

ORDINANCE NO. 1668

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JENKS, COUNTY OF TULSA, STATE OF OKLAHOMA, AMENDING CITY CODE §§ 16-3 (BASE DISTRICT SPECIFIC STANDARDS), §§ 16-5 (USE SPECIFIC STANDARDS), §§ 16-6 (DEVELOPMENT STANDARDS), §§ 16-9 (ADMINISTRATIVE PROCEDURES) REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

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WHEREAS, the City of Jenks has identified areas of the Unified Development Ordinance that require updating to meet current best practices and to better align with City goals; and

WHEREAS, a public hearing on said code change was held by the Jenks Planning Commission on March 06, 2025, and a public hearing on said code change was held by the Jenks City Council on March 25, 2025, and due consideration has been given to any public comments; and

WHEREAS, the City Council of the City of Jenks, Oklahoma finds that the changes promote the health, safety, or general welfare of the Jenks community and that the same is necessary and expedient.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF JENKS, OKLAHOMA, AS FOLLOWS:

SECTION I. Chapter 16 Article 3 – Base District Specific Standards shall be amended as follows:

Section 16-3-1 – Bulk and Dimensional Standards, shall be amended as follows:

Table 16-3-1(B), Nonresidential District Bulk and Dimension Standards, shall be amended to match Attachment “A”

Section 16-3-3 – Exceptions to Bulk and Dimensional Standards

16-3-3 (A)(2) shall be amended to read as follows:

2. Aerials, antennas, approved roof-mounted structures, belfries, chimneys, cupolas, domes, elevators, mechanical equipment penthouses, flagpoles, masts, monitors, smokestacks, spires, towers (cooling, fire hose), and ventilators, provided they are not intended for human occupancy and do not exceed the height limitations of the district in which they are located by more than 20 percent unless approved as a special exception as detailed in section 16-9-6.

(a) Approved roof-mounted structures.

1. Roof-mounted structures means a structure attached to any portion of the highest roof or fascia of a building.

2. Roof-mounted structures are not signs and may not be used for on or off premises advertising.

3. Roof-mounted structures require a conditional use permit.

4. Roof-mounted structures require approval of Planning Commission following a recommendation of approval of the Conditional Use Permit.

5. Roof-mounted structures are permitted only for non-residential, mixed use and multi-family dwellings.

6. Roof-mounted structure limitations:

Height: limited to 15 feet above the roof, including the support structure.

No structure shall extend 75 feet from the ground.

Width: limited to 33% of roof level width or 20 feet whichever is less.

Illumination: illumination is preferred to be internal, no structure shall have blinking, flashing or fluttering lights or illuminating devices which have a changing light intensity, or color brightness. Beacon lights are prohibited. Illumination shall not be used at any location or in any manner so as to be confused with or construed as traffic control devices.

Section 16-3-4 – Permitted, Conditional, Special Exception, and Specific Uses

Table 16-3-4(C) Nonresidential District Permitted, Conditional, Special Exception, and Specific Uses, shall be amended to match Attachment “B”

*Update removed
per Council motion
Bul
CSB*

SECTION II. Chapter 16 Article 5 – Use Specific Standards

Section 16-5-4 Retail Use Specific Standards

Section 16-5-4 (B)(2) shall be amended to read as follows:

- (2) All off-street parking, as required in section 16-6-1(E) of this UDO, shall be located in the rear and/or interior side yard.
 - (a) Off-street parking located in the interior side yard shall be set back a minimum of one foot from the front elevation of the primary building.
 - (b) CS and CG Districts. Any portion of an off-street parking located in the front yard shall meet the following requirements:
 - (1) Parking Area Landscape.
 - (I) Parking Area Perimeter Landscape Zone. A low screening wall, the height of which provides effective screening to a maximum height of three feet may be required at the discretion of the City Planner to be used in conjunction with required landscaping as detailed [in section] 16-6-3(D).
 - (II) Parking Area Interior Landscape Zone. The parking area interior landscape zone requirements detailed in section 16-6-3(E)(3)(a).

