential Care Services: Rehabilitation Service or Shelter Care "[31](#)", subject to: Sec. [3.5.7.8.A](#), [.C.4](#), [.D](#), and [.H](#) (no minimum lot size) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A-53. (Ord. No. 9967, §2, 7/1/04)
- B. Civic Use Group, Sec. [6.3.4](#)
1. Correctional Use: Custodial Facility "[8](#)", subject to: Sec. [3.5.3.4.B.1](#), [.3.a](#), [.4.b](#), [.5.b](#), [.8](#), [.9](#), and [.10](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 2. Educational Use: Elementary and Secondary Schools "[31](#)", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A-53. (Ord. No. 9075, §1, 6/15/98; Ord. No. 9967, §2, 7/1/04)
- C. Commercial Services Use Group, Sec. [6.3.5](#)
1. Alcoholic Beverage Service - Large Bar "[30](#)", subject to: Sec. [3.5.4.19.B](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 2. Communications "[31](#)", subject to: Sec. [3.5.4.20.B](#), [.C](#), and [.E.1](#), or Sec. [3.5.4.20.B](#), [.C](#), and [.E.2](#), or Sec. [3.5.4.20.B](#), [.C](#), and [.F.2](#), or Sec. [3.5.4.20.B](#), [.C](#), and [.G](#) (Ord. No. 8813, §1, 3/3/97)
 3. Entertainment - Dance Hall "[30](#)", subject to: Sec. [3.5.4.19.B](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 4. Financial Service, non-chartered financial institution facility, subject to: Sec. [3.5.4.5.D](#) (Ord. No. 10252, §1, 2/28/06)
 5. Food Service, limited to a soup kitchen, "[31](#)", subject to: Sec. [3.5.4.6.D](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 6. Medical Service - Outpatient, limited to a blood donor center, "[31](#)", subject to: Sec. [3.5.4.8.C](#) and approval through a Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. 8582, §1, 9/25/95; (Ord. No. 9967, §2, 7/1/04)
- (Ord. No. 8813, §1, 3/3/97)
- D. Retail Trade Use Group, Sec. [6.3.10](#)
1. Food and Beverage Sales - Large Retail Establishment "[31](#)", subject to: Sec. [3.5.9.7](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 2. General Merchandise Sales - Large Retail Establishment "[31](#)", subject to: Sec. [3.5.9.7](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04) (Ord. No. 9293, §1, 9/27/99)

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 "C-2" COMMERCIAL ZONE

E. Industrial Use Group, Sec. 6.3.6

1. Salvaging and Recycling, limited to household goods donation center, "30", subject to: Sec. 3.5.5.6.B, .F, .G, .H, .I, .J, .K, and .L; Sec. 3.5.13.1.B; Sec. 3.5.13.2; Sec. 3.5.13.3; Sec. 3.5.13.4; and approval through a Limited Notice Procedure, Sec. 23A-40. This special exception use may be suspended or terminated for failure to conform to adopted conditions in accordance with Sec. 23A-54. (Ord. No. 9915, §4, 11/24/03; Ord. No. 9967, §2, 7/1/04)

F. Utilities Use Group, Sec. 6.3.12

1. Renewable Energy Generation "38" and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1, 07/07/10)

2.5.4.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.

1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
2. Agricultural Use Group, Sec. 6.3.3
 - a. General Farming, subject to: Sec. 3.5.2.1.A.1 and .C.1 and Sec. 3.5.2.2

B. The following are permitted as Secondary Land Uses to the Commercial Services, Retail Trade, or Wholesaling Use Groups, limited to twenty-five (25) percent of the gross floor area. More than twenty-five (25) percent of the gross floor area may be allocated to the permitted Secondary Land Use if the criteria in Sec. 3.5.5 are met.

1. Industrial Use Group, Sec. 6.3.6
 - a. General Manufacturing
 - b. Heavy Equipment Manufacturing
 - c. Perishable Goods Manufacturing, limited to: Baked goods and confectionery products manufacturing only (Ord. No. 8653, §1, 2/26/96)
 - d. Precision Manufacturing
 - e. Primary Manufacturing

C. The following are permitted as Secondary Land Uses to Religious Use.

1. Civic Use Group, Sec. 6.3.4
 - a. Cemetery, subject to: Sec. 3.5.3.1.D
2. Industrial Use Group, Sec. 6.3.6
 - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

D. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.

E. The following is permitted as a Secondary Land Use to Alcoholic Beverage Service.

1. Industrial Use Group, Sec. 6.3.6

a. Perishable Goods Manufacturing, subject to: Sec. 3.5.5.2.F, .G, and .H

(Ord. No. 8653, §1, 2/26/96)

F. The following is permitted as a Secondary Land Use to Educational Use.

1. Industrial Use Group, Sec. 6.3.6

a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

G. The following is permitted as a Secondary Land Use to all uses in the Commercial Services and Retail Trade Use Groups.

1. Industrial Use Group, Sec. 6.3.6

a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

2.5.4.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

2.5.4.6 General Restrictions. The following restrictions apply to all uses and development in this zone.

A. Outdoor display of finished products for rent or sale at retail or wholesale is permitted, unless prohibited by specific performance criteria.

B. Unless modified by specific performance criteria or Sec. 2.5.4.6.A, land uses in the Commercial Services, Industrial, Restricted Adult Activities, and Wholesaling Use Groups shall be conducted entirely within an enclosed building.

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 "C-3" COMMERCIAL ZONE

2.5.5 "C-3" COMMERCIAL ZONE.

2.5.5.1 Purpose. This zone provides for mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas. Residential and other related uses are also permitted.

2.5.5.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#).

A. Commercial Services Use Group, Sec. [6.3.5](#)

1. Administrative and Professional Office "[34](#)"
2. Alcoholic Beverage Service "[33](#)", subject to: Sec. [3.5.4.19.C](#)
3. Animal Service "[33](#)", subject to: Sec. [3.5.4.1.A](#), .B, .C, and .D or Sec. [3.5.4.1.G](#)
 *Artisan Residence, see [2.5.5.2.A.25](#) (Ord. No. 10477, §4, 11/13/07)
4. Automotive - Service and Repair "[33](#)"
5. Billboard "[32](#)", subject to: Sec. [3.5.4.26](#) and the Regulations of Chapter 3, Advertising and Outdoor Signs, of the Tucson Code (Ord. No. 8610, §1, 11/27/95)
6. Building and Grounds Maintenance "[33](#)"
7. Communications "[34](#)", subject to: Sec. [3.5.4.20.A](#) or Sec. [3.5.4.20.B](#), .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
8. Construction Service "[33](#)"
9. Day Care "[34](#)"
10. Entertainment "[34](#)", subject to: Sec. [3.5.4.4.A](#), .B, .C, and .D and Sec. [3.5.4.19.C](#)
11. Financial Service "[34](#)" subject to: Sec. [3.5.4.5.C](#) (Ord. No. 10252, §1, 2/28/06)
12. Food Service "[33](#)", subject to: Sec. [3.5.4.6.C](#)
13. Funeral Service "[33](#)"
14. Medical Service - Extended Health Care "[34](#)"
15. Medical Service - Major "[34](#)"
16. Medical Service - Outpatient "[34](#)", subject to: Sec. [3.5.4.8.B](#)
17. Parking "[34](#)"
18. Personal Service "[33](#)"

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- I. Utilities Use Group, Sec. [6.3.12](#)
 - 1. Distribution System "[33](#)", subject to: Sec. [3.5.11.1.A](#), .E, and .I
 - 2. Renewable Energy Generation "38", subject to Sec. [3.5.11.2.A](#), .B., .C., and E. (Ord. No. 10818, §1 07/07/10)
 - J. Wholesaling Use Group, Sec. [6.3.13](#)
 - 1. Business Supply and Equipment Wholesaling "[34](#)"
 - 2. Construction/Heavy Equipment Wholesaling "[34](#)"
 - 3. Food and Beverage Wholesaling "[34](#)"

2.5.5.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#). For further information concerning Special Exception Land Use applicability, refer to Sec. [5.3.9](#). (Ord. No. 8653, §1, 2/26/96)

- A. Reserved. (Ord. No. 9138, §1, 10/5/98)
- B. Residential Use Group, Sec. [6.3.8](#)
 - 1. Residential Care Services: Rehabilitation Service or Shelter Care "[31](#)", subject to: Sec. [3.5.7.8.A](#), .C.4, .D, and .H (no minimum lot size) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A-53. (Ord. No. 9967, §2, 7/1/04)
- C. Civic Use Group, Sec. [6.3.4](#)
 - 1. Correctional Use: Custodial Facility "[8](#)", subject to: Sec. [3.5.3.4.B.1](#), .3.a, .4.b, .5.b, .8, .9, and .10 and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 - 2. Educational Use: Elementary and Secondary Schools "[34](#)", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A53. (Ord. No. 9075, §1, 6/15/98; Ord. No. 9967, §2, 7/1/04)
- D. Commercial Services Use Group, Sec. [6.3.5](#)
 - 1. Alcoholic Beverage Service - Large Bar "[33](#)", subject to: Sec. [3.5.4.19.B](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 - 2. Communications "[34](#)", subject to: Sec. [3.5.4.20.B](#), .C, and .E.1, or Sec. [3.5.4.20.B](#), .C, and .E.2, or Sec. [3.5.4.20.B](#), .C, and .F.2, or Sec. [3.5.4.20.B](#), .C, and .G (Ord. No. 8813, §1, 3/3/97)
 - 3. Entertainment - Dance Hall "[33](#)", subject to: Sec. [3.5.4.19.B](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 - 4. Financial Service, non-chartered financial institution facility, subject to: Sec. [3.5.4.5.D](#) (Ord. No 10252, §1, 2/28/06)
 - 5. Food Service, limited to a soup kitchen, "[33](#)", subject to: Sec. [3.5.4.6.D](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)

