

ORDINANCE NO. 2019-16

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA AMENDING THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE BY AMENDING TABLE 6-2, PROVIDING ALLOWABLE USES IN COMMUNITY REDEVELOPMENT DISTRICTS; BY AMENDING CHAPTER 15, SUPPLEMENTAL STANDARDS BY CREATING SECTION 15.17 TO ESTABLISH SUPPLEMENTAL CRITERIA AND CONDITIONAL USE REQUIREMENTS FOR VARIOUS USES WITHIN THE COMMUNITY REDEVELOPMENT DISTRICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Largo has adopted the Comprehensive Development Code (CDC) which encompasses all of the City's land development regulations; and

WHEREAS, the CDC is intended to regulate and protect the health, safety, and welfare of the citizens of Largo, and to implement the City Comprehensive Plan effective as of September 2, 2018; and

WHEREAS, the City of Largo desires to eliminate some conditional uses for properties located within the Largo Community Redevelopment Districts; and

WHEREAS, the City of Largo recognizes and supports the growth and expansion of Community Redevelopment Districts; and

WHEREAS, the City of Largo determines that it is in the best interest of its residents, businesses and visitors to enact regulations within the CDC to address conditional uses within the Community Redevelopment Districts by applying supplemental standards.

NOW, THEREFORE, THE CITY OF LARGO CITY COMMISSION HEREBY ORDAINS:

**SECTION 1.** The above recitals are true and correct and are hereby incorporated by reference as the findings of the City Commission.

**SECTION 2.** That Table 6-2 of the Comprehensive Development Code is amended to read as shown in Exhibit A.

**SECTION 3.** That Section 15.16.2.A of the Comprehensive Development Code is amended to read as follows:

**15.16.2 Standards** – Animal grooming establishments are subject to meeting the following appropriate performance standards to be met as conditions for approval:

**A. Location** – Animal grooming establishments may be allowed in Commercial, Mixed Use, Medical Arts, Professional Office or Industrial land use designation.

**SECTION 4.** That Section 15.17 of the Comprehensive Development Code is hereby created and shall read as follows:

**Section 15.17 Supplemental Standards for Community Redevelopment Districts**

Under the City's two Community Redevelopment Districts (CRDs) there are certain instances where additional standards are necessary to determine if proposed uses are consistent with the CDC and Comprehensive Plan. Established to create mixed-use urban environments, to regenerate the traditional downtown in a modern context, these supplemental standards are meant

to blend uses in with the existing community, while still allowing flexibility to a property owner.

#### **15.17.1 Accessory Dwelling Units (ADUs) (Mother-in-Law Suites, Guest Houses, Garage Apartments)**

**A. Purpose** – The intent of ADUs, where allowable, is to provide an alternative housing option to City residents within CRDs. ADUs contribute to a healthy mix of living options that responds to changing needs of residents, makes more efficient use of the existing residential infrastructure, and contributes to the revitalization of the existing housing stock. An ADU is a residential unit that is secondary to the primary residence of the homeowner. It can be an apartment within the primary residence or it can be an attached or freestanding home on the same lot as the primary residence.

**B. Applicability** - The supplemental standards created in this section applies to residential structures in a CRD with a complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities, which is an attached or detached extension to an existing single-family structure, converting an existing detached structure, such as a garage, adding square footage to an existing structure, finishing an attic, or converting an existing living area to a separate unit.

#### **C. Location Restrictions -**

(1) Supplemental standards required – ADUs are allowed in the Neighborhood Residential (NR) and City Home (CH) Character Districts of the CRDs subject to full compliance with the standards, regulations and criteria contained within the CRD Plans (whichever applies), this CDC, as well as these supplemental standards.

(2) Must be located on the same parcel with the principal use or structure.

#### **D. Design Standards -**

(1) ADUs must be compatible with the look and scale of a single-family residential use, and maintain the aesthetic character of the neighborhood.

(2) No more than one (1) ADU per primary dwelling unit is allowed.