Section 16-5-5 Service Use Specific Standards

Section 16-5-5 (C)(2) shall be amended to read as follows:

- (2) All off-street parking, as required in section 16-6-1(E) of this UDO, shall be located in the rear and/or interior side yard.
 - (a) Off-street parking located in the interior side yard shall be set back a minimum of one foot from the front elevation of the primary building.
 - (b) CS and CG Districts. Any portion of an off-street parking located in the front yard

shall meet the following requirements:

(1) Parking Area Landscape.

(I) Parking Area Perimeter Landscape Zone. A low screening wall, the height of which provides effective screening to a maximum height of three feet may be required at the discretion of the City Planner in conjunction with required landscaping as detailed [in section] 16-6-3(D).

(II) Parking Area Interior Landscape Zone. The parking area interior landscape zone requirements detailed in section 16-6-3(E)(3)(a).

SECTION III. Chapter 16 Article 6 - Development Standards

Section 16-6-1 Off-Street Parking and Loading

Section 16-6-1 (D)(4) shall be amended to read as follows:

(4) *Surfacing*. Parking is prohibited in areas of the yard other than dedicated drive aisles within Residential Districts and other zonings districts unless otherwise specified by adopted City of Jenks policy. Off-street parking areas shall be surfaced with a dust free all-weather material including, but not limited to, concrete, bituminous pavement, pavers, or an equivalent material as approved by the City Engineer.

Table 16-6-1(E) Off-Street Parking Requirements shall be amended to match Attachment “C”

Section 16-6-2 Driveways

Section 16-6-2(A) shall be amended to read as follows:

(A) *Residential District Driveway Standards*. A single slab or ribbon driveway from the property line to legal, on-site parking shall be provided and shall be in conformance with the following criteria.

(1) *Limit of One*.

(a) One single slab or ribbon driveway and one curb cut shall be permitted per single-family residential lot every 75 feet of lot frontage.

(b) Circle or semicircle driveways may be approved per adopted engineering standards and adopted City of Jenks policy.

(c) New single-family detached residential parcels taking access from collector or arterial streets, as identified by INCOG, shall share driveways in order to protect public safety by limiting curb cuts, unless otherwise approved as an administrative exception as detailed in section 16-9-3(E).

(2) *Single-Slab Driveway Design Standards*.

(a) Width.

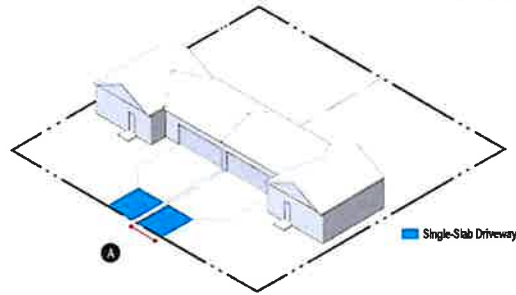
(I.) Single-slab driveways on lots with duplex and townhome uses shall not exceed 27 feet in width at the property line.

(II.) Single-slab driveways on lots with single-family detached uses shall not exceed the width of the garage doors.

(b) Materials.

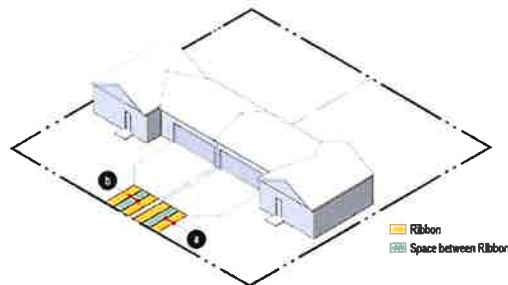
- (I.) Single-slab driveways shall be surfaced with concrete including decorative concrete, patterned concrete, and exposed aggregate concrete, concrete pavers, paving blocks, or similar materials approved by the City Engineering or Planning Staff.
- (II.) Porous asphalt may only be used on lots three acres or larger.
- (III.) Homes built prior to 1985 may qualify for exceptions on parking pad materials per adopted City of Jenks policy.

