CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM

AGENDA DATE: May 23, 2023
PUBLIC HEARING: June 21, 2023

CONTACT PERSON(S) NAME AND PHONE NUMBER: Karina Brasgalla, (915) 212-1570; Elizabeth Triggs, (915) 212- 0094

DISTRICT(S) AFFECTED: All

STRATEGIC GOAL: Goal 1 - Create an Environment Conducive to Strong, Sustainable Economic Development.

SUBGOAL: 1.6 Provide business-friendly permitting and inspection processes

SUBJECT:
An Ordinance amending Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions), Article II (Definitions); Title 20 (Zoning), Chapter 20.16 (Screening and Fencing), 20.16.030 (Permitted Walls), Subsection B; Title 20 (Zoning), Appendix A (Table of Permissible Uses), Table 4.00 (Office & Research Services); Title 20 (Zoning), Appendix A (Table of Permissible Uses), Table 5.00 (Manufacturing, Processing & Assembling); Title 20 (Zoning), Appendix A (Table of Permissible Uses), Table 11.00 (Recreation, Amusement & Entertainment); Title 20 (Zoning), Appendix C (Table of Parking Requirements and Standards), Table 4.00 (Office & Research Services); Title 20 (Zoning), Appendix C (Table of Parking Requirements and Standards) of the El Paso City Code to establish definitions for uses; clarify requirements; update the table of permissible uses; update the table of parking requirements and standards.

BACKGROUND / DISCUSSION:
The Economic and International Development Department, in coordination with Planning and Inspections, proposes several amendments to Title 20 – Zoning of the El Paso City Code. These Code amendments will support key Economic Development Initiatives in the focus areas of Advanced Manufacturing, Advanced Logistics, Destination Entertainment, and Redevelopment. The proposed changes will clarify existing regulations and policies, fill in gaps and overall improve speed to market.

PRIOR COUNCIL ACTION:
N/A

AMOUNT AND SOURCE OF FUNDING:
N/A

*********************REQUIRED AUTHORIZATION**********************

DEPARTMENT HEAD: _____

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

Economic & International Development

MAYOR
Oscar Leeser

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Alexsandra Annello

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Chris Canales

CITY MANAGER
Tommy Gonzalez

May 4, 2023

Members of the City Plan Commission,

The Economic and International Development Department, in coordination with Planning and Inspections, proposes several amendments to Title 20 – Zoning of the El Paso City Code. These Code amendments will support key Economic Development Initiatives in the focus areas of Advanced Manufacturing, Advanced Logistics, Destination Entertainment, and Redevelopment. The proposed changes will clarify existing regulations and policies, fill in gaps and overall improve speed to market.

Background – Advanced Manufacturing
Plastics manufacturing is not an activity well fleshed out in our zoning code. A classification of "Plastic products manufacturing" exists beginning at M-2 but has no definition applied to it, which results in no differentiation in intensities. The Advanced Manufacturing District will require a level of plastics manufacturing, anticipated specifically with additive manufacturing processes taking a controlled amount of base material directly into a final product. The 601 Corridor will likely find interest in plastics finishing or assemblage.

Proposed Changes

- Provide a definition to the existing use "Plastic products manufacturing" which is currently only available beginning in M-2
- Differentiate between an intensive and less intensive application, by adding a new "Plastic products finishing" use
- Update Appendix A to add the heavier "Plastic products manufacturing" by Special Permit in M-1
- Update Appendix A to add the lighter "Plastic products finishing" by right in M-1
- Remove "Computer electronic product assembly" from Appendix A, as it conflicts with the identical "Computer product manufacturing"

Background – Advanced Logistics
Texas is a growing data center market and El Paso is well-positioned to attract this type of investment. Research of comparable markets shows that relatively few local zoning codes define and regulate data centers. According to the American Planning Association (APA), some localities lack the process to allow, or issue a permit for, data centers altogether. The APA proposes making data centers a distinct use in order to ensure clearly defined zoning requirements among City staff, Council, and stakeholders. Unclear zoning requirements can result in ad hoc use determinations and slow down the application/review process. The current definition for Data processing center does not capture the scale or intensity of the contemporary industry model. To prevent confusion and inappropriate

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Proposed Changes

- Provide a definition for “Data processing center (hyperscale)” to reflect current industry standards and differentiate this higher intensity use
- Add definition for Security fence
- Add Section 20.16.030.B.3 to specify that Security fences shall not exceed twelve feet (12’) in height
- Update Appendix A to allow “Data processing center (hyperscale)” by right in C-4, M-1, M-2; via MZP in IM-U
- Revise parking calculations to reflect best practices and the unique configuration potential of hyperscale data center uses

Background – Destination Entertainment

As part of the City’s commitment to support a high quality of life and provide exceptional recreational and cultural activities, we have developed an attraction strategy for the Destination Entertainment sector. Destination entertainment venues provide an economic benefit to their communities and can be used in concert with reinvestment strategies to spur growth. Aquariums provide family-friendly activities that double as centers for animal rescue, care and rehabilitation, scientific research, education and conservation.