(3) The primary dwelling unit must be owner-occupied.

(4) The establishment of an ADU is not permitted before construction of the primary dwelling unit has commenced or a lawful principal structure is established.

(5) The gross floor area of the ADU must be no greater than fifty (50) percent of the gross floor area of the air conditioned space in the principal structure alone.

(6) If the ADU is in a detached building, the height of the ADU shall not exceed the height of the principal structure.

(7) Where an ADU is proposed at a second story level, all exterior facing doorways and outdoor living areas such as porches or balconies shall be oriented to minimize effect on neighboring properties including avoiding sight lines to adjacent properties.

(8) The proposed ADU must not reduce the number of parking spaces to the primary residential structure.

(9) Height/Floor Area Ratio/Impervious Surface Ratio shall be consistent with the CRD Plans.

(10) There must be a separate exit/entrance to the ADU that meets all requirements of the CDC, and any other applicable legal requirements.

#### **15.17.2 Bed and Breakfast Establishment**

**A. Purpose** – The intent of requiring additional supplemental standards for bed and breakfast establishments is to ensure the location and general operation of such facilities is consistent with the surrounding area in terms of appearance, scale, and traffic generation rates. It is specifically not intended for these to be rental apartments or other mid to long term rental units.

**B. Applicability** – The supplemental standards created in this section apply to owner-occupied residences that provide six (6) or fewer lodging rooms and/or accommodate no more than twelve (12) adults, which meet the locational requirements of subsection C below, and which is classified

as a bed and breakfast pursuant to section 509.242(1)(f), Florida Statutes, as may be amended from time to time

**C. Location Restrictions --**

(1) Bed and Breakfast establishments are allowed in the Mixed Use Corridor (MUC) Character District of the CRDs subject to full compliance with the standards, regulations and criteria contained within the CRD Plans (whichever applies) and this CDC.

(2) Supplemental standards are required for Bed and Breakfast establishments that are allowed in City Home (CH) District of the CRDs subject to full compliance with the standards, regulations and criteria contained in the Plans, this CDC, as well as these supplemental standards.

**D. Standards -**

(1) Facility shall be designed and operated so as to maintain the residential character of the neighborhood.

(2) Parking – Provisions must be made for one off-street parking space per guest room, plus two off-street parking spaces for the owner. The parking area must be a hard surface, and dust free. All parking areas on property (except driveways) shall be behind any building lines and must be screened from the view of adjacent residences to a height of six feet by a solid screening fence, or dense shrubs and vegetation and meet the parking standards of Table 9-2 of this CDC, and such screening is compatible with the surrounding area.

(2) Signage – Signs are limited to four square feet, attached to the building or mailbox, non-illuminated. No additional outdoor signage is allowed.

(3) The facility shall be licensed by and shall comply with all requirements, rules, and regulations of the State including, but not limited to, those set forth in chapter 509, Florida Statutes.

(4) Density shall not exceed the allowable residential density for the character district in which the establishment is located. Two (2) bedrooms or lodging rooms shall be the equivalent of one (1) residential dwelling unit for purposes of calculating the allowable density of a bed and breakfast. Where the equivalent number of residential dwellings contains a fraction, the number shall be rounded up to the next whole number. All bedrooms shall be counted in the determination of density, whether occupied by the owner, the owner's family and/or guests within the bed and breakfast establishment.

(5) ) The owner of the bed and breakfast must obtain a business tax receipt before operating the bed and breakfast.

**15.17.3 Daycare Center / Preschool**

**A. Purpose –** To set forth standards that will allow licensed Daycare Centers in the Neighborhood Residential (NR) and City Home (CH) Character Districts in the CRDs, while preserving and protecting the aesthetics of these districts.

**B. Applicability –** The supplemental standards created in this section apply to any establishment operated in order to provide care, protection and guidance to one or more children or adults on a regular basis, for periods of less than 24 hours per day, in a place other than the child's or adult's own dwelling unit in exchange for a payment or fee, which meets the locational requirements of subsection C below.