Figure 6.4: Single-Slab Driveway Design Standards



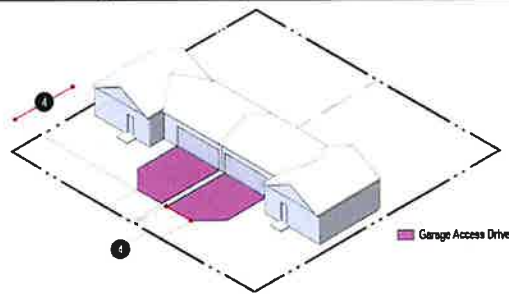
- (3) *Ribbon Driveway Design Standards.*
 - (a) Width. Ribbons shall be a minimum of two feet wide and a maximum of three feet wide.
 - (b) Dimensions. Ribbons shall be a minimum of three feet apart measured from their nearest edges. The space between ribbons shall be planted in turf grass or other ground cover used in the front yard.
 - (c) Materials. Ribbons shall be concrete including decorative concrete, patterned concrete, and exposed aggregate concrete, concrete pavers, paving blocks, or similar materials approved by the City Engineering or Planning Staff. Porous asphalt may only be used on lots three acres or larger.

Figure 6.5: Ribbon Driveway Design Standards



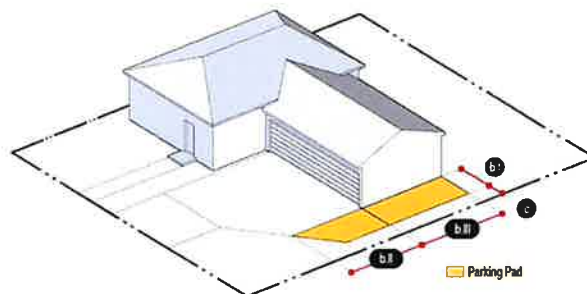
- (4) *Garage Access Drive For Duplex and Townhome Uses.* A garage access drive, the width of the garage, as measured from the garage door(s) plus an additional three feet on either side of the garage door(s), is permitted to extend for a distance of 16 feet from the garage doors before tapering, within ten feet, back to the maximum driveway width.

Figure 6.6: Duplex and Townhome Garage Access Drive Design Standards



- (5) *Porte Cochère and Courtyard.* If a porte cochère is utilized, a courtyard in the rear of the porte cochère for the purpose of accessing the garage(s) may be allowed. The dimensions of the courtyard shall be as approved by the City Planner to ensure compliance with maximum impervious surface requirements as established in section 16-3-1. The driveway leading to the porte cochère shall comply with the requirements established in section 16-6-2(A)(1-3) and shall terminate directly at the porte cochère without being subject to the tapering requirements for garage access drives in section 16-6-2(A)(4).
- (6) *Parking Pad.*
- (a) *Limit of One.* A single-family driveway may be extended to include one parking pad.
 - (b) *Configuration.*
 - (I) A parking pad shall be a maximum of ten feet in width.
 - (II) Parking pads are limited to a maximum of 400 square feet in aggregate.
 - (III) The portion of the parking pad adjacent to the garage shall have a maximum length equal to the depth of the garage, as measured from the front façade line of the garage.
 - (IV) Parking pads must be accessed by the driveway.
 - (V) *Materials.* The maximum impervious surface requirement for the lot may not be exceeded to accommodate a parking pad. Parking pads may be constructed of an impervious surface or meet the requirements for an approved permeable surface.
 - (c) *Location.* The parking pad shall be set back a minimum of five feet from any side property line.

Figure 6.7: Parking Pad Design Standards



SECTION IV Chapter 16 Article 9 – Administrative Procedures

Section 16-9-4 Board/Commission General Review and Action Procedures

Table 16-9-4(A) Summary of Board/Commission Review and Approval Procedure shall be amended to match Attachment "D"

Table 16-9-4(B)(7) Public Notice Methods by Board/Commission Review and Action Procedure shall be amended to match Attachment "E"

Section 16-9-13 Map Amendments

Section 16-9-13 shall be retitled from "Map Amendments" to "Map Amendments (Zoning/Rezoning | "INCOG" Map Amendments)"

SECTION V. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby expressly repealed.

