



**Project #18-003
Town Center Rezone
Located at Downtown Logan**

REPORT SUMMARY...

Project Name: Town Center Rezone
Proponent/Owner: Logan City / Multiple
Project Address: Numerous areas around Downtown Logan
Request: Rezone from TC, REC, PUB, NR-6 to TC-1, TC-2, PUB, REC
Current Zoning: TC, REC, PUB, NR-6
Date of Hearing: January 25, 2018
Type of Action: Legislative
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for a Rezone of approximately 173 acres of property located in and around Downtown Logan from Town Center (TC), Traditional Neighborhood Residential (NR-6), Recreation (REC), and Public (PUB) to Town Center 1 (TC-1), Town Center 2 (TC-2), PUB and REC.

Land use adjoining the subject property

<i>North:</i>	Varies – Generally Commercial (COM)	<i>East:</i>	Varies – Generally Neighborhood Residential (NR-6)
<i>South:</i>	Varies – Generally Commercial (COM)	<i>West:</i>	Varies – Generally Mixed Residential (MR-12)

REQUEST

The Logan City Community Development Department is requesting to create two new zoning districts (TC-1 & TC-2) and rezone approximately 173 acres of property located in varies areas, in and around Downtown Logan from TC, NR-6, PUB & REC to TC-1, TC-2, PUB & REC. The fundamental reason for this proposal is the creation of two new zoning districts (TC-1 & TC-2), that create a two-tier downtown. TC-1 is designed to be higher intensity urban development areas positioned along the Main Street and 400 North corridors. TC-2 is designed to be a lower intensity zone for areas positioned around the edges of downtown. Both TC-1 and TC-2 would be considered commercial zoning districts, with the main difference being that TC-2 requires lower building heights, larger setbacks and would allow stand-alone multi-family residential projects.

The majority of properties under consideration currently contain some form of development, with most being commercial uses and structures. Many of the properties are considered historic, with buildings dating back to the early 1900's. This proposal also includes several civic, public and recreational properties located in varies areas throughout downtown. In one area along 100 East, the proposal includes an up-zone of NR-6 properties to TC-2.

GENERAL PLAN

The Future Land Use Plan (FLUP) adopted in 2008 identifies the entire downtown area as TC with the exception of Garff Wayside Gardens and Pioneer Park shown as REC. In 2008, the General Plan did not contemplate a tiered or step-down Town Center pattern. With numerous debates in recent years focused on development compatibility, a step-down transition to lower intensity neighborhoods should increase compatibility while remaining consistent with the General Plan. And the creation of the TC-2 zone should spark additional multi-family residential development around downtown, which is something the General Plan identifies as important for

downtown vibrancy and a way to reduce the demand and pace of outward sprawling suburban development.

ZONING

The TC-1 zone is proposed as being the inner core of Logan City with a mix of retail, office, commercial, entertainment and residential land uses. Projects must contain commercial space and are prohibited from stand-alone residential. The TC-1 zone is proposed with building heights at 68', front yard setbacks at 0' and 70 residential units per acre. The TC-2 zone is proposed in areas off Main Street and 400 North, with a mixture of commercial and residential uses encouraged. Projects in the proposed TC-2 zone could be commercial or stand-alone multi-family residential. The TC-2 zone is proposed with building heights at 45', front yard setbacks at 10' and 50 residential units per acre. Residential bonuses are proposed in the TC-2 zone. The PUB and REC zones are described as areas for public use, such as parks, civic and governmental projects.

SUMMARY

As proposed, the TC-1 and TC-2 concept should preserve prime commercial properties for commercial uses and tax base along Main Street and 400 North within downtown. The TC-2 zone should spark additional housing, being in high demand, in areas around downtown that will create vibrancy, better walk-ability and contribute to downtown business development. With such high demand for housing, Cache Valley is seeing unprecedented amounts of agricultural land, green space, bench land and low-land wildlife habitat being consumed for suburban residential development. This type of development pattern increases reliance on the automobile, worsens traffic congestion and degrades air quality and natural environments. This pattern does not supply a wide-ranging housing stock that meets the wide range of household types and various stages of life for the citizens of Logan. This proposal is attempting to fulfil the saying, "Keep the country, county and the city, city".

AGENCY AND CITY DEPARTMENT COMMENTS

No comments.