**C. Location Restrictions --**

(1) Licensed daycare centers and preschools are allowed in the Mixed Use Corridor (MUC) Character District, Medical Arts (MA) District and Professional Office (PO) Character Districts of the CRDs subject to full compliance with the standards, regulations and criteria contained in the CRD Plans, and this CDC.

**D. Design Standards –**

(1) Outdoor play area shall meet the criteria set forth by the State license issued to the establishment. Such play area shall be located in the side or rear yard and shall be completely

enclosed by a fence or wall a minimum of four (4) feet in height.

(2) An off-street pick-up / drop-off area for at least one automobile shall be provided, which may be a driveway, provided it is kept free of parked vehicles and other obstructions to leave sufficient space for direct access.

(3) If operated within a structure that previously was occupied as a residence, the use shall maintain the residential character and appearance of the structure.

(4) The use shall provide care for not more than six children on the premises at any one time.

(5) One (1) non-illuminated identification sign, not to exceed four (4) square feet, may be attached to the residence.

(6) Hours of operation are limited to 6:00 am to 8:00 pm.

(7) Owner of the licensed daycare center or preschool must obtain a business tax receipt before beginning operations.

#### **15.17.4 Religious Institutions**

**A. Purpose** – To allow the exercise of religion as protected by the First Amendment of the U.S. Constitution while safeguarding the rights of the established neighborhoods in the CRDs.

**B. Applicability** – The supplemental standards created in this section apply to any site, premise, or location within the CRDs which is used principally, primarily, or exclusively for purposes of the exercise of religion as protected by the First Amendment of the U.S. Constitution, and which meet the locational requirements of subsection C below.

#### **C. Location Restrictions -**

(1) Religious institutions are allowed in the Mixed Use Corridor (MUC) and the Medical Arts (MA) Character Districts of the CRDs subject to full compliance with the standards, regulations and criteria contained in the CRD Plans, and this CDC.

#### **D. Design Standards –**

(1) When abutting residential use, all outdoor activity shall occur no earlier than 8:00 a.m. and no later than 9:00 p.m.

(2) The following activities shall be prohibited in association with religious uses: retreat centers; overnight lodging facilities and/or other temporary sleeping quarters; and any use not specifically identified as an allowable accessory use. Notwithstanding the prohibition of overnight lodging, one (1) residential dwelling unit may be provided as a parsonage.

#### **15.17.5 Home Improvement Store**

**A. Purpose** – To set forth standards that will allow a Home Improvement Store within the CRDs , while preserving and protecting the aesthetics of these districts and the neighborhood that surround them.

**B. Applicability** – The supplemental standards created in this section apply to any establishment in the CRDs that sells bulky, durable goods, including but not limited to lumber, hardware and lawn equipment which require extensive floor area for display and which meets the locational requirements of subsection C below.

**C. Location Restrictions** – Home Improvement Stores are allowed within the Mixed Use Corridor (MUC) Character District of the CRDs subject to full compliance with the standards, regulations and criteria contained in the CRD Plans, this CDC, and these supplemental standards.

**D. Design Standards** – Any use which exceeds the thresholds for gross floor area contained within Chapter 13, Large Scale Retail Development Standards, must also abide by the standards of Chapter 13. In addition:

(1) All outside storage shall be completely screened from the right-of-way and all adjacent properties.

(2) Security fencing constructed of solid masonry walls with solid gates that totally conceal all of the contents, a minimum of six (6) feet in height, shall be provided around the outside of all storage areas.

#### **15.17.6 Single-Family Developments, Attached (Townhome/Villa)**

**A. Purpose** – Townhomes/Villas, where allowable, provide an alternative housing option to City residents within the CRDs.

**B. Applicability** – The supplemental standards created in this Section apply to any residential structure in the CRDs containing one (1) dwelling unit on one lot, but attached to another dwelling unit by means of a common wall and which meets the locational requirements of subsection C below.