SECTION VI. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Approved this 25 day of March 2025

CITY OF JENKS, OKLAHOMA


MAYOR

SECTION VII. Since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, welfare and safety, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage by the City Council.

Emergency Clause approved separately this 25 day of March 2025.

CITY OF JENKS, OKLAHOMA


MAYOR

Attest:


CITY CLERK

Approved as to form:


CITY ATTORNEY



Attachment "A"

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards										
Standard	AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Lot Standards (Minimum)										
Lot Area (acres)	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lot Width (ft)	150	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Yard Setbacks (Minimum, unless otherwise stated)										
Front (ft)	25	25	40	0	0	25	0	0	50 (5)	50
Front, maximum (ft)	n/a	n/a	n/a	10	n/a	60	10	60	n/a	n/a
Exterior Side (ft) (3)	25	25	40	0	0	25	0	0	50 (5)	50
Exterior Side, maximum (ft)	n/a	n/a	n/a	10	n/a	60	25	60	n/a	n/a
Interior Side (ft) (3)	10	10 (1)	20	10 (1)	10 (1)	10 (1)	0	0	25 (2) (5)	50 (4)
Rear (ft) (3)	40	10 (1)	20	10 (1)	10 (1)	10 (1)	0	0	25 (2) (5)	50 (4)
Building Standards (Maximum)										
Height (ft)	35	50	60	50	60	60	85	85	60	60
Impervious Surface Coverage	n/a	60%	70%	60%	70%	70%	100%	70%	70%	70%
Notes										
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.										
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.										
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.										
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.										
(5) This minimum setback only applies to new construction. Setbacks for existing structures shall be those established under the governing zoning code at the time of construction or an approved development plan, as applicable.										

Updates to Table 16-3-4(C) removed per Council Motion
By CSB

Attachment "B"

Nonresidential District Permitted, Special Exception, and Specific Uses.

Table 16-3-4(C) Nonresidential District Permitted, Conditional, Special Exception, and Specific Uses											
Use	Additional Regulation	AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Agricultural Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Commercial Agriculture, Indoor	16-5-11. (B)	P									
Commercial Agriculture, Outdoor		P									
Passive Agriculture		P									
Urban Agriculture, Indoor		S								P	P
Urban Agriculture, Outdoor		P									
Residential Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Multifamily Building, 8 units or more	16-5-2(C)		S	S	S	S	S	S	S		
Multifamily Building, less than 8 units	16-5-2(C)		S	S	S	S	S	S	S		
Multifamily Complex	16-5-2(D)		S	S	S	S	S		S		
Residential, above ground floor			S	S	S	P	P	P	P		
Residential Facility for Persons with a Disability	16-5-2(B)	P	S	S	S	S	S	S	S		
Single-Family Detached		P									
Institutional and Utility Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Government Uses, indoor		P	P	P	P	P	P	P	P	P	P
Government Uses, outdoor	16-5-3(A)	S	S	S	S	S	S	S	S	S	S
Place of Assembly		S		S		S	S	S	PUD	S	S
Wireless Communication Facility	16-5-3(B)	S	S	S	S	S	S	S	S	P	P
Wireless Communication Facility, Small Cell	16-5-3(B)	S	C	C	C	C	C	C	C	P	P
Retail Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Adult Uses	16-5-4(A)						S				
Convenience Store					P	P	P	P	P		
General Retail, less than 10,000 sq. ft.	16-5-4(B)		P	P	P	P	P	P	P		
General Retail, 10,000 sq. ft. — 49,999 sq. ft.	16-5-4(C)				S	P	P	S	P		
General Retail, 50,000 or more sq. ft.	16-5-4(D)					P	P	S	S		
Multitenant Shopping Center	16-5-4(E)				C	P	P	C	P		
Pawn Shop							S				
Service Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Acute Care Center			P	P	S	P	P			S	
Business Park	16-5-5(A)			P						P	
Check Cashing/Pay Day Loan Store							S				
Commercial Animal Boarding	16-5-5(B)	P					P			P	