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- 6. Medical Service - Outpatient, limited to a blood donor center, "33", subject to: Sec. 3.5.4.8.C and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 8582, §1, 9/25/95; Ord. No. 9967, §2, 7/1/04) (Ord. No. 8813, §1, 3/3/97)

E. Retail Trade Use Group, Sec. 6.3.10

- 1. Food and Beverage Sales - Large Retail Establishment "34", subject to: Sec. 3.5.9.7 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)
- 2. General Merchandise Sales - Large Retail Establishment "34", subject to: Sec. 3.5.9.7 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)

F. Utilities Use Group, Sec. 6.3.12

- 1. Renewable Energy Generation "38" and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. 10818, §1, 7/7/10)

(Ord. No. 9293, §1, 9/27/99)

2.5.5.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.

- 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
- 2. Agricultural Use Group, Sec. 6.3.3
 - a. General Farming, subject to: Sec. 3.5.2.1.A.1 and .C.1 and Sec. 3.5.2.2

B. The following are permitted as Secondary Land Uses to the Commercial Services, Retail Trade, or Wholesaling Use Groups, limited to thirty-three (33) percent of the gross floor area. More than thirty-three (33) percent of the gross floor area may be allocated to the permitted Secondary Land Use if the criteria in Sec. 3.5.5 are met.

- 1. Industrial Use Group, Sec. 6.3.6
 - a. General Manufacturing
 - b. Heavy Equipment Manufacturing
 - c. Perishable Goods Manufacturing, limited to: Baked goods and confectionery products manufacturing only (Ord. No. 8653, §1, 2/26/96)
 - d. Precision Manufacturing
 - e. Primary Manufacturing

C. The following are permitted as Secondary Land Uses to Religious Use.

1. Civic Use Group, Sec. 6.3.4
 - a. Cemetery, subject to: Sec. 3.5.3.1.D
2. Industrial Use Group, Sec. 6.3.6
 - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

D. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.3.

E. The following is permitted as a Secondary Land Use to Alcoholic Beverage Service.

1. Industrial Use Group, Sec. 6.3.6
 - a. Perishable Goods Manufacturing, subject to: Sec. 3.5.5.2.F, .G, and .H

(Ord. No. 8653, §1, 2/26/96)

F. The following is permitted as a Secondary Land Use to Educational Use.

1. Industrial Use Group, Sec. 6.3.6
 - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

G. The following is permitted as a Secondary Land Use to all uses in the Commercial Services and Retail Trade Use Groups.

1. Industrial Use Group, Sec. 6.3.6
 - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

2.5.5.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

2.5.6 "P" PARKING ZONE.

2.5.6.1 Purpose. This zone provides for off-street motor vehicle parking within residential areas to serve land uses in another zone.

2.5.6.2 Permitted Land Uses. The following Land Use Classes are permitted within this zone, subject to compliance with the development criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.

A. Commercial Services Use Group, Sec. 6.3.5

1. Parking "40", subject to: Sec. 3.5.4.12

2.5.6.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)

A. Utilities Use Group, Sec. 6.3.12

1. Renewable Energy Generation "38", subject to Sec. 3.5.11.2.B., C., D., and E., and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. 10818, §1, 07/07/2010)

2.5.6.4. Accessory Land Uses. The Land Use Classes permitted within this zone as accessory uses are those permitted under Sec. 3.2.5.

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- 5. Residential Care Services: Shelter Care - victims of domestic violence "[35](#)", subject to: Sec. [3.5.7.8.A](#), .C.3, and .D
 - 6. Residential Care Services: Rehabilitation Service or Shelter Care "[35](#)", subject to: Sec. [3.5.7.8.A](#), .C.4, .D, .F, and .H (no minimum lot size)
 - F. Restricted Adult Activities Use Group, Sec. [6.3.9](#), subject to: Sec. [3.5.8.1](#)
 - 1. Adult Commercial Services "[35](#)"
 - 2. Adult Recreation "[35](#)"
 - 3. Adult Retail Trade "[35](#)"
 - G. Storage Use Group, Sec. [6.3.11](#)
 - 1. Commercial Storage "[35](#)", subject to: Sec. [3.5.10.1](#)
 - 2. Personal Storage "[35](#)", subject to: Sec. [3.5.10.3.C](#) and .F (Ord. No. 8653, §1, 2/26/96; Ord. No. 9631, §1, 12/10/01)
 - H. Utilities Use Group, Sec. [6.3.12](#)
 - 1. Distribution System "[35](#)", subject to: Sec. [3.5.11.1.A](#), .E, and .I
 - 2. Renewable Energy Generation "38", subject to: Sec. [3.5.11.2.A](#), B., C., D., and E. (Ord. No. 10818, §1, 07/07/2010)
 - I. Industrial Use Group, Sec. [6.3.6](#)
 - 1. Salvaging and Recycling, limited to household goods donation center, "[35](#)", subject to: Sec. [3.5.5.6.B](#), .F, .G, .H, .I, .J, and .K; Sec. [3.5.13.3](#); and Sec. [3.5.13.4](#)
(Ord. No. 9915, §5, 11/24/03)

2.6.1.3 **Special Exception Land Uses.** The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#). For further information concerning Special Exception Land Use applicability, refer to Sec. [5.3.9](#). (Ord. No. 8653, §1, 2/26/96)

- A. Retail Trade Use Group, Sec. [6.3.10](#)
 - 1. Swap Meets and Auctions "[35](#)", subject to: Sec. [3.5.9.4](#) and approval through a Limited Notice Procedure, Sec. 23A-40 (Ord. No. 9967, §2, 7/1/04)
 - 2. Food and Beverage Sales - Large Retail Establishment "[35](#)", subject to: Sec. [3.5.9.7](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and [5.4.3](#). (Ord. No. 9293, §1, 9/27/99; Ord. No. 9967, §2, 7/1/04)
 - 3. General Merchandise Sales - Large Retail Establishment "[35](#)", subject to: Sec. [3.5.9.7](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and [5.4.3](#). (Ord. No. 9293, §1, 9/27/99; Ord. No. 9967, §2, 7/1/04)
- B. Residential Use Group, Sec. [6.3.8](#)

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- 1. Residential Care Services: Rehabilitation Service or Shelter Care "[31](#)", subject to: Sec. [3.5.7.8.A](#), [.C.4](#), [.D](#), and [.H](#) (no minimum lot size) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)

- C. Civic Use Group, Sec. [6.3.4](#)
 - 1. Correctional Use: Custodial Facility "[8](#)", subject to: Sec. [3.5.3.4.B.1](#), [.3.a](#), [.4.b](#), [.5.b](#), [.8](#), [.9](#), and [.10](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 - 2. Educational Use: Elementary and Secondary Schools "[35](#)", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9075, §1, 6/15/98; Ord. No. 9967, §2, 7/1/04)

- D. Commercial Services Use Group, Sec. [6.3.5](#)
 - 1. Alcoholic Beverage Service - Large Bar "[35](#)", subject to: Sec. [3.5.4.19.B](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 - 2. Communications "[35](#)", subject to: Sec. [3.5.4.20.B](#), [.C](#), and [.E.1](#), or Sec. [3.5.4.20.B](#), [.C](#), and [.E.2](#), or Sec. [3.5.4.20.B](#), [.C](#), and [.F.2](#), or Sec. [3.5.4.20.B](#), [.C](#), and [.G](#) (Ord. No. 8813, §1, 3/3/97)
 - 3. Entertainment - Dance Hall "[35](#)", subject to: Sec. [3.5.4.19.B](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 - 4. Food Service, limited to a soup kitchen, "[35](#)", subject to: Sec. [3.5.4.6.D](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
 - 5. Medical Service - Outpatient, limited to a blood donor center, "[35](#)", subject to: Sec. [3.5.4.8.C](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and [5.4.3](#). (Ord. No. 8582, §1, 9/25/95; Ord. No. 9967, §2, 7/1/04)

- E. Utilities Use Group, Sec. 6.3.12
 - 1. Renewable Energy Generation "38", and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1 7/7/10)

2.6.1.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. [3.2.4](#) and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

- A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.
 - 1. Home Occupation: General Application, subject to: Sec. [3.5.7.2](#)

- B. The following are permitted as Secondary Land Uses to the Commercial Services, Retail Trade, or Wholesaling Use Groups, limited to fifty (50) percent of the gross floor area. More than fifty (50) percent of the gross floor area may be allocated to the permitted Secondary Land Use if the criteria in Sec. [3.5.5](#) are met.
 - 1. Industrial Use Group, Sec. [6.3.6](#)
 - a. General Manufacturing
 - b. Heavy Equipment Manufacturing

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Sec. 2.6.1.4

- c. Perishable Goods Manufacturing, limited to: Baked goods and confectionery products manufacturing only (Ord. No. 9138, §1, 10/5/98)
- d. Precision Manufacturing
 - e. Primary Manufacturing

C. The following are permitted as Secondary Land Uses to Religious Use.

- 1. Civic Use Group, Sec. 6.3.4
 - a. Cemetery, subject to: Sec. 3.5.3.1.D
- 2. Industrial Use Group, Sec. 6.3.6
 - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §5, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

D. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.3.