#### **C. Location Restriction –**

(1) Single-Family Developments, Attached, are allowed in the City Home (CH), Mixed Use Corridor (MUC), and Professional Office (PO) Character District of the CRDs subject to full compliance with the standards, regulations and criteria contained in the CRD Plans and this CDC.

(2) Single-Family Developments, Attached are allowed in the Neighborhood Residential (NR) Character Districts of the CRDs subject to full compliance with the standards, regulations and criteria contained in the CRD Plans, this CDC, and these supplemental standards.

#### **D. Design Standards –**

(1) Zero side yard units shall comply with the applicable setback requirements for the front yard, rear yard and yards(s) adjacent to a street set forth in this CDC or the applicable CRD Plan.

(2) Homes shall have vehicle access from a rear alley whenever alley access is available or can be created at the time of subdivision approval. Alley(s) shall be created at the time of subdivision approval.

(3) Single-Family Developments shall comply with all of the following standards in order to minimize interruption of adjacent sidewalks by driveway entrances and maintain the neighborhood appearance of the street:

a. the maximum allowable driveway width facing the street is twelve (12) feet per dwelling unit.

b. two adjacent garages shall share one driveway when individual driveways would otherwise be separated by less than twenty (20) feet.

c. the maximum combined garage width per unit is fifty (50) percent of the total unit width.

(4) Common areas (e.g., landscaping in private tracts, shared driveways, private alleys, lawns, play areas, and similar uses) shall be maintained by a homeowners' association or other legal entity. A homeowners' association may also be responsible for exterior building maintenance and roof replacement.

(5) No more than six (6) continuous homes shall be connected in a row within the same building.

#### **15.17.7 Gas Stations**

**A. Purpose** – To set forth standards that will allow a gas station within the CRDs, while preserving and protecting the aesthetics of the CRDs and the neighborhoods that surround them.

**B. Applicability** – The supplemental standards created in this section apply to any structure or area of land or portion thereof used for the retail sale of automobile fuel, oil, and accessories, where repair services and/or an automatic car wash, if present, is incidental and which meets the locational requirements of subsection C below.

**C. Location Restrictions** – Gas stations are allowed in the Mixed Use Character (MUC) and Medical Arts (MA) Districts of the CRDs subject to full compliance with the standards, regulations and criteria contained in the CRD Plans, this CDC, and these supplemental standards.

**D. Design Standards -**

(1) The site shall have frontage that borders and has access to a street classified as a collector, arterial or highway.

(2) The maximum allowance for a gas station is 4 multi-pump dispensers and 24 hoses.

(3) The property shall be screened from any abutting residential use by a six (6) foot sight-obscuring fence or wall.

(4) Outdoor storage of materials, parts and equipment is prohibited.

(5) An associated convenience store shall have a maximum of 1,000 square foot gross floor area.

(6) The sale of vehicles is prohibited.

(7) Pursuant to section 553.79(20)(a)(1), Florida Statutes, notwithstanding the foregoing, if any provision of this section conflicts with or impairs corporate trademarks, service marks, trade dress, logos, color patterns, design scheme insignia, image standards, or other features of corporate branding identity on real property or other improvements thereon used in activities conducted under chapter 526, Florida Statutes (Sales of Liquid Fuels; Brake Fluid), the property owner shall present evidence of such conflict to the Community Development Director and, upon sufficient evidence of such conflict, the site shall be exempt from the provision in conflict only.

**15.17.8 Alternate Master Sign Plan for Non-Residential Developments**

**A. Purpose** – This section is intended to provide flexibility for sign size, height and placement, responding to the special needs for both project and tenant visibility of multi-building / tenant campuses of regional size and significance that are located within the CRDs.