General Service, less than 10,000 sq. ft.	16-5-5(C)		P	P	P	P	P	P	P		
General Service, 10,000—49,999 sq. ft.	16-5-5(D)				S	P	P	S	S		
General Service, 50,000 sq ft or more	16-5-5(E)					P	P	S	S		
Hospital				S		S	S			S	
Medical/Dental Office			P	P	P	P	P	P	P		
Personal Storage Facility	16-5-5(F)					S	S			P	P
Professional Office			P	P	P	P	P	P	P		
Professional Office, above ground floor			P	P	P	P	P	P	P		
Tattoo Parlor							S				
Veterinary Clinic/Animal Hospital		S	S	S	S	P	P			P	P
Lodging Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Hotel						P	P	P	P	P	
Motel						S	S				
Short-Term Rental	16-5-6(B)	C						C	C		
Eating/Drinking Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Bar/Tavern							P	P	P		
Brewery/Winery/Distillery, micro					S	P	P	P	P	P	
Brewery/Winery/Distillery, tasting room					S	P	P	P	P		
Coffee/Tea Shop	16-5-7(A)		P	P	P	P	P	P	P	P	
Food Truck Court	16-5-7(B)				S	S	S		S		
Restaurant, delivery/carry out only					S	P	P	S	S		
Restaurant, fast casual					P	P	P	P	P		
Restaurant, sit down					P	P	P	P	P		
Entertainment Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Archery/Gun Range		S					S				
General Entertainment, indoor, less than 10,000 sq. ft.	16-5-8(A)	S			P	P	P	P	P		
General Entertainment, indoor, 10,000 sq. ft. — 49,999 sq. ft.	16-5-8(B)	S			S	P	P	S	P		
General Entertainment, indoor, more than 50,000 sq. ft.	16-5-8(C)	S				P	P	S	S		
General Entertainment, outdoor	16-5-8(D)	S				S	S		S		
Vehicle Related Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Autobody Repair						S	S			P	P
Car Wash	16-5-9(A)					S	P				
Fuel Sales	16-5-9(B)					P	P			P	P
Gas Station With Mini-Mart						P	P			P	P
Service Station						P	P				
Trucking Establishment	16-5-9(C)									S	S
Vehicle Sales and Rental							S				
Industrial Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM

Brewery/Winery/Distillery						S	S			P	P
Laboratory				S						P	P
Manufacturing, Artisan						S	S	S	S	P	P
Manufacturing, Heavy											P
Manufacturing, Light										P	P
Mining and Mineral Processing and Oil and Gas	Municipal Code	S								S	S
Warehouse, distribution										P	P
Warehouse, office	16-5-10(A)			S			S			P	P
Warehouse, storage										P	P
Medical Marijuana Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Medical Marijuana Commercial Grower	16-5-11(A)	P					S			P	P
Medical Marijuana Education Facility	16-5-11(A)	S	P	P			S			P	P
Medical Marijuana Dispensary	16-5-11(A)				P	P	P	S	S	S	S
Medical Marijuana Research Facility	16-5-11(A)						S			P	P
Medical Marijuana Testing Laboratory	16-5-11(A)						S			P	P
Medical Marijuana Processing Facility, Heavy	16-5-11(A)										P
Medical Marijuana Processing Facility, Light	16-5-11(A)						S			P	P
Accessory Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Accessory Building	16-5-12(A)	P	P	P	P	P	P	P	P	P	P
Accessory Dwelling	16-5-12(B)	P									
Accessory Retail	16-5-12(C)	P						P		P	
Accessory Structure	16-5-12(D)	P	P	P	P	P	P	P	P	P	P
Roof-mounted Structures		C	C	C	C	C	C	C	C	C	C
Donation Drop Box	16-5-12(E)					P	P				
Drive Through	16-5-12(F)					P	P		P		
Home Based Business	16-5-12(H)	C	C	C	C	C	C	C	C		
Outdoor Activity/Operation, permanent	16-5-12(I)					S	S			SE	P
Outdoor Display/Sale of Merchandise, permanent	16-5-12(J)					S	S	S	S		
Outdoor Storage, permanent	16-5-12(K)									SE	P
Solar Energy Collection System, canopy	16-5-12(L)	P	P	P	P	P	P	P	P	P	P
Solar Energy Collection System, ground	16-5-12(M)	P	P	P	P	P	P	P	P	P	P
Solar Energy Collection System, roof	16-5-12(N)	P	P	P	P	P	P	P	P	P	P
Temporary Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Carnival/Fair		T				T	T	T			
Construction Related		T	T	T	T	T	T	T	T	T	T
Farmers Market		T			T	T	T	T	T		
Flea Market						T	T	T			
Food Truck	16-5-13(A)				T	T	T		T		
Outdoor Dining	16-5-13(B)	T	T	T	T	T	T	T	T		