E. The following is permitted as a Secondary Land Use to all uses in the Commercial Services and Retail Trade Use Groups and to Educational Use.

- 1. Industrial Use Group, Sec. 6.3.6
 - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §5, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

F. The following is permitted as a Secondary Land Use to Alcoholic Beverage Service.

- 1. Industrial Use Group, Sec. 6.3.6
 - a. Perishable Goods Manufacturing, subject to: Sec. 3.5.5.2.F, .G, and .H

(Ord. No. 8653, §1, 2/26/96)

2.6.1.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

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 "OCR-2" OFFICE/COMMERCIAL/RESIDENTIAL ZONE

2.6.2 "OCR-2" OFFICE/COMMERCIAL/RESIDENTIAL ZONE.

2.6.2.1 Purpose. The purpose of this zone is to provide for high-rise development, that serves the community and region, located in major activity centers. A mixture of development types is encouraged, including office, commercial, and high-density residential uses.

2.6.2.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#).

A. Commercial Services Use Group, Sec. [6.3.5](#)

1. Administrative and Professional Office "[36](#)"
2. Alcoholic Beverage Service "[36](#)", subject to: Sec. [3.5.4.19.C](#)
3. Communications "[36](#)", subject to: Sec. [3.5.4.20.B](#), .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
4. Day Care "[36](#)"
5. Entertainment "[36](#)", subject to: Sec. [3.5.4.4.A](#), .B, .C, and .D and Sec. [3.5.4.19.C](#)
6. Financial Service "[36](#)" subject to: Sec. [3.5.4.5.C](#) (Ord. No. 10252, §1, 2/28/06)
7. Food Service "[36](#)", subject to: Sec. [3.5.4.6.C](#)
8. Medical Service - Extended Health Care "[36](#)", subject to: Sec. [3.5.13.5](#) (Ord. No. 9138, §1, 10/5/98)
9. Medical Service - Major "[36](#)" (Ord. No. 9138, §1, 10/5/98)
10. Medical Service - Outpatient "[36](#)", subject to: Sec. [3.5.4.8.B](#) (Ord. No. 9138, §1, 10/5/98)
11. Parking "[36](#)"
12. Personal Service "[36](#)"
13. Technical Service "[36](#)"
14. Transportation Service, Land Carrier, "[36](#)"
15. Travelers' Accommodation, Lodging, "[36](#)"
(Ord. No. 9138, §1, 10/5/98)

B. Retail Trade Use Group, Sec. [6.3.10](#)

1. Food and Beverage Sales "[36](#)"
2. General Merchandise Sales "[36](#)", subject to: Sec. [3.5.9.2.A](#)

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Sec. 2.6.2.2

3. Vehicle Rental and Sales "36", subject to: Sec. 3.5.9.5.A and .B (Ord. No. 8653, §1, 2/26/96)
- C. Civic Use Group, Sec. 6.3.4
1. Civic Assembly "36"
 2. Correctional Use: Supervision Facility "8", subject to: Sec. 3.5.3.4.B.1, .3.a, .4.b, .5.a, .8, and .10
 3. Cultural Use "36"
 4. Educational Use: Elementary and Secondary Schools "36", subject to: Sec. 3.5.3.7 (Ord. No. 9075, §1, 6/15/98)
 5. Educational Use: Postsecondary Institution and Instructional School "36" (Ord. No. 9075, §1, 6/15/98)
 6. Membership Organization "36"
 7. Postal Service "36"
 8. Protective Service "36"
 9. Religious Use "36"
- (Ord. No. 9075, §1, 6/15/98)
- D. Recreation Use Group, Sec. 6.3.7
1. Recreation "36"
- E. Residential Use Group, Sec. 6.3.8
1. Family Dwelling "X"
 2. Group Dwelling "36"
 3. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "36", subject to: Sec. 3.5.7.8.C.4 and .D
 4. Residential Care Services: Rehabilitation Service - children's facilities "36", subject to: Sec. 3.5.7.8.A, .C.1, and .D
 5. Residential Care Services: Shelter Care - victims of domestic violence "36", subject to: Sec. 3.5.7.8.A, .C.3, and .D
- F. Restricted Adult Activities Use Group, Sec. 6.3.9, subject to: Sec. 3.5.8.1
1. Adult Commercial Services "36"
 2. Adult Recreation "36"
 3. Adult Retail Trade "36"

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G. Storage Use Group, Sec. [6.3.11](#)

1. Commercial Storage "[36](#)", subject to: Sec. [3.5.10.1](#)
2. Personal Storage "[36](#)", subject to: Sec. [3.5.10.3](#).C and .F (Ord. No. 8653, §1, 2/26/96; Ord. No. 9631, §1, 12/10/01)

H. Utilities Use Group, Sec. [6.3.12](#)

1. Distribution System "[36](#)", subject to: Sec. [3.5.11.1](#).A, .E, and .I
2. Renewable Energy Generation "[38](#)", subject to: Sec. [3.5.11.2](#).A., B., C., D., and E. (Ord. No. 10818, §1, 07/07/2010)

I. Industrial Use Group, Sec. [6.3.6](#)

1. Salvaging and Recycling, limited to household goods donation center, "[36](#)", subject to: Sec. [3.5.5.6](#).B, .F, .G, .H, .I, .J, and .K; Sec. [3.5.13.3](#); and Sec. [3.5.13.4](#)

(Ord. No. 9915, §5, 11/24/03)

2.6.2.3

Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#). For further information concerning Special Exception Land Use applicability, refer to Sec. [5.3.9](#). (Ord. No. 8653, §1, 2/26/96)

A. Retail Trade Use Group, Sec. [6.3.10](#)

1. Swap Meets and Auctions "[36](#)", subject to: Sec. [3.5.9.4](#) and approval through a Limited Notice Procedure, Sec. 23A-40 (Ord. No. 9967, §2, 7/1/04)
2. Food and Beverage Sales - Large Retail Establishment "[36](#)", subject to: Sec. [3.5.9.7](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and [5.4.3](#). (Ord. No. 9293, §1, 9/27/99; Ord. No. 9967, §2, 7/1/04)
3. General Merchandise Sales - Large Retail Establishment "[36](#)", subject to: Sec. [3.5.9.7](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and [5.4.3](#). (Ord. No. 9293, §1, 9/27/99; Ord. No. 9967, §2, 7/1/04)

B. Residential Use Group, Sec. [6.3.8](#)

1. Residential Care Services: Rehabilitation Service or Shelter Care "[31](#)", subject to: Sec. [3.5.7.8](#).A, .C.4, .D, and .H (no minimum lot size) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)

C. Civic Use Group, Sec. [6.3.4](#)

1. Correctional Use: Custodial Facility "[8](#)", subject to: Sec. [3.5.3.4](#).B.1, .3.a, .4.b, .5.b, .8, .9, and .10 and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
2. Educational Use: Elementary and Secondary Schools "[36](#)", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9075, §1, 6/15/98; Ord. No. 9967, §2, 7/1/04)

D. Commercial Services Use Group, Sec. [6.3.5](#)

1. Alcoholic Beverage Service - Large Bar "[36](#)", subject to: Sec. [3.5.4.19.B](#) and approval through Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
2. Communications "[36](#)", subject to: Sec. [3.5.4.20.B](#), .C, and .E.1, or Sec. [3.5.4.20.B](#), .C, and .E.2, or Sec. [3.5.4.20.B](#), .C, and .F.2, or Sec. [3.5.4.20.B](#), .C, and .G (Ord. No. 8813, §1, 3/3/97)
3. Entertainment - Dance Hall "[36](#)", subject to: Sec. [3.5.4.19.B](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
4. Food Service, limited to a soup kitchen, "[36](#)", subject to: Sec. [3.5.4.6.D](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and [5.4.3](#). (Ord. No. 9967, §2, 7/1/04)
5. Medical Service - Outpatient, limited to a blood donor center, "[36](#)", subject to: Sec. [3.5.4.8.C](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and [5.4.3](#). (Ord. No. 8582, §1, 9/25/95; Ord. No. 9967, §2, 7/1/04)

E. Utilities Use Group, Sec. 6.3.12

1. Renewable Energy Generation "38", and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1 7/7/10)

(Ord. No. 8813, §1, 3/3/97)

2.6.2.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. [3.2.4](#) and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.

1. Home Occupation: General Application, subject to: Sec. [3.5.7.2](#)

B. The following are permitted as Secondary Land Uses to the Commercial Services, Retail Trade, or Wholesaling Use Groups, limited to fifty (50) percent of the gross floor area. More than fifty (50) percent of the gross floor area may be allocated to the permitted Secondary Land Use if the criteria in Sec. [3.5.5](#) are met.