Proposed Changes

- Provide a definition for “Aquarium”
- Update Appendix A to add “Aquarium” by right in C-3, C-4, and C-5; via MZP in GM-U

Background - Redevelopment

Currently “Brewery” is listed in Appendix A, but has no stand-alone definition, instead being lumped under “Food products manufacturing (other)”. This is confusing for business owners and proprietors. In addition, the use of Brewery in the zoning code is meant for larger scale industrial operations, where the majority of sales are related to production and distribution. Most brewery operations are closer to what the industry refers to as a “brewpub”, a hybrid restaurant-brewery that typically produces beer for sale in an on-site restaurant and bar. Having these uses clearly defined will make it easier for potential businesses to identify permissibility and site restrictions. This will also better align City standards with those of the Texas Alcohol and Beverage Commission.

Proposed Changes

- Provide a definition for “Brewery”
- Provide a definition for “Brewpub”
- Update Appendix A to allow “Brewpub” by right in C-1, C-2, C-3, C-4, C-5; via DSDP in S-D, P-C, and P-I; via MZP in GM-U and IM-U to match the permissibility of bar/restaurant

Karina X Brasgalla
Karina Brasgalla, AICP, CNU-A
Assistant Director, Economic and International Development

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.02 GENERAL PROVISIONS AND DEFINITIONS), ARTICLE II (DEFINITIONS); TITLE 20 (ZONING), CHAPTER 20.16 (SCREENING AND FENCING), 20.16.030 (PERMITTED WALLS), SUBSECTION B; TITLE 20 (ZONING), APPENDIX A (TABLE OF PERMISSIBLE USES), TABLE 4.00 (OFFICE & RESEARCH SERVICES); TITLE 20 (ZONING), APPENDIX A (TABLE OF PERMISSIBLE USES), TABLE 5.00 (MANUFACTURING, PROCESSING & ASSEMBLING); TITLE 20 (ZONING), APPENDIX A (TABLE OF PERMISSIBLE USES), TABLE 11.00 (RECREATION, AMUSEMENT & ENTERTAINMENT); TITLE 20 (ZONING), APPENDIX C (TABLE OF PARKING REQUIREMENTS AND STANDARDS), TABLE 4.00 (OFFICE & RESEARCH SERVICES); TITLE 20 (ZONING), APPENDIX C (TABLE OF PARKING REQUIREMENTS AND STANDARDS) OF THE EL PASO CITY CODE TO ESTABLISH DEFINITIONS FOR USES; CLARIFY REQUIREMENTS; UPDATE THE TABLE OF PERMISSIBLE USES; UPDATE THE TABLE OF PARKING REQUIREMENTS AND STANDARDS

THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the City strives to continuously improve development practices and services to reduce speed-to-market; and,

WHEREAS, the proposed amendment will support key Economic Development Initiatives in the focus areas of Advanced Manufacturing, Advanced Logistics, Destination Entertainment, and Redevelopment; and,

WHEREAS, the proposed amendment will add definitions for heretofore undefined uses, clarify existing regulations, eliminate redundancy, calibrate permissible uses and parking calculations to align with best practices; and,

WHEREAS, a public hearing regarding the proposed amendment was held before the City Plan Commission, and the Commission recommended approval of the amendment; and,

WHEREAS, the El Paso City Council has determined that this amendment is in the best interest of the public and will promote the public health, safety and welfare of the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

SECTION 1. Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions), Article II (Definitions) is amended to add new Sections to read as follows:

> **20.02.109 Aquarium.** "Aquarium" means an establishment primarily engaged in the preservation and exhibition of live plant and aquatic animal life displays for the benefit of the public.

20.02.1481 Brewpub. "Brewpub" (also taproom) sells 25 percent or more of its beer on-site and may include significant food services and assembly uses. The beer is brewed primarily for sale in the restaurant and bar, and is often dispensed directly from the brewery's storage tanks. Where allowed by law, brewpubs often sell beer to-go and/or distribute to off-site accounts.

20.02.1482 Brewery. "Brewery" or microbrewery means an operator that sells 75 percent or more of its beer off-site. Microbreweries sell to the public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and directly to the consumer through carry-outs and/or on-site taproom or restaurant sales.

20.02.2881 Data processing center (hyperscale). "Data processing center (hyperscale)" or "Data center (hyperscale)" means one or more data centers and/or other facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems and associated components, such as telecommunications and storage systems, cooling systems, power supplies and systems for managing property performance (including generators and mechanical and electrical yards), and equipment used for the transformation, transmission, distribution and management of electricity (including private substations), internet-related equipment, data communications connections, private communication towers, environmental controls and security devices, structures and site features, as well as certain accessory uses or buildings located on the land and other related or associated uses, buildings or structures such as utility buildings; private utility facilities; office; buildings for support staff; warehousing for logistics, storage and/or other similar uses; cafeteria; guardhouse; diesel storage tanks; fuel storage for emergency generators; water storage tanks; security fencing; and other structures, improvements and appurtenants.