Outdoor Activity/Operation, temporary		T				T	T	T	T	T	T
Outdoor Display/Sale of Merchandise, temporary	16-5-13(C)	T				T	T	T	T		
Outdoor Storage, temporary										T	T
Seasonal Sales	16-5-13(E)	T			T	T	T	T	T		

- (1) *ROC District Use Standards.* The permitted, special exception, and specific uses for the ROC—River Oriented Commercial Legacy District shall be as specified for the RTC—Riverfront Tourist Commercial District.
- (2) *CH District Use Standards.* The permitted, special exception, and specific uses for the CH—Commercial High-Intensity Legacy District shall be as specified for the CG—Commercial General District.

Attachment "C"

Table 16-6-1(E): Off-Street Parking Requirements	
Use	Minimum Parking Requirement
Agricultural Uses	
Community Garden	n/a
Passive Agriculture	n/a
Urban Agriculture, indoor	1/1,500 sq ft GFA
Urban Agriculture, outdoor	n/a
Residential Uses	
Duplex	2/unit
Community Group Home, Re-entry Facility, Residential Treatment Center, Transitional Living Center	As determined by the Planning Commission
Multifamily, above ground floor	1.5/efficiency-1 bedroom unit
Multifamily Building, 8 units or more	2/2+ bedroom unit
Multifamily Building, less than 8 units	
Multifamily Complex	
Residential Clubhouse	1/300 sq ft GFA
Senior Housing, dependent	.5/unit
Senior Housing, independent	1.5/unit
Single-Family Detached	2/unit
Townhome	1.5/efficiency-1 bedroom unit or 2/2+ bedroom unit
Institutional Uses	
Government Uses, indoor	As determined by the Planning Commission
Government Uses, outdoor	
Place of Assembly	1/40 sq ft of chapel, sanctuary, or auditorium area
School, elementary/middle	1/800 sq ft GFA
School, high	1/400 sq ft GFA
Retail Uses	
Adult Uses	1/250 sq ft GFA
Convenience Store	
General Retail, less than 10,000 sq ft	
General Retail, 10,000 sqft—50,000 sq ft	
General Retail, more than 50,000 sq ft	
Multitenant Shopping Center	1/300 sq ft GFA
Pawn Shop	1/250 sq ft GFA
Service Uses	
Acute Care Center	1/300 sq ft GFA
Business Park	
Check Cashing/Pay Day Loan Store	1/250 sq ft GFA
Commercial Animal Boarding	
General Service, less than 10,000 sq ft	
General Service, 10,000—50,000 sq ft	
General Service, more than 50,000 sq ft	
Hospital	1/bed
Massage Parlor	1/250 sq ft GFA
Medical/Dental Office	1/300 sq ft GFA
Personal Storage Facility	0.25/storage unit
Professional Office	1/300 sq ft GFA
Professional Office, above ground floor	