1. Industrial Use Group, Sec. [6.3.6](#)

- a. General Manufacturing
- b. Heavy Equipment Manufacturing
- c. Perishable Goods Manufacturing, limited to: Baked goods and confectionery products manufacturing only (Ord. No. 9138, §1, 10/5/98)

C. The following are permitted as Secondary Land Uses to Religious Use.

1. Civic Use Group, Sec. 6.3.4

a. Cemetery, subject to: Sec. 3.5.3.1.D

2. Industrial Use Group, Sec. 6.3.6

a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §5, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

D. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.3.

E. The following is permitted as a Secondary Land Use to all uses in the Commercial Services and Retail Trade Use Groups and to Educational Use.

1. Industrial Use Group, Sec. 6.3.6

a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §5, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

F. The following is permitted as a Secondary Land Use to Alcoholic Beverage Service.

1. Industrial Use Group, Sec. 6.3.6

a. Perishable Goods Manufacturing, subject to: Sec. 3.5.5.2.F, .G, and .H

(Ord. No. 8653, §1, 2/26/96)

2.6.2.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

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2.6.3 PLANNED AREA DEVELOPMENT (PAD) ZONE.

2.6.3.1 Purpose. The purpose of the Planned Area Development (PAD) zone is to enable and encourage comprehensively planned development in accordance with adopted plans and policies.

2.6.3.2 Land Use Regulations.

- A. A PAD zone is a zoning classification which provides for the establishment of zoning districts with distinct regulations as adopted by Mayor and Council. A PAD zone shall be identified as a Planned Area Development (PAD) District and may have land use regulations different from the zoning regulations applicable to other zoning districts in this Chapter and any other PAD District.
- B. PAD Districts are identified on the City Zoning Maps by the letters "PAD" followed by a number and the name of the District, such as "PAD-1, Williams Addition Planned Area Development (PAD) District," signifying the set of regulations adopted and applicable to that District.
- C. Where a provision in a PAD District varies from the *Land Use Code (LUC)*, the provisions in the PAD District shall govern.

2.6.3.3 Establishment of a PAD District.

- A. A PAD District is established through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)
- B. Each PAD District must be in compliance with the adopted *General Plan* and applicable subregional, area, and neighborhood plans. (Ord. No. 9517, §2, 2/12/01)
 - 1. A separate PAD zone shall be adopted for each PAD District.
 - 2. A PAD District must have the same boundaries as the applicable PAD zone.

2.6.3.4 Districts Established. The list of established PADs shall be maintained by the Planning and Development Services Department.

(Ord. No. 10711, §1, 09/09/09)

2.6.3.5 Initiation of a PAD District. A PAD District is initiated by filing an application for a Zoning Examiner Legislative Procedure in conformance with Sec. 5.4.1 and 5.4.3, with the Planning and Development Services Department. The application may be filed by the owners of the subject property, an agent for the property owners, or the Mayor and Council. The application will be accepted for processing only if the following requirements are met.

- A. The site is under single ownership or control except when initiated by the Mayor and Council.
- B. The site's land area is a minimum of forty (40) acres, or if located in the Downtown Area Infill Incentive District as defined in Sec. 2.8.12.9, the Downtown Redevelopment District as defined in Sec. 6.2.4, or in the Rio Nuevo and Downtown (RND) Zone as defined in Sec. 6.2.18, there is no minimum site area. The Mayor and Council may authorize the initiation of a PAD District of less than the size required by this Section if the proposed PAD District is consistent with the intent of the PAD zone.
- C. The PAD District shall be configured to accommodate a well-integrated project. A PAD District may include existing rights-of-way provided the district is planned and developed on a unified basis.

(Ord. No. 10711, §1, 09/09/09)

2.6.3.6 Application.

- A. PAD District documents shall include the elements described in Sections 2.6.3.6.B, C, and D in the form of either a map(s), text, or both, as applicable with the following exception:
1. For projects initiated by the Mayor and Council or located in the Downtown Area Infill Incentive District as defined in Sec. 2.8.12.9 or the Rio Nuevo and Downtown (RND) Zone as defined in Sec. 6.2.18, an applicant may request an exception to components of Sec. 2.6.3.C (Site Analysis) subject to the following:
 - a. The request must be made prior to submittal of the PAD application.
 - b. The applicant must identify which submittal requirement(s) is requested for an exception and provide a rationale for the change.
 - c. The Planning and Development Services Department Director shall make the final determination on whether to accept the request. The director shall consider the purpose statements of the PAD and the Downtown Area Infill Incentive District and applicable General Plan policies when rendering a decision. Approval of the request does not represent the department's endorsement or approval of the rezoning request or project design.
 - d. The rationale for the approved exceptions shall be included with the submittal.
 - e. The Zoning Examiner and the Mayor and Council may request additional information concerning omitted or modified sections during the review of the rezoning request.
- B. Introduction and Policy. A description of the purpose, scope, main concepts, and goals of the PAD District, indicating the following.
1. Substantial conformance with the *General Plan* and City land use plans which encompass all or part of the proposed PAD District. (Ord. No. 9517, §2, 2/12/01)
 2. The rationale for the use of a PAD zone rather than the use of other zones.
 3. The benefits to the community and the applicant by the use of a PAD District.
 4. The suitability of the PAD District to significant environmental factors if applicable.
 5. The compatibility of the PAD District with adjoining land uses.
 6. The physical and economic suitability and feasibility of the PAD District with existing infrastructure and services.
- C. Site Analysis.
1. Significant natural and built constraints of the site and surroundings.
 2. Major transportation and circulation elements intended to serve the PAD District.
 3. Existing zoning of the PAD District site and parcels within one hundred fifty (150) feet.
 4. Adjacent parcels and structures within one hundred fifty (150) feet of the PAD District boundary.

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2.6.4 "MU" MULTIPLE USE ZONE.

2.6.4.1 Purpose. This zone is solely to provide for comparable zoning for areas annexed into the City limits and is not intended for rezoning.

2.6.4.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.

A. Residential Use Group, Sec. 6.3.8

1. Family Dwelling "G"
2. Family Dwelling "K"
3. Group Dwelling "17"
4. Mobile Home Dwelling "G"
5. Mobile Home Dwelling "K"

B. Agricultural Use Group, Sec. 6.3.3

1. Animal Production "9", subject to: Sec. 3.5.2.1.A.1, .B.1, .B.2, and .C.1

C. Civic Use Group, Sec. 6.3.4

1. Civic Assembly "28"
2. Correctional Use - Supervision Facility "8", subject to: Sec. 3.5.3.4.B.1, .3.a, .4.b, .5.a, .8, and .10
3. Cultural Use "28"
4. Educational Use: Instructional School "28"
5. Educational Use: Postsecondary Institution "28"
6. Postal Service "28"
7. Religious Use "28"

D. Commercial Services Use Group, Sec. 6.3.5

1. Communications "28", subject to: Sec. 3.5.4.20.B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
2. Medical Service - Extended Health Care "6"
3. Medical Service - Major "6"
4. Medical Service - Outpatient "25", subject to: Sec. 3.5.4.8.B, Sec. 3.5.4.9.B.2, .C, and .D, and Sec. 3.5.13.1.B

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E. Recreation Use Group, Sec. 6.3.7

1. Neighborhood Recreation "28"
2. Recreation "28"

F. Utilities Use Group, Sec. 6.3.12

1. Renewable Energy Generation "38", subject to Sec. 3.5.11.2. A., B., C., and E.

2.6.4.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)

All of the following land uses are subject to Sec. 3.5.5.1.F.

A. Agricultural Use Group, Sec. 6.3.3

1. Animal Production, limited to:
 - a. Commercial stables "2", subject to: Sec. 3.5.2.1.A.2 and .B.2 and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)

B. Civic Use Group, Sec. 6.3.4

1. Cemetery "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
2. Correctional Use - Custodial Facility "8", subject to: Sec. 3.5.3.4.B.1, .3.a, .4.b, .5.b, .8, .9, and .10 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and 5.4.3. (Ord. No. 9967, §2, 7/1/04)

C. Commercial Services Use Group, Sec. 6.3.5

1. Administrative and Professional Office "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
2. Alcoholic Beverage Service "29", subject to: Sec. 3.5.4.19.C and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
3. Animal Service "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
4. Automotive - Service and Repair "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
5. Billboard "32", subject to: Sec. 3.5.4.26, the Regulations of Chapter 3, Advertising and Outdoor Signs, of the Tucson Code, and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 8610, §1, 11/27/95; Ord. No. 9967, §2, 7/1/04)
6. Building and Grounds Maintenance "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)

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7. Communications "29", subject to: Sec. 3.5.4.20.A and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04) (Ord. No. 8813, §1, 3/3/97)
 8. Communications "29", subject to: Sec. 3.5.4.20.B, .C, and .E.1, or Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.2, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)
 9. Construction Service "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 10. Day Care "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 11. Entertainment "29", subject to: Sec. 3.5.4.4.A, .B, .C, and .D, Sec. 3.5.4.19.C, and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 12. Financial Service "29", subject to: Sec. 3.5.4.5.C and Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04; Ord. No. 10252, §1, 2/28/06)
 13. Food Service "29", subject to: Sec. 3.5.4.6.C and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 14. Funeral Service "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 15. Parking "38", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 16. Personal Service "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 17. Research and Product Development "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 18. Technical Service "29", subject to: Sec. 3.5.4.16.B and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 19. Trade Service and Repair, Major, "29", subject to: Sec. 3.5.4.15 and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 20. Trade Service and Repair, Minor, "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 21. Transportation Service, Land Carrier, "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 22. Travelers' Accommodation, Lodging, "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
- (Ord. No. 8813, §1, 3/3/97)