20.02.7241 Plastics products finishing. "Plastics products finishing" includes the production of plastics or rubbers from an intermediate product into a final product, often characterized by a process of additive manufacturing, 3D printing, thermoforming, stamping, polishing, or final assembly.

20.02.7242 Plastics products manufacturing. "Plastics products manufacturing" means the processing of bulk synthetic or organic polymers, rubbers and urethanes into an intermediate or final form but excludes the recycling or remanufacturing of such products.

20.02.8521 Security fence. "Security fence" means a fence not to exceed twelve feet (12') in height and made of decorative aluminum or steel to provide site security around a property and/or to elements within a property.

SECTION 2. Title 20 (Zoning), Chapter 20.16 (Screening and Fencing), 20.16.030 (Permitted walls), Subsection B of the El Paso City Code is amended to add a new subsection 3 that reads as follows:

3. Notwithstanding Subsection B.1, security fences not in excess of twelve feet (12') in height may be erected along or behind any lot line.

SECTION 3. Title 20 (Zoning), Appendix A (Table of Permissible Uses), Table 4.00 (Office & research services), is amended as follows:

Add Section 4.055 Data processing center (hyperscale). Use shall be Permitted by right (P) in the C-4, M-1, M-2 districts. Master zoning plan required (Z) in the IM-U district. Use not allowed (X) in all other districts.

SECTION 4. Title 20 (Zoning), Appendix A (Table of Permissible Uses), Table 5.00 (Manufacturing, processing & assembling) is amended to delete Section 5.10 (Computer electronic product assembly) in its entirety.

SECTION 5. Title 20 (Zoning), Appendix A (Table of Permissible Uses), Table 5.00 (Manufacturing, processing & assembling) is amended as follows:

Add Section 5.065 Brewpub. Use shall be Permitted by right (P) in the C-1, C-2, C-3, C-4 and C-5 districts. Detailed site plan approval required (D) in the S-D, P-C, and P-I districts. Master zoning plan required (Z) in the GM-U and IM-U districts. Use not allowed (X) in all other districts.

SECTION 6. Title 20 (Zoning), Appendix A (Table of Permissible Uses), Table 5.00 (Manufacturing, processing & assembling) is amended as follows:

Add Section 5.235 Plastics products finishing. Use shall be Permitted by right (P) in the M-1, M-2, and M-3 districts. Use not allowed (X) in all other districts.

SECTION 7. Title 20 (Zoning), Appendix A (Table of Permissible Uses), Table 5.00 (Manufacturing, processing & assembling) Section 5.24 (Plastics products manufacturing) is amended as follows:

Add Special permit required (S) in M-1 districts.

SECTION 8. Title 20 (Zoning), Appendix A (Table of Permissible Uses), Table 11.00 (Recreation, amusement & entertainment) is amended as follows:

Add Section 11.055 Aquarium. Use shall be Permitted by right (P) in the C-3, C-4, and C-5 districts. Master zoning plan required (Z) in the GM-U district. Use not allowed (X) in all other districts

SECTION 9. Title 20 (Zoning), Appendix C (Table of Parking Requirements and Standards), Table 4.00 (Office & Research Services), Section 4.05 (Data processing center), Automobile & Light Truck calculations be deleted in their entirety and amended as follows:

Automobile & Light Truck Minimum: 1/150,000 sf GFA Warehouse, plus 1/1,000 sf GFA Office (NOTE 4)

Automobile & Light Truck Maximum: 1/75,000 sf GFA Warehouse, plus 1/500 sf GFA Office (NOTE 4)

SECTION 10. Title 20 (Zoning), Appendix C (Table of Parking Requirements and Standards), be amended to add Note 4 to read as follows:

> **NOTE 4:** For accessory buildings, the minimum required spaces for Warehouse use shall be 1/7,200 sf GFA and the maximum shall be 1/5,000 sf GFA; the minimum required spaces for Office use shall be 1/250 sf GFA and the maximum shall be 1/125 sf GFA

SECTION 11. Except as expressly herein amended, Title 20, Zoning, of the El Paso City Code shall remain in full force and effect.

ADOPTED This ____ day of _____, 2023.

CITY OF EL PASO:

ATTEST:

_____
Oscar Leeser, Mayor

_____
Laura Prine, City Clerk

APPROVED AS TO FORM:

_____
Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Philip Etiwe, Director
Planning and Inspections Department

20.02.109 Aquarium

“Aquarium” means an establishment primarily engaged in the preservation and exhibition of live plant and aquatic animal life displays for the benefit of the public.

20.02.1481 Brewpub

“Brewpub” (also taproom) sells 25 percent or more of its beer on-site and may include significant food services and assembly uses. The beer is brewed primarily for sale in the restaurant and bar, and is often dispensed directly from the brewery’s storage tanks. Where allowed by law, brewpubs often sell beer to-go and/or distribute to off-site accounts.