**B. Applicability** – To qualify for an alternate master sign plan, a non-residential site in one of the CRDs must meet the locational requirements of subsection C below and must have all of the following characteristics:

(1) The site is a campus or complex of non-residential buildings and/or non-residential multi-tenant spaces; and

(2) The site is at least three (3) acres in size; and

(3) All parcels and buildings are either under a single ownership or there is a shared ownership across all parcels and buildings (represented by a property owners association, a unity of title, unified management, or similar mechanism showing joint ownership); and

(4) All parcels and buildings are served by shared internal vehicular circulation and parking, and the site functions as a unified development; and

(5) The site has frontage on at least one principal or minor arterial roadway,

**C. Location Restrictions** – Alternate master sign plans for non-residential developments are allowed in the Mixed Use Character (MUC), Medical Arts (MA), and Professional Office (PO) Districts of the CRDs subject to full compliance with the standards, regulations and criteria contained in the CRD Plans, this CRD, and supplemental standards.

**D. Design Standards –**

(1) All freestanding signs approved under an alternate master sign must reflect the architecture of the buildings on the site, using similar materials, styles, and architectural treatments. No freestanding monument sign will be allowed within the CRDs above eight (8) feet in height unless approved as part of an alternate master sign plan pursuant to Section 12.9.1 of the CDC, and the maximum height that can be granted is twelve (12) feet. Monument signs above twelve (12) feet in height that are approved as part of an alternate master sign plan may be partially open at the base. The opening shall not exceed half the height of the proposed sign at the base for better visibility, as long as the sign is supported by at least two structural supports that are designed to match the primary sign.

(2) Freestanding signs for the entire campus may be proposed to be placed on any parcel contained within the campus/complex.

**SECTION 5.** That all ordinances or parts thereof inconsistent herewith are hereby repealed and superseded.

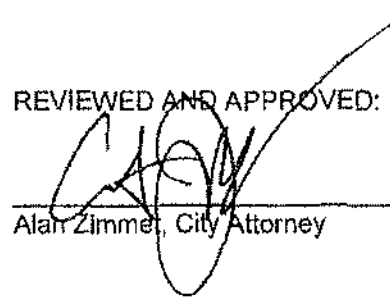
**SECTION 6.** That it is the intention of the Largo City Commission that each provision hereof be considered severable, and, if any section, subsection, sentence, or provision of this ordinance is held invalid, the remainder of the ordinance shall not be affected.

**SECTION 7.** That this ordinance shall become effective immediately upon its final passage and adoption.

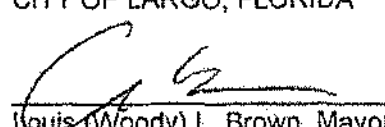
APPROVED ON FIRST READING March 5, 2019

PASSED AND ADOPTED ON  
SECOND AND FINAL READING March 19, 2019

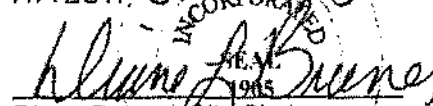
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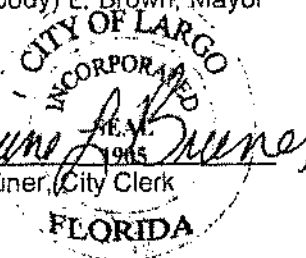
  
Alan Zimmer, City Attorney

CITY OF LARGO, FLORIDA

  
Louis (Woody) L. Brown, Mayor

ATTEST:

  
Diane Bruner, City Clerk





**Table 6-2: Allowable Uses Within Land Uses Within the CRDs\***

DESCRIPTION	NR	CH	MUC	PO	MA	OTHER PROVISIONS
<b>Residential Uses</b>						
Duplex and Triplex	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	N	N	<sup>1</sup> Must comply with Supplemental Standards, Section 15.1
Live/Work Housing	N	A	N	N	N	
Mobile Home Development	N	N	N	N	N	
Modular Home	A	A	N	N	N	
Multifamily Development	N	A	A	N	A	
Single Accessory Dwelling Unit	A <sup>22</sup>	A <sup>22</sup>	N	N	N	<sup>27</sup> Must comply with Supplemental Standards, Section 15.17
Single-Family Developments, Detached	A	A	N	N	N	
Single-Family Developments, Attached (Townhome/Villa)	A <sup>22</sup>	A <sup>22</sup>	A <sup>27</sup>	N	N	<sup>27</sup> Must comply with Supplemental Standards, Section 15.17
<b>Commercial and Office Uses</b>						
Adult Use	N	N	N	N	N	
<u>Animal Grooming</u>	<u>N</u>	<u>N</u>	<u>A<sup>19</sup></u>	<u>A<sup>19</sup></u>	<u>A<sup>19</sup></u>	<sup>19</sup> Must comply with Supplemental Standards, Section 15.16
Bank, Credit Union	N	N	A <sup>5</sup>	A <sup>5</sup>	A <sup>5</sup>	<sup>5</sup> Must comply with supplemental standards Section 15.9, if applicable
Bars, Lounges, Nightclubs	N	N	A <sup>67,11</sup>	A <sup>611</sup>	A <sup>611</sup>	<sup>611</sup> Not permitted within 50 feet of church, state-licensed child care public school <sup>7</sup> Permitted within golf courses with residential designation and residential facilities that meet the criteria of F.S. 561.20
Car Wash	N	N	N	N	N	
Convenience Store	N	N	A <sup>22</sup>	N	A <sup>22</sup>	<sup>22</sup> 2,700 Max GFA
Dry Cleaners (store front only)	N	N	A	A	A	
Flea Markets, Outdoor Markets	N	N	A	N	N	
Funeral Homes	N	N	A	A	A	
Gas Stations	N	N	A <sup>27</sup>	N	A <sup>27</sup>	<sup>27</sup> Must comply with supplemental standards Section 15.17
General Offices	N	N	A	A	A	
Greenhouse/Nursery	N	N	C	N	N	
Home Improvement Store	N	N	A <sup>27</sup>	N	N	<sup>27</sup> Must comply with Supplemental Standards Section 15.17

\* Refer to Table 6-1: Allowable Uses Within Land Use Classifications if Land Use type is not present in this chart


**Table 6-2: Allowable Uses Within Land Uses Within the CRDs\***

DESCRIPTION	NR	CH	MUC	PO	MA	OTHER PROVISIONS
Commercial and Office Uses, Continued						
Home Office Of Convenience (HOC)	A <sup>10</sup>	A <sup>10</sup>	A <sup>10</sup>	N	A	<sup>10</sup> Must comply with provisions of Section 16.5
Indoor Recreation (bowling alley, game room, movie theater, pool hall)	N	N	A	N	N	
Light Repair Shops (shoe repair, furniture upholstery, bikes)	N	N	A	N	N	
Microbrewery, Micro-distillery	N	N	A <sup>22</sup>	A <sup>22</sup>	N	<sup>22</sup> Must comply with supplemental standards, Section 15.13
Mechanical Repair Shops (cars, boats)	N	N	A <sup>628</sup>	N	A <sup>628</sup>	<sup>628</sup> No outdoor repairs or repairs visible from abutting properties. No outdoor overnight storage.
Personal Services (hairstylist, tailors, catering)	N	A <sup>2</sup>	A	A	A	<sup>2</sup> Allowable space is limited to 500 sqft <u>or less</u>
Pet Stores	N	N	A	N	N	
Produce Stands/ <del>Markets</del>	N	N	N	N	N	
Professional Offices (insurance, law, architect, etc.)	N	A <sup>2</sup>	A	A	A	<sup>2</sup> Allowable <del>office</del> space is limited to 500 sqft or less
Office over Storefront	N	N	A	A	A	
Office or Store with Residence on Top	N	A <sup>2</sup>	A	N	A	<sup>2</sup> Allowable <del>office</del> space is limited to 500 sqft or less
Recycling Center	N	N	N	N	N	
Rental Large Goods (cars, machinery)	N	N	N	N	N	
Restaurant with Drive-Thru	N	N	A <sup>3</sup>	N	A <sup>3</sup>	<sup>3</sup> Must comply with supplemental standards 15.9
Restaurant, Sit-down	N	N	A	A	A	
Retail (clothing, furniture, consignment)	N	A <sup>2</sup>	A	A <sup>2</sup>	A	<sup>2</sup> Allowable space is limited to 500 sqft <u>or less</u>
Retail in existing shopping centers	N	N	A	N	N	
Retail stand alone	N	N	A	N	N	
Shopping, Warehouse Store	N	N	N	N	N	
Supermarket, Deli	N	N	A	N	A	
Telecommunications Tower	N	N	N	N	N	
Temporary Tent Sale	N	N	N	N	N	
Vehicle <del>Dealership Sales</del> or Rental (car, boat, RV)	N	N	N	N	N	