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- D. Industrial Use Group, Sec. 6.3.6
1. Craftwork "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 2. General Manufacturing "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 3. Perishable Goods Manufacturing "29", subject to: Sec. 3.5.5.2.A and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 4. Precision Manufacturing "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 5. Processing and Cleaning "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
- E. Retail Trade Use Group, Sec. 6.3.10
1. Construction Material Sales "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 2. Food and Beverage Sales "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 3. General Merchandise Sales "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 4. Heavy Equipment Sales "29", subject to: Sec. 3.5.9.3 and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 5. Vehicle Rental and Sales "29", subject to: Sec. 3.5.9.5.A and .B and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 8653, §1, 2/26/96 ; Ord. No. 9967, §2, 7/1/04)
- F. Storage Use Group, Sec. 6.3.11
1. Commercial Storage "29", subject to: Sec. 3.5.10.1 and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 2. Personal Storage "29", subject to: Sec. 3.5.10.3.C and .F and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
- G. Utilities Use Group, Sec. 6.3.12
1. Distribution System "29", subject to: Sec. 3.5.11.1.A, .B, .E, .H, .I, and .K and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
 2. Renewable Energy "38" and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. 10818, §1, 7/7/2010)
- H. Wholesaling Use Group, Sec. 6.3.13
1. Business Supply and Equipment Wholesaling "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)

2. Construction/Heavy Equipment Wholesaling "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)
3. Food and Beverage Wholesaling "29", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)

2.6.4.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.

1. Home Occupation: General Application, subject to: Sec. 3.5.7.2

B. The following are permitted as Secondary Land Uses to Religious Use.

1. Civic Use Group, Sec. 6.3.4
 - a. Cemetery, subject to: Sec. 3.5.3.1.D
2. Industrial Use Group, Sec. 6.3.6
 - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §5, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

C. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.

D. The following is permitted as a Secondary Land Use to all uses in the Commercial Services and Retail Trade Use Groups and to Educational Use.

1. Industrial Use Group, Sec. 6.3.6
 - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §5, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

E. The following is permitted as a Secondary Land Use to Alcoholic Beverage Service.

1. Industrial Use Group, Sec. 6.3.6
 - a. Perishable Goods Manufacturing, subject to: Sec. 3.5.5.2.F, .G, and .H

(Ord. No. 8653, §1, 2/26/96)

2.6.4.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5

DIVISION 7. INDUSTRIAL ZONES

SECTIONS:

- 2.7.1 "P-I" PARK INDUSTRIAL ZONE
 - 2.7.2 "I-1" LIGHT INDUSTRIAL ZONE
 - 2.7.3 "I-2" HEAVY INDUSTRIAL ZONE
-

2.7.1 "P-I" PARK INDUSTRIAL ZONE.

2.7.1.1 Purpose. This zone provides for corporate business centers and for wholesaling and manufacturing activities that can be carried on in an unobtrusive, controlled manner.

2.7.1.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#).

A. Industrial Use Group, Sec. [6.3.6](#)

1. Craftwork "[33](#)", subject to: Sec. [3.5.5.1.B](#), .D, .E, .F, and .H
2. General Manufacturing "[33](#)", subject to: Sec. [3.5.5.1.B](#), .D, .E, .F, and .H
3. Motion Picture Industry "[33](#)", subject to: Sec. [3.5.5.1.A](#), .B, .D, .E, .F, and .H and Sec. [3.5.5.4](#)
4. Perishable Goods Manufacturing "[33](#)", subject to: Sec. [3.5.5.2.A](#) and .B and Sec. [3.5.5.1.B](#), .D, .E, .F, and .H (Ord. No. 8722, §1, 6/24/96)
5. Precision Manufacturing "[33](#)", subject to: Sec. [3.5.5.1.B](#), .D, .E, .F, and .H
6. Processing and Cleaning "[33](#)", subject to: Sec. [3.5.5.1.B](#), .D, .E, .F, and .H
7. Salvaging and Recycling "[33](#)", subject to: Sec. [3.5.5.1.B](#) and Sec. [3.5.5.6.B](#), .D, and .E (Ord. No. 9915, §6, 11/24/03)

(Ord. No. 8864, §1, 4/28/97)

B. Commercial Services Use Group, Sec. [6.3.5](#)

1. Administrative and Professional Office "[33](#)"
2. Communications "[33](#)", subject to: Sec. [3.5.4.20.A](#) or Sec. [3.5.4.20.B](#), .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
3. Day Care "[33](#)"
4. Financial Service "[33](#)" subject to: Sec. [3.5.4.5.C](#) (Ord. No. 10252, §1, 2/28/06)
 - a. Drive-through services are permitted as an outdoor activity.

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 "P-I" PARK INDUSTRIAL ZONE

5. Food Service "33", subject to: Sec. 3.5.4.6.A and .C
 - a. Drive-through or drive-in services are permitted as an outdoor activity.
 6. Medical Service - Outpatient "33", subject to: Sec. 3.5.4.8.B
 7. Parking "33"
 8. Personal Service "33"
 9. Research and Product Development "33", subject to: Sec. 3.5.5.1.E, .F, and .H
 10. Technical Service "33"
 11. Travelers' Accommodation, Lodging, "33"
- C. Residential Use Group, Sec. 6.3.8
1. Residential Care Services: Shelter Care - victims of domestic violence "33", subject to: Sec. 3.5.7.8.A, .C.3, and .D
 2. Residential Care Services: Rehabilitation Service or Shelter Care "33", subject to: Sec. 3.5.7.8.A, .C.4, .D, .E, and .F
- D. Retail Trade Use Group, Sec. 6.3.10
1. Vehicle Rental and Sales "33", subject to: Sec. 3.5.9.5.B and .C
- E. Storage Use Group, Sec. 6.3.11
1. Commercial Storage "33", subject to: Sec. 3.5.10.1 and Sec. 3.5.5.1.H
- F. Utilities Use Group, Sec. 6.3.12
1. Distribution System "33", subject to: Sec. 3.5.11.1.A, .B, and .D
 2. Renewable Energy Generation "38", subject to: Sec. 3.5.11.2. B., C., and E.
- G. Wholesaling Use Group, Sec. 6.3.13
1. Business Supply and Equipment Wholesaling "33", subject to: Sec. 3.5.5.1.H
 2. Construction/Heavy Equipment Wholesaling "33", subject to: Sec. 3.5.5.1.H
 3. Food and Beverage Wholesaling "33", subject to: Sec. 3.5.5.1.H

2.7.1.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)

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"I-1" LIGHT INDUSTRIAL ZONE

Sec. 2.7.2.2

2. Residential Care Services: Rehabilitation Service or Shelter Care "[35](#)", subject to: Sec. [3.5.7.8.A](#), [.C.4](#), [.D](#), [.E](#), and [.F](#)

- F. Restricted Adult Activities Use Group, Sec. [6.3.9](#), subject to: Sec. [3.5.8.1](#)

All activity, including the display of any retail items, is to occur within a completely enclosed building and is not to be visible from the exterior.

1. Adult Commercial Services "[34](#)"
2. Adult Industrial Uses "[34](#)"
3. Adult Recreation "[34](#)"
4. Adult Retail Trade "[34](#)"

- G. Retail Trade Use Group, Sec. [6.3.10](#)

1. Construction Material Sales "[34](#)"
2. Food and Beverage Sales "[34](#)"
3. General Merchandise Sales "[34](#)"
4. Heavy Equipment Sales "[34](#)", subject to: Sec. [3.5.9.3](#)
5. Swap Meets and Auctions "[34](#)", subject to: Sec. [3.5.9.4](#) (limited to Auctions only)
6. Vehicle Rental and Sales "[34](#)", subject to: Sec. [3.5.9.5.A](#)

- H. Storage Use Group, Sec. [6.3.11](#)

1. Commercial Storage "[34](#)", subject to: Sec. [3.5.10.1](#)
2. Personal Storage "[34](#)", subject to: Sec. [3.5.10.3.C](#) and [.F](#) (Ord. No. 9631, §1, 12/10/01)

- I. Utilities Use Group, Sec. [6.3.12](#)

1. Distribution System "[34](#)", subject to: Sec. [3.5.11.1.A](#), [.B](#), and [.D](#)
2. Renewable Energy Generation "[38](#)", subject to: Sec. [3.5.11.2](#), [B.](#), [C.](#), and [E.](#)

- J. Wholesaling Use Group, Sec. [6.3.13](#)

1. Business Supply and Equipment Wholesaling "[34](#)"
2. Construction/Heavy Equipment Wholesaling "[34](#)"
3. Food and Beverage Wholesaling "[34](#)"

(Ord. No. 8722, §1, 6/24/96)

2.7.2.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)