20.02.1482 Brewery

“Brewery” or microbrewery means an operator that sells 75 percent or more of its beer off-site. Microbreweries sell to the public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and directly to the consumer through carry-outs and/or on-site taproom or restaurant sales.

20.02.2881 Data processing center (hyperscale).

“Data processing center (hyperscale)”or “Data center (hyperscale)” means one or more data centers and/or other facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems and associated components, such as telecommunications and storage systems, cooling systems, power supplies and systems for managing property performance (including generators and mechanical and electrical yards), and equipment used for the transformation, transmission, distribution and management of electricity (including private substations), internet-related equipment, data communications connections, private communication towers, environmental controls and security devices, structures and site features, as well as certain accessory uses or buildings located on the land and other related or associated uses, buildings or structures such as utility buildings; private utility facilities; office; buildings for support staff; warehousing for logistics, storage and/or other similar uses; cafeteria; guardhouse; diesel storage tanks; fuel storage for emergency generators; water storage tanks; security fencing; and other structures, improvements and appurtenants.

20.02.7241 Plastics products finishing

“Plastics products finishing” includes the production of plastics or rubbers from an intermediate product into a final product, often characterized by a process of additive manufacturing, 3D printing, thermoforming, stamping, polishing, or final assembly.

20.02.7242 Plastics products manufacturing

“Plastics products manufacturing” means the processing of bulk synthetic or organic polymers, rubbers and urethanes into an intermediate or final form but excludes the recycling or remanufacturing of such products.

20.02.8521 Security fence.

“Security fence” means a fence not to exceed twelve feet (12’) in height and made of decorative aluminum or steel to provide site security around a property and/or to elements within a property.

20.16.030 Permitted walls.

A. In residential or apartment districts or for residential or apartment uses in other districts, a screening wall or fence not in excess of eight feet high may be erected around that part of the lot behind the front wall of the main building or behind the front yard line whenever the main building is located further back. A screening wall or fence not in excess of forty-two inches high may be erected in that part of a lot in front of the front line of the main building, except that no screening wall or fence may be more than thirty-six inches high within twenty feet of a street intersection or where visibility of vehicle or pedestrian traffic might be impeded as specified in Section 20.16.060 of this chapter.

For the purposes of this regulation, a wall or fence may exceed the heights set forth in this subsection up to a total height of ten feet, except within twenty feet of a street intersection or where vehicle or pedestrian traffic might be impeded as specified in Section 20.16.060 of this chapter. This provision applies when the vertical surface of the wall or fence above the eight feet or forty-two inches, whichever applies, is not less than seventy-five percent open, and which does not otherwise impede the vision clearance for motor vehicle or pedestrian traffic at intersections or driveway exits. The wall or fence may include wrought-iron fences with or without masonry columns, chain link, picket, split rail and other similar type fences not otherwise prohibited.

B. In commercial, manufacturing and industrial districts.

1. Where storage is a permitted accessory use with screening, and where not otherwise prohibited, a screening wall or fence not in excess of eight feet high may be erected along or behind any lot line; provided, that the following conditions are met:

    a. Where any access driveway is located, the height of such wall or fence shall not exceed forty-two inches in height within ten feet of the street lot line;

    b. The wall or fence shall not exceed forty-two inches in height for visual clearance at other locations as determined by the traffic engineer; and,

c. No screening wall or fence shall be more than thirty-six inches high within twenty feet of a street intersection as specified in Section 20.16.060 of this chapter. 2. Upon written application from the property owner, the zoning administrator may approve an additional four feet of fencing to the above eight foot screening wall or fence provided that the following conditions are met

    a. The fence does not exceed twelve feet in height;

    b. The property is located in a manufacturing or industrial zoning district;

    c. The fence is only utilized as screening for outside storage where fifty percent or more of the property is used for outside storage;

    d. Any screening wall or fence greater than forty-two inches in height along any street frontage shall be located ten feet behind the street lot line;

    e. Where a wall is located ten feet behind the street lot line, the property owner shall provide landscaping within the ten feet, between the wall and the street lot line, based on the requirements of Title 18; and,

    f. The request is reviewed and approved by the traffic engineer for visual clearance at driveways and intersections.

    g. Upon site plan review, the zoning administrator may require additional landscaping as part of the approval. If the zoning administrator denies the request, the property owner may appeal the decision to the city council.

3. Notwithstanding Subsection B.1, security fences not in excess of twelve feet (12') in height may be erected along or behind any lot line.

C. If a wall is proposed to be constructed on a common property line, the written approval of the adjoining property owner must be submitted with the application for a building permit. If the city is the adjoining property owner, written approval of the zoning administrator must be requested and submitted with the application for a building permit.