**Table 6-2: Allowable Uses Within Land Uses Within the CRDs\***

DESCRIPTION	NR	CH	MUC	PO	MA	OTHER PROVISIONS
<b>Commercial and Office Uses, Continued</b>						
Vehicle, Large Repair	N	N	N	N	N	
Wholesale Business	N	N	A <sup>8,22</sup>	N	A <sup>8,22</sup>	<sup>8</sup> Allowable only as an ancillary use <sup>22</sup> 2,700 Max GFA
<b>Institutional and Medical Related and Uses</b>						
Assisted Living Facility (6 or Fewer Clients)	A <sup>13</sup>	A <sup>13</sup>	A <sup>13</sup>	C <sup>13</sup>	A <sup>13</sup>	<sup>13</sup> Must also comply with the provisions of Section 15.2
Assisted Living Facility (7-14 Clients)	N	A <sup>13</sup>	A <sup>13</sup>	C <sup>13</sup>	A <sup>13</sup>	<sup>13</sup> Must also comply with the provisions of Section 15.2
Assisted Living Facility (More than 14 Clients)	N	C <sup>13</sup>	C <sup>13</sup>	C <sup>13</sup>	C <sup>13</sup>	<sup>13</sup> Must also comply with the provisions of Section 15.2
Cemetery	N	N	N	N	N	
College/University	N	N	A	A	A	
Commercial/Trade School (dance, martial arts, diving, crafts)	N	N	A	N	A	
Community/Youth Center	N	N	A	A	A	
Community Residential Home (6 or Fewer Clients)	A <sup>13</sup>	A <sup>13</sup>	A <sup>13</sup>	C <sup>13</sup>	A <sup>13</sup>	<sup>13</sup> Must also comply with the provisions of Section 15.2
Community Residential Home (7-14 Clients)	N	A <sup>13</sup>	A <sup>13</sup>	C <sup>13</sup>	A <sup>13</sup>	<sup>13</sup> Must also comply with the provisions of Section 15.2
Community Residential Home (More than 14 Clients)	N	C <sup>13</sup>	C <sup>13</sup>	C <sup>13</sup>	C <sup>13</sup>	<sup>13</sup> Must also comply with the provisions of Section 15.2
Correctional Facility (jails, youth ranch)	N	N	N	N	N	
Day Care Center/Preschool	A <sup>27</sup>	A <sup>27</sup>	A	A	A	<sup>27</sup> <u>Must comply with supplemental standards Section 15.17</u>
Emergency Response/Public Safety Services	N	C	A	A	A	
Government Offices	N	C	A	A	A	
Halfway House/Rehab Facility (6 or Fewer Clients)	N	C <sup>13</sup>	C <sup>13</sup>	C <sup>13</sup>	C <sup>13</sup>	<sup>13</sup> Must also comply with the provisions of Section 15.2
Halfway House/Rehab Facility (7 or more Clients)	N	C <sup>13</sup>	C <sup>13</sup>	C <sup>13</sup>	C <sup>13</sup>	<sup>13</sup> Must also comply with the provisions of Section 15.2
Hospital or Emergency Clinic	N	N	A	A	A	
Library, Museum, Auditorium	N	N	A	A	A	
Medical/Dental Lab	N	N	A	A	A	
Medical / <u>Dental</u> Office or Clinic	N	N	A	A	A	