Tattoo Parlor	1/250 sq ft GFA
Veterinary Clinic/Animal Hospital	1/300 sq ft GFA
Lodging Uses	
Bed and Breakfast	1/sleeping room plus 1/200 sq ft of accessory facilities such as restaurants
Hotel	
Motel	
Short Term Rental	
Eating/Drinking Uses	
Bar/Tavern	1/100 sq ft GFA
Brewery/Winery/Distillery, micro	
Brewery/Winery/Distillery, tasting room	
Coffee/Tea Shop	
Restaurant, delivery/carry out only	
Restaurant, fast casual	
Restaurant, sit down	
Entertainment Uses	
Archery/Gun Range	1/firing line plus 1/250 sq ft of accessory retail space
General Entertainment, indoor, less than 10,000 sq ft	As determined by parking demand study
General Entertainment, indoor, 10,000 sqft—49,999 sq ft	
General Entertainment, indoor, more than 50,000 sq ft	
General Entertainment, outdoor	
Vehicle Related Uses	
Autobody Repair	1/200 sq ft GFA
Car Wash	1/carwash stall plus 1/employee
Fuel Sales	1/fuel pump plus 1/250 sq ft of accessory retail space plus 1/100 sq ft of accessory restaurant space
Gas Station With Mini-Mart	
Service Station	1/200 sq ft GFA
Trucking Establishment	
Vehicle Sales and Rental	1/600 sq ft GFA plus 1/1,000 sq ft of open air display, storage, or service area
Industrial Uses	
Brewery/Winery/Distillery	1/500 sq ft GFA
Laboratory	
Manufacturing, Artisan	1/1,000 sq ft GFA
Manufacturing, Heavy	
Manufacturing, Light	
Mining and Mineral Processing and Oil and Gas	
Warehouse, distribution	1/500 sq ft GFA
Warehouse, storage	
Warehouse, office	Office portion: 1/300 sq ft GFA Warehouse portion: 1/1,000 sq ft GFA
Medical Marijuana Uses	
Medical Marijuana Commercial Grower	1/800 sq ft GFA
Medical Marijuana Education Facility	1/500 sq ft GFA
Medical Marijuana Dispensary	1/200 sq ft GFA
Medical Marijuana Research Facility	1/500 sq ft GFA
Medical Marijuana Testing Laboratory	
Medical Marijuana Processing Facility, heavy	1/800 sq ft GFA

Medical Marijuana Processing Facility, light	
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Attachment "D"

Table 16-9-4(A): Summary of Board/Commission Review and Approval Procedures					
Petition Review Procedure		PNR*	Planning Commission	City Council	Board of Adjustment
1	Appeal of Administrative Determinations				D
2	Comprehensive Plan Future Land Use Map, Major	*	R	D	
3	Floodplain Variance	*		D	
4	Interpretation				D
5	PUD Planned Unit Development, Minor Amendment		D		
6	PUD Planned Unit Development, and Major PUD Amendment	*	R	D	
7	Special Exception	*			D
8	Subdivision Major (Plat/other)		R	D	
9	Subdivision Minor (Lot Split, Lot Combo, other)		D		
10	SUP Specific Use Permit and Major SUP Amendment	*	R	D	
11	SUP Specific Use Permit Minor Amendment		D		
12	UDO Text Amendment	*	R	D	
13	Variance	*			D
14	Zoning/Rezoning "INCOG" Map Amendment	*	R	D	
Key:					
R = Recommendation					
D = Decision Making Body					
* = Public Notice Required See Figure 16-9-4(B)(7) for more information					

Attachment “E”

Table 16-9-4(B)(7): Public Notice Methods by Board/Commission Review and Action Procedure				
Petition Review Procedure		Published Notice	Written Notice	Posted Notice
1	Comprehensive Plan Future Land Use Map, Major Amendment			•
2	Zoning/Rezoning “INCOG” Map Amendment	•	•	•
3	PUD Planned Unit Development and Major PUD Amendment	•	•	•
4	Special Exception	•	• ⁽¹⁾	
5	SUP Specific Use Permit and Major SUP Amendment	•	•	•
6	UDO Text Amendment	•		
7	Variance	•	• ⁽¹⁾	
Key:				
• = Required Notice Method				
(1) A copy of the published notice may be mailed in lieu of the required written notice.				