(Ord. 16653 § 2 (part), 2007)

(Ord. 17191, § 1, 9-15-2009)

	Use	Residential															Commercial						Manufacturing				Special Purpose																Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-RI**	P-RII**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**	NOS	URD		
4.00 Office & research services																																										
4.01	Automated Teller Machine (ATM)	X	X	X	X	X	X	X	X	X	A	A	A	A	A	A	P	P	P	P	P	P	A	A	A	A	A	X	D	D	X	X	D	A	D	Z	Z	Z		X	§ 20.10.010 § 20.10.020	
4.02	Bank	X	X	X	X	X	X	X	X	X	X	X	X	S	S	X	P	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	D	S	Z	Z	Z		X	§ 20.10.010; § 20.10.020 § 20.10.110	
4.03	Courier & message service	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	D	X	X	X	Z	X		X	§ 20.10.010 § 20.10.020	
4.035	Credit access businesses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	S	S	S	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	§ 20.10.165	
4.04	Credit union	X	X	X	X	X	X	X	X	X	X	X	X	S	S	X	P	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	D	S	Z	Z	Z		X	§ 20.10.010; § 20.10.020 § 20.10.110	
4.05	Data processing center	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	P	P	P	X	P	X	X	X	X	D	D	X	X	D	D	X	Z	Z	Z		X	§ 20.10.010 § 20.10.020	
4.055	Data processing center (hyperscale)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	Z	X	X	§ 20.10.010 § 20.10.020	
4.06	Employment agency	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	P	X	X	X	X	D	D	X	X	D	D	X	Z	Z	Z		X	§ 20.10.010; § 20.10.020	
4.07	Financial institution	X	X	X	X	X	X	X	X	X	X	X	X	S	S	X	P	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	D	S	Z	Z	Z		X	§ 20.10.010; § 20.10.020 § 20.10.110	
4.08	Office, administrative & manager's	X	X	X	X	X	X	X	X	S	P	P	P	P	P	X	P	P	P	P	P	P	X	P	P	P	X	A	D	D	A	A	D	D	D	Z	Z	Z		X	§ 20.10.010 § 20.10.020	
4.09	Office, business	X	X	X	X	X	X	X	X	S	S	S	S	P	P	X	P	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	D	S	Z	Z	Z		X	§ 20.10.010 § 20.10.020	
4.10	Office, medical	X	X	X	X	X	X	X	X	S	S	S	S	P	P	X	P	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	D	S	Z	Z	Z		X	§ 20.10.010; § 20.10.020 § 20.10.040	Florist, gift shop, pharmacy and similar uses per Section 20.10.040
4.11	Office, professional	X	X	X	X	X	X	X	X	S	S	S	S	P	P	X	P	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	D	D	Z	Z	Z		X	§ 20.10.010 § 20.10.020	
4.12	Radio broadcasting studio	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	P	P	P	X	X	D	X	X	X	D	D	X	X	Z	Z		X	§ 20.10.010; § 20.10.020 § 20.10.700	

4.13	Research laboratory	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	P	P	P	X	P	P	P	X	X	D	X	X	X	D	D	X	X	Z	Z		X	§ 20.10.010 § 20.10.020	
4.14	School, arts & crafts	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X		X	§ 20.10.010 § 20.10.020	
4.15	Studio, dance	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X		X	§ 20.10.010 § 20.10.020	
4.16	Studio, music	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X		X	§ 20.10.010 § 20.10.020	
4.17	Studio, photography	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X		X	§ 20.10.010 § 20.10.020	
4.18	Telemarketing agency	X	X	X	X	X	X	X	X	X	X	X	X	S	S	X	P	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	D	X	Z	Z	Z		X	§ 20.10.010 § 20.10.020	
4.19	Television broadcasting studio	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	P	P	P	X	X	D	X	X	X	D	D	X	X	Z	Z		X	§ 20.10.010; § 20.10.020 § 20.10.700	

	Use	Residential															Commercial						Manufacturing				Special Purpose															Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-RI**	P-RII**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**	NOS	URD		
5.00 Manufacturing, processing & assembling																																									
5.01	Animal food manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z		X	§ 20.10.010 § 20.10.020	
5.02	Animal slaughtery & processing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	S	X	X	X	X	X	X	X	X	X	X	Z		X	§ 20.10.010 § 20.10.020	
5.03	Apparel manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	X	X	X	X	X	X	X	D	X	X	Z	Z		X	§ 20.10.010 § 20.10.020	
5.04	Beverage product manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z		X	§ 20.10.010 § 20.10.020	
5.05	Bread & bakery product manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	X	X	X	X	X	X	X	D	X	X	Z	Z		X	§ 20.10.010 § 20.10.020	
5.06	Brewery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	P	P	P	S	X	X	X	X	X	X	D	X	X	Z	Z		X	§ 20.10.010 § 20.10.020	
5.065	Brewpub	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	X	X	X	X	X	D	X	X	X	D	D	X	X	Z	Z		X	§ 20.10.010 § 20.10.020	
5.07	Chemical manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	D	X	X	X	Z		X	§ 20.10.010 § 20.10.020	
5.08	Coal products manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X		X	§ 20.10.010 § 20.10.020	
5.09	Commercial & service industry manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z		X	§ 20.10.010 § 20.10.020	
~~5.10~~	~~Computer electronic~~ product assembly	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~P~~	~~P~~	~~X~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~D~~	~~X~~	~~X~~	~~X~~	Z	Z		~~X~~	~~§ 20.10.010 § 20.10.020~~	
5.11	Computer product manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z		X	§ 20.10.010 § 20.10.020	
5.12	Dairy product processing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	S	X	X	X	X	X	X	D	X	X	X	Z		X	§ 20.10.010 § 20.10.020	
5.13	Electronic product assembly or manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z		X	§ 20.10.010 § 20.10.020	
5.14	Fabricated metal product manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z		X	§ 20.10.010 § 20.10.020	