A. Residential Use Group, Sec. 6.3.8

1. Family Dwelling "34", subject to: Sec. 3.5.7.10 and approval through a Limited Notice Procedure, Sec. 23A-40 (Ord. No. 9967, §2, 7/1/04)

B. Commercial Services Use Group, Sec. 6.3.5

1. Alcoholic Beverage Service - Large Bar "36", subject to: Sec. 3.5.4.19.B and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)
2. Communications "36", subject to: Sec. 3.5.4.20.B, .C, and .E.1 or .E.2, or Sec. 3.5.4.20.B, .C, and .E.3, or Sec. 3.5.4.20.B, .C, and .F.2, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97; Ord. No. 9374, §1, 4/10/00)
3. Entertainment - Dance Hall "36", subject to: Sec. 3.5.4.19.B and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)
4. Food Service, limited to a soup kitchen, "34", subject to: Sec. 3.5.4.6.D and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)
5. Medical Service - Outpatient, limited to a blood donor center, "34", subject to: Sec. 3.5.4.8.C and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 8722, §1, 6/24/96; Ord. No. 9967, §2, 7/1/04)

(Ord. No. 8813, §1, 3/3/97)

C. Retail Trade Use Group, Sec. 6.3.10

1. Swap Meets and Auctions "34", subject to: Sec. 3.5.9.4 and approval through Limited Notice Procedure, Sec. 23A-40 (Ord. No. 9967, §2, 7/1/04)
2. Food and Beverage Sales - Large Retail Establishment "34", subject to: Sec. 3.5.9.7 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9293, §1, 9/27/99; Ord. No. 9967, §2, 7/1/04)
3. General Merchandise Sales - Large Retail Establishment "34", subject to: Sec. 3.5.9.7 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9293, §1, 9/27/99; Ord. No. 9967, §2, 7/1/04)

D. Civic Use Group, Sec. 6.3.4

1. Correctional Use - Custodial Facility "34", subject to: Sec. 3.5.3.4.B.1, .3.a, .4.b, .5.b, .8, .9, and .10 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)
2. Correctional Use - Jail or Prison "34", subject to: Sec. 3.5.3.4.B.1, .3.e, .4.d, .5.c, .6.c, .7, .8, .9, and .10 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)

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9. Parking "35"
 10. Research and Product Development "35"
 11. Technical Service "35"
 12. Trade Service and Repair, Major, "35", subject to: Sec. 3.5.4.15
 13. Trade Service and Repair, Minor, "35"
 14. Transportation Service, Land Carrier, "35"
 15. Travelers' Accommodation, Lodging, "35"

(Ord. No. 8610, §1, 11/27/95; Ord. No. 8722, §1, 6/24/96; Ord. No. 9138, §1, 10/5/98)

C. Retail Trade Use Group, Sec. 6.3.10

1. Construction Material Sales "35"
2. General Merchandise Sales "35"
3. Heavy Equipment Sales "35", subject to: Sec. 3.5.9.3
4. Swap Meets and Auctions "35", subject to: Sec. 3.5.9.4
5. Vehicle Rental and Sales "35", subject to: Sec. 3.5.9.5.A (Ord. No. 8653, §1, 2/26/96)

(Ord. No. 8722, §1, 6/24/96)

D. Storage Use Group, Sec. 6.3.11

1. Commercial Storage "35"
2. Personal Storage "35", subject to: Sec. 3.5.10.3.C and .F (Ord. No. 9631, §1, 12/10/01)

(Ord. No. 8722, §1, 6/24/96)

E. Utilities Use Group, Sec. 6.3.12

1. Distribution System "35"
2. Renewable Energy Generation "38", subject to: Sec. 3.5.11.2. B., C., and E.

(Ord. No. 8722, §1, 6/24/96)

F. Wholesaling Use Group, Sec. 6.3.13

1. Business Supply and Equipment Wholesaling "35"
2. Construction/Heavy Equipment Wholesaling "35"

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 DIVISION 7. INDUSTRIAL ZONES
 "I-2" HEAVY INDUSTRIAL ZONE

3. Food and Beverage Wholesaling "35"

(Ord. No. 8722, §1, 6/24/96)

G. Any Land Use Class not allowed as a Permitted Land Use or a Special Exception Land Use in any other zone or as a Special Exception Land Use within the I-2 zone, provided the Development Designator used is the one listed below for the respective use group.

1. Agricultural Use Group, Sec. 6.3.3, "30"
2. Civic Use Group, Sec. 6.3.4, "34"
3. Commercial Services Use Group, Sec. 6.3.5, "30"
4. Industrial Use Group, Sec. 6.3.6, "35", subject to: Sec. 3.5.5.1
5. Recreation Use Group, Sec. 6.3.7, "35"
6. Restricted Adult Activities Use Group, Sec. 6.3.9, "30"
7. Retail Trade Use Group, Sec. 6.3.10, "30"
8. Storage Use Group, Sec. 6.3.11, "35"
9. Utilities Use Group, Sec. 6.3.12, "35"
10. Wholesaling Use Group, Sec. 6.3.13, "35"

(Ord. No. 8722, §1, 6/24/96)

Editor's Note: Sec. 2.7.3.2.B was repealed by Ord. No. 8722, §1, adopted by Mayor and Council on June 24, 1996. As a result of this revision, the remaining Land Use Groups and Classes within this Section were realphabetized and renumbered for consistency with the remainder of the Code.

2.7.3.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)

A. Agricultural Use Group, Sec. 6.3.3

1. Stockyard Operation "35", subject to: Approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)

(Ord. No. 8722, §1, 6/24/96)

B. Civic Use Group, Sec. 6.3.4

1. Correctional Use - Custodial Facility "35", subject to: Sec. 3.5.3.4.B.1, .3.a, .4.b, .5.b, .8, .9, and .10 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)

- C. All walls or doors visible from adjacent streets and residential properties shall be surfaced with a nonreflective material. (Ord. No. 8653, §1, 2/26/96)
- D. Maximum individual unit size: Two hundred (200) square feet of floor area.
- E. Razor or barbed wire may not be used.
- F. The facility's exterior façade visible from adjoining residential properties or street frontage shall be earth tone in color and of masonry, stucco, or similar materials. (Ord. No. 9631, §2, 12/10/01)
- G. Maximum site area: Three (3) acres. (Ord. No. 9631, §2, 12/10/01)

3.5.11 UTILITIES USE GROUP.

3.5.11.1 Distribution System.

- A. The setback of the facility, including walls or equipment, is twenty (20) feet from any adjacent residential zone.
- B. Where a facility is not enclosed within a building, the surrounding screen shall be used as the building wall for the purposes of setbacks in Sec. 3.2.3.2.
- C. The setback of the facility, including walls or equipment, is two hundred (200) feet from any existing adjacent residential zone. This setback may be varied as provided in Sec. 5.3.3, Variances. (Ord. No. 9179, §1, 12/14/98)
- D. Where a water tower more than twenty (20) feet in height is used in conjunction with such facilities, its center shall be located a distance from any lot line equal to not less than one-half (1/2) its height.
- E. The use may not have any service or storage yards.
- F. Noise emission at the property line is to be equivalent to the residential requirements of the noise ordinance.
- G. No TVI (television interference) or RIV (radio interference) on a continuous basis is permitted.
- H. Any building housing such facility shall be in keeping with the character of the zone in which it is located. The Design Review Board (DRB) shall review all applications and make recommendations to the Zoning Examiner. The DRB reviews architectural style, building elevations, materials on exterior facades, color schemes, new mechanical equipment locations, lighting of outdoor areas, window locations and types, screening, landscaping, vehicular use areas, and other contributing design features. (Ord. No. 9967, §3, 7/1/04)
- I. The use must be located wholly within an enclosed building or within an area enclosed on all sides with a masonry wall or compact evergreen hedge, not less than six (6) feet, nor more than ten (10) feet, in height.
- J. The use must include a ten (10) foot high wall in an earth tone and vegetative landscaping where contiguous to a residential zone.
- K. Limited to water pumping and storage facilities, telephone exchanges, and power substations with an input voltage of no greater than one hundred thirty-eight (138) kilovolts.