\*Refer to Table 6-1: Allowable Uses Within Land Use Classifications if Land Use type not present in this chart


**Table 6-2: Allowable Uses Within Land Uses Within the CRDs\***

DESCRIPTION	NR	CH	MUC	PO	MA	OTHER PROVISIONS
Institutional and Medical Related and Uses, continued						
Parking Garage/Structure	N	N	A	A	A	
Private Club, lodges, Fraternal Orders	N	N	A	A	A	
Private School <del>(grade 1 to 12)</del>	N	N	A	A	A	
Public School <del>(grade 1 to 12)</del>	N	N	A	A	A	
Religious Institution	N	A <sup>27</sup>	A	A <sup>27</sup>	A	<sup>27</sup> Must comply with supplemental standards Section 15.17
Technical School	N	N	A	A	A	
Transfer Station, Bus	N	N	A	N	N	
Veterinary Clinic <del>(no outside runs in CRD)</del>	N	N	A	A	A	No outside runs in CRD's
Kennels	N	N	N	N	N	
Agricultural, Industrial, Manufacturing and Warehousing Uses						
Asphalt & Concrete Mixing Plant	N	N	N	N	N	
Borrow Pits	N	N	N	N	N	
Bulk Sales of Fuel Oil, Propane	N	N	N	N	N	
Contractor's Yard (building electrical, plumbing, roofing)	N	N	N	N	N	
Crematory	N	N	N	N	N	
Firing Range	N	N	N	N	N	
Food Processing/Packing Plant	N	N	N	N	N	
Freestanding Broadcast Facility	N	N	N	N	N	
Industrial Park	N	N	N	N	N	
Livestock, processing, feedlots, grazing	N	N	N	N	N	
Manufacturing	N	N	A <sup>9</sup>	N	A <sup>9</sup>	<sup>9</sup> Light manufacturing uses which have no exterior impact are allowed but limited to 15,000 sqft of gross floor area.
Plant, Mill, Refinery (dry cleaning, lumber plant)	N	N	N	N	N	
Regional Brewery	N	N	N	N	N	
Resources Recovery Facility	N	N	N	N	N	



**Table 6-2: Allowable Uses Within Land Uses Within the CRDs\***

DESCRIPTION	NR	CH	MUC	PO	MA	OTHER PROVISIONS
<b>Agricultural, Industrial, Manufacturing and Warehousing Uses, continued</b>						
Stables	N	N	N	N	N	
Trade Shop (carpentry, refinishing)	N	N	N	N	N	
Truck Terminal, Airport, Heliport	N	N	N	N	A <sup>14</sup>	<sup>14</sup> Allowable only as an ancillary use, max floor area shall not exceed 20% of the principal structure's floor area
Warehouse or Storage Facility (includes self-storage)	N	N	N	N	N	
<b>Arts, Recreation and Entertainment Uses</b>						
Active Recreation Facility (playground, golf course, pool)	N	N	A	N	N	
Arcade (electronic games, pinball)	N	N	A	N	N	
Bingo	N	N	A	N	N	
Boat Ramps, Slips <u>and Docks</u>	A <sup>8</sup>	A <sup>8</sup>	A <sup>8</sup>	A <sup>8</sup>	A <sup>8</sup>	<sup>8</sup> Allowable only as an ancillary use
Marinas and Boat Storage Facility	N	N	N	N	N	
Race Track	N	N	N	N	N	
Youth Center (YMCA, Boy Scouts)	N	N	A	A	N	
<b>Lodging Uses</b>						
Bed and Breakfast	N	A <sup>27</sup>	A	N	N	<sup>27</sup> <u>Must comply with supplemental standards Section 15.17</u>
Boarding House	N	C	A	N	C	
Commercial Campground	N	N	N	N	N	
Dormitory	N	N	A	N	A	
Hotel/Motel	N	N	A	N	A	
Short and Long Term RV Rental	N	N	N	N	N	