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	Use	Residential															Commercial						Manufacturing				Special Purpose														Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-RI**	P-RII**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**	NOS	URD		
11.00 Recreation, amusement & entertainment																																									
11.01	Adult motion picture theatre	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	§ 20.10.010; § 20.10.020; § 20.10.620	
11.02	Amusement game complex	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	X	X	X	X	X	X	S	D	X	X	D	X	X	X	Z	X		X	§ 20.10.010; § 20.10.020	
11.03	Amusement park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	S	X	X	X	S	X	X	X	X	X	X	X	X	X	Z	X		X	§ 20.10.010; § 20.10.020	
11.04	Athletic facility (indoor)	X	X	X	X	X	X	X	X	A	A	A	A	A	A	X	P	P	P	P	P	P	X	P	A	A	X	A	D	D	A	A	D	D	S	Z	Z	X		X	§ 20.10.010; § 20.10.020	
11.05	Athletic facility (outdoor)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	S	X	X	X	X	X	X	X	X	X	Z	X		X	§ 20.10.010; § 20.10.020	
11.055	Aquarium	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Z	X		X	§ 20.10.010; § 20.10.020	
11.06	Ballroom	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	P	P	X	X	X	X	X	X	X	X	X	X	X	D	X	X	Z	X		X	§ 20.10.010; § 20.10.020	
11.07	Billiard & pool hall	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	D	X	X	Z	X		X	§ 20.10.010; § 20.10.020	
11.08	Bingo hall	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	D	X	X	Z	X		X	§ 20.10.010; § 20.10.020	
11.09	Bowling alley	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	D	X	X	Z	X		X	§ 20.10.010; § 20.10.020	
11.10	Campground	S	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	S	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	S	X	§ 20.10.010; § 20.10.020 § 20.10.385	
11.11	Coliseum	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	S	X	X	X	X	X	X	X	X	X	Z	Z		X	§ 20.10.010; § 20.10.020	
11.12	Community recreational facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	P	S	D	X	D	D	D	X	S	Z	Z	X		X	§ 20.10.010; § 20.10.020; § 20.10.060	Sale of alcoholic beverages within a publicly owned facility provided they are consumed on the premises.
11.13	Convention center	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	D	X	X	X	X		X	§ 20.10.010; § 20.10.020	
11.14	Dancehall	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	P	P	X	X	X	X	X	X	X	X	X	X	X	D	X	X	Z	X		X	§ 20.10.010; § 20.10.020	

11.15	Exercise facility (indoor)	X	X	X	X	X	X	X	X	A	A	A	A	A	A	X	P	P	P	P	P	P	X	A	A	A	X	A	D	D	A	A	D	D	X	Z	Z	X		X	§ 20.10.010; § 20.10.020	
11.16	Exhibition hall	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	D	X	X	X	X		X	§ 20.10.010; § 20.10.020	
11.17	Fairground	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	S	X	X	X	S	X	X	X	X	X	X	X	X	X	X	X		X	§ 20.10.010; § 20.10.020	
11.18	Gambling casino	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	X	X	X	X	X	S	X	X	X	X	X	X	X	X	X	Z	X		X	§ 20.10.010; § 20.10.020	
11.19	Go-cart track	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	X	X	X	X	X	S	X	X	X	X	X	X	X	X	X	X	X		X	§ 20.10.010; § 20.10.020	
11.20	Golf course < 75 acres (with/without restaurant & bar)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	S	S	S	S	S	S	S	X	S	S	S	X	X	Z	Z	X		X	§ 20.10.010; § 20.10.020; § 20.10.060	
11.21	Golf course >75 acres (with/without restaurant & bar)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P	P	P	D	D	X	D	D	D	X	X	Z	Z	X		X	§ 20.10.010; § 20.10.020; § 20.10.060	
11.22	Golf driving range	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	X	S	S	S	S	E	S	D	X	S	S	D	X	X	Z	Z	X		X	§ 20.10.010; § 20.10.020	
11.23	Ice skating facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	X	X	X	X	X	X	X	S	X	X	X	D	D	X	X	Z	X		X	§ 20.10.010; § 20.10.020	
11.24	Laser games center	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	X	X	X	X	X	X	X	S	X	X	X	D	D	X	X	Z	X		X	§ 20.10.010; § 20.10.020	
11.25	Miniature golf course	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	S	X	X	X	X	X	X	X	X	X	Z	X		X	§ 20.10.010; § 20.10.020	
11.26	Movie theatre (indoor)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	D	X	X	Z	X		X	§ 20.10.010; § 20.10.020	
11.27	Movie theatre, drive in (outdoor)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Z	X		X	§ 20.10.010; § 20.10.020	
11.28	Nightclub, bar, cocktail lounge	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	X	X	X	X	X	D	X	X	X	D	X	X	X	Z	X		X	§ 20.10.010; § 20.10.020; § 20.10.060	
11.29	Nude live entertainment club	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	§ 20.10.010; § 20.10.020; § 20.10.620	
11.30	Open space (common, public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	D	D	D	D	D	D	D	D	Z	Z	Z	P	P	§ 20.10.010; § 20.10.020	
11.31	Paint ball center (indoor)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	X	X	X	X	X	X	X	D	X	X	X	D	D	X	X	Z	X		X	§ 20.10.010; § 20.10.020	