3.5.11.2 Renewable Energy Generation.

- A. Requires approval through a Special Zoning Review – Limited Notice Procedure, Sec. 23A-40.
- B. The setback of the facility, including walls or equipment, is twenty (20) feet from any adjacent residential zone.
- C. All activities shall be conducted in conformance with the following performance standards:
 - 1. *Noise.* The sound level of any individual operation shall not exceed the levels permitted in Chapter 11, Noise Ordinance, of the Tucson Code.
 - 2. *Smoke.* Smoke emission from any source is not permitted to exceed a density greater than that described as No. 1 on the Ringleman Chart. However, smoke may be emitted which is equal to, but not darker than, No. 2 on the Ringleman Chart for not more than four (4) minutes in any thirty (30) minute period. For the purpose of grading the density of smoke, the Ringleman Chart, as published by the U.S. Bureau of Mines, is the standard.
 - 3. *Glare or Heat.* Any activity producing intense glare or heat shall not be performed in such a manner as to create a nuisance or hazard beyond the property lines of the project site.
 - 4. *Odors.* Emission of odorous gases or other odorous matter is not permitted in such quantities as to be offensive to owners or occupants of adjoining property or in such a manner as to create a nuisance or hazard beyond the property lines of the project site.
 - 5. *Vibration.* No vibration is permitted which is discernible beyond the property lines of the project site.
 - 6. *Fly Ash, Dust, Fumes, Vapors, Gases and Other Forms of Air Pollution.* No emission is permitted which can cause damage to health, animals, vegetation or other forms of property or which can cause any excessive soiling of the air per State or County guidelines.
 - 7. *Liquids and Solid Waste.* No waste shall be discharged into the streets, drainage ways, or on property possibly creating a danger to the public health and safety, and no waste shall be discharged in the public sewage system which might endanger the normal operation of the public sewage system.
 - 8. *Illumination.* Illumination of buildings and open areas shall be located and directed so as to eliminate glare toward streets and adjoining properties and shall comply with the requirements of the Outdoor Lighting Code in Chapter 6 of the Tucson Code.
 - 9. *Interference.* No TVI (television interference) or RIV (radio interference) is permitted to emanate from the project site.
- D. The use may not include a service or storage yard.
- E. In addition to the requirements of Sec. 3.7.3., Landscaping and Screening Regulations, there must be a decorative masonry wall at least six (6) feet in height between the project site and any residential zone. (Ord. No. 10818, §2, 7/7/10)

3.5.12 WHOLESALE USE GROUP.

Reserved.

3.5.13 GENERALLY APPLIED CRITERIA.

3.5.13.1 Access.

A. The use must have primary vehicular access from an arterial street.

B. The use must have access from a paved public street on the *Major Streets and Routes (MS&R) Plan*.

3.5.13.2 Hours. The principal use is restricted to hours of operation of 7:00 a.m. to 10:00 p.m.

3.5.13.3 Lighting. In addition to the requirements of Chapter 6, Section 6-101, Outdoor Lighting Code, of the Tucson Code, any outdoor lighting utilized in conjunction with the use shall be located and directed so as to eliminate glare toward streets and adjoining R-3 or more restrictive zoning.

3.5.13.4 Noise. In addition to the requirements of Chapter 11, Article II, Noise, of the Tucson Code, the use must be located within an enclosed building. There shall be no openings on the side of the building adjacent to R-3 or more restrictive zoning.

3.5.13.5 Outdoor Activity. Activity may occur outdoors.

3.5.13.6 Screening. In addition to the requirements of Sec. 3.7.3, there must be a screen wall at least five (5) feet in height between this use and any residential zone.

DIVISION 3. SPECIAL DEVELOPMENT APPLICATIONS

SECTIONS:

- 5.3.1 PURPOSE
- 5.3.2 CHANGE OF ZONING (REZONING)
- 5.3.3 VARIANCES
- 5.3.4 DESIGN DEVELOPMENT OPTION (DDO)
- 5.3.5 DESIGN DEVELOPMENT OPTION (DDO)
- 5.3.6 NONCONFORMING USE OR STRUCTURE
- 5.3.7 TEMPORARY USE OR STRUCTURE
- 5.3.8 DEVELOPMENT PLAN
- 5.3.9 SPECIAL EXCEPTION LAND USES
- 5.3.10 PROTECTED DEVELOPMENT RIGHT
- 5.3.11 ARCHITECTURAL DOCUMENTATION PRIOR TO DEMOLITION OF HISTORIC BUILDINGS
- 5.3.12 ZONING COMPLIANCE FOR SITE IMPROVEMENTS IN EXISTENCE ON MAY 1, 2005

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- 5.3.1 **PURPOSE.** This Division is established for the purpose of listing special development applications that are not otherwise referenced by the land use listings within the individual zones. The special development applications are created to provide alternative procedures through which relief from the general land use provisions can be requested.
 - 5.3.2 **CHANGE OF ZONING (REZONING).** Changes to zoning boundaries are considered by the Zoning Examiner (Examiner) at a public hearing for recommendation to the Mayor and Council. Mayor and Council make the final decision. Rezoning are processed in accordance with the Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §5, 7/1/04)
 - 5.3.3 **VARIANCES.** Requests to vary the provisions of the *Land Use Code (LUC)* require Board of Adjustment (B/A) approval through the Board of Adjustment Full Notice Procedure, Sec. 23A-50 and Sec. 23A-52. Application requirements shall be established by the Development Services Department Director and shall include, but not be limited to, property ownership information, a site plan, elevations, and other information that may be necessary to evaluate the request. (Ord. No. 9967, §5, 7/1/04)
 - 5.3.3.1 **Findings for Approval.** The Board of Adjustment (B/A) may approve a variance request subject to the findings listed in Sec. 5.1.7.3.B.
 - 5.3.3.2 **Issuance of Permits.** On variance requests that have been approved by the Board of Adjustment (B/A), permits shall not be issued before the end of the appeal period.

5.3.3.3 Expiration of Approval. Any variance granted through this process or on appeal shall be null and void if building permits are not issued or compliance with conditions of approval does not occur within one hundred eighty (180) days from the date of approval. A shorter time period for compliance may be required as a condition of approval. Two (2) extensions of up to one hundred eighty (180) days each may be granted by the Development Services Department Director for good cause. An exception to the length of the approval period is a variance granted for lot size reduction for which a plat has been recorded in compliance with the variance. (Ord. No. 8785, §1, 12/16/96; Ord. No. 9179, §1, 12/14/98; Ord. No. 9967, §5, 7/1/04)

5.3.4 **DESIGN DEVELOPMENT OPTION (DDO)**. This Section is established to provide the ability to modify, under certain criteria, the Development Designator provisions applicable to a land use within each zone. The ability to modify a requirement is not intended as a method of deleting or waiving the requirement but is intended to assist in the design and development of a project and: (Ord. No. 9967, §5, 7/1/04)

- Encourage the efficient use of land through design innovation.
- Provide administrative relief to zoning requirements that do not affect the adjacent properties and the surrounding neighborhood and community.
- Provide the ability to modify design requirements in instances where the strict application of the requirement may not be practical due to topography; existing development, whether on site or on adjacent properties; or life safety issues.
- Provide for energy conservation through flexible site and building design.
- Provide for consideration and implementation of alternative design solutions within the intent of the regulation in a timely and efficient manner.

5.3.4.1 Applicability. The following Development Designator requirements may be considered for modification under this Section.

- A. Setback provisions, including separation between buildings.
- B. Height of accessory walls and fences. (This does not include screening as required in Article III, Division 7, Landscaping and Screening Regulations.)

5.3.4.2 Review. Review of modification requests shall be in accordance with the Limited Notice Procedure, Sec. 23A-40. Application requirements shall be established by the Development Services Department Director and shall include, but not be limited to, property ownership information, a site plan, elevations, and other information that may be necessary to evaluate the request. (Ord. No. 9967, §5, 7/1/04)

5.3.4.3 Findings for Approval. The Development Services Department Director may approve a modification to a Development Designator requirement as provided by this Section, if all the following findings are made. (Ord. No. 9967, §5, 7/1/04)

- A. The modification is not a request previously denied as a variance. (Ord. No. 9179, §1, 12/14/98)
- B. The modification is to a Development Designator provision and not to performance criteria that apply to the use within the zone, i.e., a setback requirement greater than required under the Development Designator provisions for the land use.
- C. The modification is to the Development Designator provisions and not to performance criteria required of a Special Exception Land Use in order for such use to be allowed in the zone, i.e., a building height less than required under the general provisions of the zone.

Register Historic Districts; or are individually listed on the National Register of Historic Places; or meet the criteria for eligibility for the National Register of Historic Places.

If the building to be completely or partially demolished is located in a Historic Preservation Zone (HPZ) or the Rio Nuevo and Downtown Zone (RND) overlay zone, compliance with the applicable demolition review and approval requirements contained in Section 2.8.8.7 through Section 2.8.8.9 is required in addition to the provisions contained in this section.

5.3.11.2 Review Required. The applicant must submit Minor or Full Architectural Documentation to PDSD for review before issuance of a demolition permit.

5.3.11.3 Application and Review Process.

- A. Prior to the submittal of a demolition permit application, the applicant may meet with PDSD. At that time, PDSD determines whether the application requires Minor or Full Documentation.
- B. At the time of submittal, the applicant must submit two (2) copies of the demolition permit application and all required architectural documentation to PDSD. All new photos must be printed on photographic paper.
- C. If Minor Documentation is required, PDSD reviews and approves the applications for completeness. PDSD determines and informs the applicant that the Minor Documentation is complete, or of any additional documentation which is required within five (5) working days of the submittal date.
- D. If Full Documentation is required, the Historic Preservation Officer (HPO) reviews and approves the applications for completeness, and informs the applicant that Full Documentation is complete or informs the applicant of any additional documentation which is required within five (5) working days of the submittal date.
- E. If PDSD or the HPO determine that the required architectural documentation is complete, then a demolition permit application may be processed. The applicant must demonstrate compliance with all provisions of the Tucson Code before a demolition permit will be issued.

5.3.11.4 Minor Documentation Required:

- A. Current photographs of the front, rear and sides of the building to be completely or partially demolished (printed on photographic paper); and
- B. Documentation from the County Assessor's records, the State Historic Preservation Office, or other official government records confirming the year of construction and dates of additions to the building to be demolished. Some of this documentation of construction dates may be available at PDSD.