11.32	Paint ball center (outdoor)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	S	X	X	X	S	X	X	X	X	X	X	X	X	X	Z	X		X	§ 20.10.010; § 20.10.020	
11.33	Park, playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	D	D	D	D	D	D	D	D	Z	Z	Z		X	§ 20.10.010; § 20.10.020	
11.34	Racetrack, auto or truck	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	X	S	S	S	X	X	X	X	X	X	X	X	X	X	Z		X	§ 20.10.010; § 20.10.020	
11.35	Racetrack, motorcycle	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	X	S	S	S	X	X	X	X	X	X	X	X	X	X	Z		X	§ 20.10.010; § 20.10.020	
11.36	Racquetball club, indoor (with/without restaurant & bar)	X	X	X	X	X	X	X	X	A	A	A	A	A	A	X	P	P	P	P	P	P	X	A	A	A	X	A	D	D	D	D	D	D	S	Z	Z	X		X	§ 20.10.010; § 20.10.020; § 20.10.060	
11.37	Racquetball club, outdoor (with/without restaurant & bar)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	P	X	X	X	X	X	X	D	X	D	D	D	X	S	Z	Z	X		X	§ 20.10.010; § 20.10.020; § 20.10.060	
11.38	Roller skating facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	X	X	X	X	X	X	X	S	X	X	X	D	D	X	X	Z	X		X	§ 20.10.010; § 20.10.020	
11.39	Sauna, exercise room	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		X	§ 20.10.010; § 20.10.020	
11.40	Shooting range, archery or gun (indoor)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	Z		X	§ 20.10.010; § 20.10.020	
11.41	Shooting range, archery or gun (outdoor)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	Z		X	§ 20.10.010; § 20.10.020	
11.42	Skateboarding facility (indoor)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	X	X	X	X	X	X	S	X	X	X	D	D	X	X	Z	X		X	§ 20.10.010; § 20.10.020	
11.43	Skateboarding facility (outdoor)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	X	X	X	X	X	X	S	X	X	X	D	D	X	X	Z	X		X	§ 20.10.010; § 20.10.020	
11.44	Sports arena	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	P	X	X	S	X	X	X	X	X	X	X	X	X	Z	Z		X	§ 20.10.010; § 20.10.020	
11.45	Stadium	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	S	X	X	X	X	X	X	X	X	X	Z	Z		X	§ 20.10.010; § 20.10.020	
11.46	Swimming pool (commercial)	X	X	X	X	X	X	X	X	S	S	S	S	S	S	S	S	P	P	P	P	P	X	X	X	X	X	X	D	X	S	S	S	X	S	Z	Z	X		X	§ 20.10.010; § 20.10.020; § 20.10.640	
11.47	Tennis club, indoor (with/without restaurant & bar)	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	P	P	P	P	P	P	X	P	P	P	S	S	D	D	D	D	D	D	S	Z	Z	X		X	§ 20.10.010; § 20.10.020; § 20.10.060; § 20.10.690	

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4.00	Office & Research Services	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
4.01	Automated Teller Machine (ATM)	None	None	None	None	Not Allowed	2A, B
4.02	Bank	1/288 sf GFA; plus 3 queue spaces per teller window	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	2A, B
4.03	Courier & message service	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Not Allowed	2A, B
4.035	Credit access business	1/288 GFA	1/200 GFA	NOTE 3	None	Not Allowed	2A, B
4.04	Credit union	1/288 sf GFA; plus 3 queue spaces per teller window	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	2A, B
4.05	Data processing center (hyperscale)	1/150,000 sf GFA Warehouse, plus 1/1,000 sf GFA Office (NOTE 4)	1/75,000 sf GFA Warehouse, plus 1/500 sf GFA Office (NOTE 4)	NOTE 3	None	Allowed	2A, B

4.00	Office & Research Services	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
4.06	Employment agency	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.07	Financial institution	1/288 sf GFA; plus 3 queue spaces per teller window	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	2A, B
4.08	Office, administrative/manager's	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A, B
4.09	Office, business	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A, B
4.10	Office, medical	1/288 sf GFA	1/200 sf GFA	NOTE 3	1/200,000 sf GFA	Not Allowed	2A, B
4.11	Office, professional	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A, B
4.12	Radio broadcasting studio	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B