5.3.11.5 Full Documentation Required.

- A. Floor plans with measured dimensions; and
- B. Photographs of the front, rear and sides of the building to be completely or partially demolished, and all interior rooms; and
- C. A 'context photograph' illustrating the relationship between the building to be completely or partially demolished and the nearest adjacent buildings in the Development Zone. The Development Zone is defined in Sec. 6.2.4 of the *Land Use Code* (LUC); and
- D. Copies of old photographs of the building to be completely or partially demolished (taken at least 20 years prior to the demolition application), if in the possession of the applicant; and

- E. Documentation from the County Assessor's records, the State Historic Preservation Office, or other official government records confirming the year of construction and dates of additions to the building to be demolished. Some of this documentation of construction dates may be available at PDS&D; and
- F. A general description of construction materials, such as exterior walls, roofing, windows, porches, and carports of the building to be demolished; and
- G. A list of any important historical events or historically significant persons related to the building to be demolished, if known to the applicant.

5.3.11.6 Documentation Retention. Upon approval of the demolition permit, the HPO shall retain one (1) copy as a record of a lost historic resource and forward one (1) copy to the Tucson-Pima County Historical Commission for their records.

(Ord. No. 10766, §2, 04/13/10 .)

5.3.12 ZONING COMPLIANCE FOR SITE IMPROVEMENTS IN EXISTENCE ON MAY 1, 2005.

The owner of property, at the time of a request for a Certificate of Occupancy may concurrently request that site improvements, including outdoor activity areas, in existence as of May 1, 2005 ("existing site improvements") be granted zoning compliance subject to the following:

- 5.3.12.1 This section 5.3.12 shall only apply to developed property with nonresidential zoning that is not subject to Article II Division 8 Overlay Zones, or any change of zoning (rezoning), variance, or special exception approved subject to conditions, or the subject of an unabated zoning violation.
- 5.3.12.2 Existing site improvements shall be determined by referring to May 2005 aerial photography administered by the Pima Association of Governments (PAG) and available on the PAG website.
- 5.3.12.3 Existing site improvements are not subject to compliance with Section 3.2.3, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, and 3.2.11; 3.3; 3.4; 3.7; and 3.8.
- 5.3.12.4 Properties granted zoning compliance under the provisions of this Section 5.3.12 may be used for all principal Permitted Land Uses based on the zoning of the site subject to the applicable General Restrictions in each zone, except for the following prohibited uses:
 - a. Section 6.3.4.4 Correctional Use
 - b. Section 6.3.5.6 Billboard
 - c. Section 6.3.9 Restricted Adult Activities Use Group
 - d. Section 6.3.5.3 Alcoholic Beverage Service uses unless continuously licensed through the Arizona Department of Liquor Licenses and Control from May 1, 2005, to the present.
 - e. Section 6.3.5.13 Food Service uses unless continuously licensed through the Pima County Health Department from May 1, 2005, to the present
 - f. Section 6.3.8.2 Family Dwelling
 - g. Section 6.3.8.3 Group Dwelling
 - h. Section 6.3.8.4 Mobile Home Dwelling
 - i. Section 6.3.8.5 Residential Care Services
- 5.3.12.5 Required drop-off areas may not be deleted.
- 5.3.12.6 Use of the property shall be in compliance with all applicable performance criteria enumerated in Article III, Division 5 of the Land Use Code.
- 5.3.12.7 This section 5.3.12 shall be applied to single or multiple parcels of land but may not be applied to partial parcels.

- 5.3.12.8 Changes to parking lot striping, maintaining the same number of parking spaces, or increasing the number of parking spaces, are permitted in compliance with Section 3.3.7 so long as no existing elements such as loading zones or dumpsters are deleted except as permitted under current regulations.
- 5.3.12.9 The owner of the property shall:
- a. submit a sworn affidavit that the use of the property will be in compliance with 5.3.12, or
 - b. include the following in any lease/rental agreement for the property: “Tenant shall not cause or permit the Property to be used in any way which constitutes a violation of any law, ordinance, or governmental regulation. Notwithstanding any contrary provision of this lease agreement, any occupancy or use of the premises in violation of this paragraph shall constitute a material breach of this lease agreement entitling Lessor to invoke all remedies provided hereunder including termination.”
- 5.3.12.10 A site inspection to verify that the use of the property is in compliance with this Section 5.3.12 may be conducted at the discretion of the Planning and Development Services Director.
- 5.3.12.11 Zoning compliance granted pursuant to this section shall be valid only so long as the property and site improvements thereon remain in the same condition as on the date the zoning compliance is granted. Any subsequent development or modification to the property or site improvements will render zoning compliance under this section void and of no effect. Any modification or improvement not shown on May 2005 aerial photography administered by the Pima Association of Governments (PAG) will be considered a subsequent development of the property.

Requests for zoning compliance pursuant to this section 5.3.12 must be submitted to the City of Tucson Planning and Development Services Department, and all applicable fees paid, prior to the expiration date of this Section 5.3.12, as provided herein. (Ordinance No. 10815, §1, 07/07/10)

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- 6.3.10.5 Heavy Equipment Sales. Heavy Equipment Sales is the sale, lease, or rental of heavy vehicles, heavy machinery, aircraft, farming equipment, or utility trailers. Typical uses include the sale of aircraft, commercial vehicles, and construction equipment.
- 6.3.10.6 Swap Meets and Auctions. Swap Meets and Auctions are occasional or periodic commercial activities held in an open area or enclosed structure where: 1) groups of sellers rent space on a short-term basis to display, barter, or sell goods to the public; or 2) one (1) or more sellers bring goods for auctioning to the public. Typical uses include swap meets, flea markets, auctions, and farmers' markets.
- 6.3.10.7 Vehicle Rental and Sales. Vehicle Rental and Sales is the sale, lease, and/or rental of automobiles, motorcycles, noncommercial trucks, boats, vans, motor homes, trailers, or other recreational vehicles. Typical uses include automobile and truck dealers and rental agencies.
- 6.3.11 STORAGE USE GROUP.**
- 6.3.11.1 Purpose. The Storage Use Group includes Land Use Classes which involve on-site keeping of trade and personal goods. The following Land Use Classes comprise the Storage Use Group.
- 6.3.11.2 Commercial Storage. Commercial Storage is the keeping of trade and personal goods by business and industrial establishments. Typical uses include cold storage plants, warehouses, and utility storage yards.
- 6.3.11.3 Hazardous Material Storage. Hazardous Material Storage is the keeping of explosive, highly combustible, corrosive, toxic, highly oxidizing, or radioactive materials. Typical uses include storage for distribution of petroleum products.
- 6.3.11.4 Personal Storage. Personal Storage is the renting or leasing of space for storage of personal effects. Typical uses include multiple unit storage facilities or miniwarehouses.
- 6.3.12 UTILITIES USE GROUP.**
- 6.3.12.1 Purpose. The Utilities Use Group includes Land Use Classes which involve the generation, transmission, and/or distribution of basic services, such as sanitation, water, gas, and electrical services. The following Land Use Classes comprise the Utilities Use Group.
- 6.3.12.2 Distribution System. Distribution System is the dispensing or transforming of basic services, such as gas, electricity, or water, from one part of an interconnected system to another. Typical uses include electric substations, gas distribution substations, and water wells.
- 6.3.12.3 Renewable Energy Generation. Renewable Energy Generation is a principal use producing commercial power from natural resources such as sunlight, wind, rain, tides, and geothermal heat, which are renewable (naturally replenished). Typical uses are solar, geothermal, natural or methane gases, and wind power. (Ord. No. 10818, §3, 7/7/10)
- 6.3.12.4 Generating System. Generating System is a use producing energy. Typical uses include electrical generating plants.
- 6.3.12.5 Sanitation System. Sanitation System is the collection, disposal, or treatment of waste materials. Typical uses include sewage pumping stations, sanitary landfills, sewage treatment facilities, and hazardous material treatment facilities.
- 6.3.13 WHOLESALING USE GROUP.**
- 6.3.13.1 Purpose. The Wholesaling Use Group includes Land Use Classes which involve the selling of trade goods, supplies, and equipment to retailers, businesses, and other wholesalers for their use or resale at retail. The following Land Use Classes comprise the Wholesaling Use Group.

- 6.3.13.2 Business Supply and Equipment Wholesaling. Business Supply and Equipment Wholesaling is the selling of goods, supplies, and equipment to commercial service and retail trade establishments. Typical uses include wholesale distributors of trade goods and service products, such as medical and restaurant equipment and supplies.
- 6.3.13.3 Construction/Heavy Equipment Wholesaling. Construction/Heavy Equipment Wholesaling is the selling of large motor vehicles, equipment, machinery, and construction materials to other businesses. Typical uses include construction and farm equipment distributors.
- 6.3.13.4 Food and Beverage Wholesaling. Food and Beverage Wholesaling is the selling of food and beverage products to other businesses. Typical uses include produce companies and beverage distributors.
- 6.3.13.5 Hazardous Material Wholesaling. Hazardous Material Wholesaling is the selling to other businesses materials that are explosive, highly combustible, corrosive, toxic, highly oxidizing, or radioactive. Typical uses include petroleum supply and distribution of hazardous chemicals.

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APPENDIX 1

Checklist of Up-to-Date Pages

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