4.00	Office & Research Services	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
4.13	Research Laboratory	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A, B
4.14	School, arts & crafts	1/288 sf GFA	1/200 sf GFA	NOTE 3	None	Allowed	2A, B
4.15	Studio, dance	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.16	Studio, music	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.17	Studio, photography	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.18	Telemarketing agency	1/288 sf GFA	1/200 sf GFA	NOTE 3	None	Not Allowed	2A, B
4.19	Television broadcasting studio	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B

NOTE 1: TO BE DETERMINED BY THE ZONING ADMINISTRATOR

NOTE 2: FOR SPECIFIC REQUIREMENTS BASED ON USE/ZONE CRITERIA FOR SECTION 20.14.080

A. Office, Educational or Institutional less than or equal to 5000 SF building:

Gravel/screenings surfaced parking areas may be incorporated for the required parking reserved for use by employees and staff of in-store retail or Professional offices and for required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided. In no case shall gravel/screening parking exceed 50% of the total required parking.

The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee; and signage shall be installed indicating "Parking For Employees, Staff, and/or Overflow Parking Only".

B. Commercial/Manufacturing/Warehousing/Storage/Construction Yards/and High Traffic Uses:

Gravel/screenings surfaces may be incorporated for employee parking, for the storage users of truck trailers, storage containers, equipment, supplies, materials, motor vehicles or recreational vehicles which are part of the business function of the facility or site; including transport drop-offs and stock-in-trade.

All required parking for visitors, customers, employees, or patrons shall be hard surfaced.

The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee; and signage shall be installed indicating "Overflow Parking Only" or as appropriate.

All access drives to required parking shall be hard surfaced.

All Loading Docks and all other loading areas shall be hard surfaced.

C. Recreation, Amusement, and Entertainment:

For outdoor facilities, gravel/screenings surfaces may be incorporated for required parking in accordance with the attached table (Section 20.14.080.C). For indoor facilities, gravel surface parking areas may be incorporated for required parking where on-site ponding or permanent desilting basins are provided.

Gravel/screenings surfaces may be incorporated for the storage of truck trailers, storage containers, equipment, supplies, materials, recreational vehicles that are part of the function of the facility.

The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surface or other method as approved by the city manager or designee.

All access drives to required hard surfaced parking shall be hard surfaced.

D. Temporary Uses:

Gravel/screenings surfaces may be incorporated for all required parking subject to review, approval, and conditions by the city manager or designee.

Temporary uses with no parking requirements (i.e. construction areas, etc.) are exempt from parking surface requirements.

The perimeter of any gravel or screenings parking and drive areas shall be delineated by edging, curbing, or abutting hard surface or other method as approved by the city manager or designee.

E. Utility, Miscellaneous and Governmental Facilities:

Gravel/screenings surfaces may be incorporated for required and/or excess parking subject to review, approval, and conditions by the city manager or designee.

Temporary uses with no parking requirements (construction areas, etc) are exempt from parking surface requirements.

Any gravel or screenings parking areas shall be delineated by edging, curbing, or abutting hard surface or other method as approved by the city manager or designee.

F. Agricultural and related uses:

Gravel/screenings surfaces may be incorporated for all required parking including truck trailers, storage containers, equipment, supplies, materials, recreational vehicles which is part of the business function of the facility as well as personal vehicles of the living quarters on the premises.

G. Residential:

Gravel/screening surfaces may be incorporated for:

1. Required parking located at a distance no less than 20 feet from the front property line.

2. For required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided for the surface area of the gravel/screening parking area, and

The perimeter of any gravel or screenings parking areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee.

H. Non-Allowed Uses and Restrictions:

Gravel/screenings surfaces shall not be incorporated for either required or excess parking for motor vehicle sales except as allowed in other sections of this ordinance, for repair or dismantling uses, for storage of used drive train components other than tires, wheels or drive shafts, or for fueling or lubricating bays.

Gravel/screenings surfaces shall not be incorporated for required parking for hospital or medical treatment uses with buildings greater than or equal to five thousand square feet (5000 SF).

Gravel/screenings surfaces may be not be incorporated for required parking in excess of ninety-nine (99) spaces.

No authorizations herein shall supersede state or federal requirements, restrictions, rules, or regulations.

No parking is allowed on top of landscaping or areas not specifically designated for parking.

Note 3: When the minimum required automobile parking exceeds 60 spaces, 5% of the number required over 60 shall be added as required bicycle parking. This calculation shall be rounded up to the next whole number. The minimum number of bicycle spaces required regardless of the calculation shall be 3 and the maximum number of bicycle spaces required regardless of the calculation shall be 40.

NOTE 4: For accessory buildings, the minimum required spaces for Warehouse use shall be 1/7,200 sf GFA and the maximum shall be 1/5,000 sf GFA; the minimum required spaces for Office use shall be 1/250 sf GFA and the maximum shall be 1/125 sf GFA