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, numerous phone calls and comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 1/14/18, posted on the City's website and the Utah Public Meeting website on 1/14/18, and noticed in a quarter page ad on 1/14/18, and a Public Notice mailed to property owners within 300' was sent on 1/9/18.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decision on the following findings supported in the administrative record for this project:

1. The location of the subject properties is compatible in land-use with the surrounding commercial, residential and civic uses.
2. The subject properties can fulfill the purpose of the General Plan, Downtown Specific Plan and Land Development Code by providing a compact vibrant and urban downtown.
3. The surrounding streets and infrastructure are sufficient in size and capacity to handle uses permitted in the TC-1 and TC-2 zoning districts.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.

Town Center Rezone
Existing Zoning
North Area



Town Center Rezone

Existing Zoning

South Area

● = Shows an area that is proposed for a rezone that is more than just TC1 to TC2 (example; PUB to TC2)



Town Center Rezone
Proposed Zoning
South Area



Town Center Rezone Proposed Zoning North Area

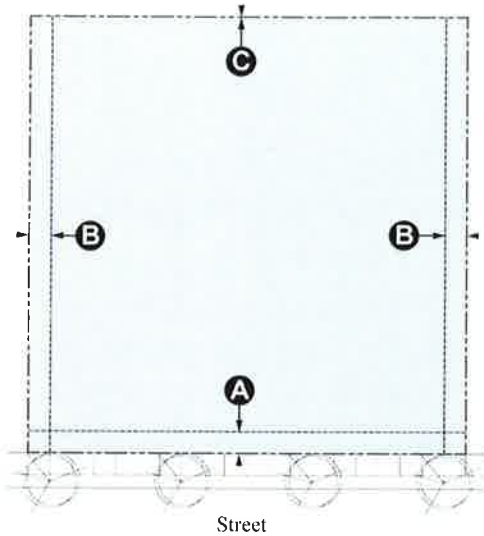


one parcel

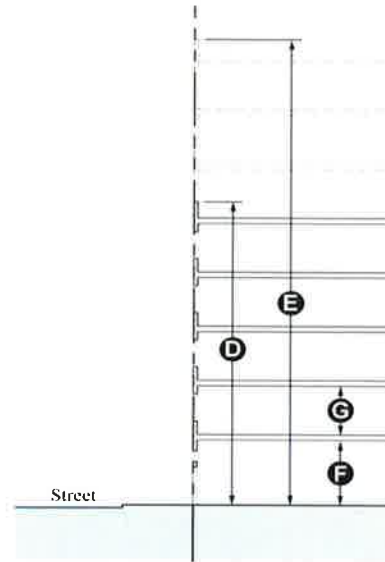
17.4910: Specific Development Standards: District and Corridor Zones

17.10.060: Town Center 1 (TC-1) Development Standards (NEW SECTION)

The Town Center 1 Zoning District (TC-1) is established to encourage a mix of retail, office, commercial, entertainment, residential, and civic uses within a compact, walkable urban form focused along Main Street or Fourth North, and consistent with The Downtown Logan Specific Plan. The TC-1 zone is distinguished from the TC-2 zone in terms of scale, use and intensity of new development along Main Street and Fourth North, and is considered the inner core of downtown Logan.



Site Plan Diagram



Site Plan Diagram

Residential Density

Units/acre (max) 70

Lot Coverage (Maximum)

Lot coverage 100%

Building Frontage (Minimum)

Main Street - % at Front Setback 75%

Fourth North - % at Front Setback 75%

Other Streets - % at Front Setback 50%

Ground Floor Commercial Required

All buildings fronting onto a public street shall have street facing commercial space on the ground floor with a minimum depth of 50'. Stand-alone and ground floor residential development is prohibited on all buildings fronting any public street in the TC-1 Zone.

Building Setbacks

A Front (min-max) 0'-5'

B Side (min) 0'

C Rear (min) 5'

Building Heights (Maximum)

E Main Street & Fourth North Frontage 68'

E Areas within 300' of Main St. or Fourth North 68'

D Remainder of TC-1 Zone 45'

Ground Floor Height (Minimum)

F Ground Floor Height 15'

Transparency (Fenestration)

Ground Floor Frontage (min) 60%

Upper Floors Frontage (min) 20%

Parking

Location Side/Rear

Front Parking Setback 10'

Side/Rear Parking Setback 5'

Residential Parking Requirements:

Studio/One Bedroom Units – one (1) dedicated parking stall required.

Two Bedroom or larger Units – two (2) parking stalls required, with no more than 50% of the required stalls provided through shared parking.

Commercial Parking Requirements: Minimum number of stalls based on use type, with no more than 50% provided through shared parking.

Land Set Asides

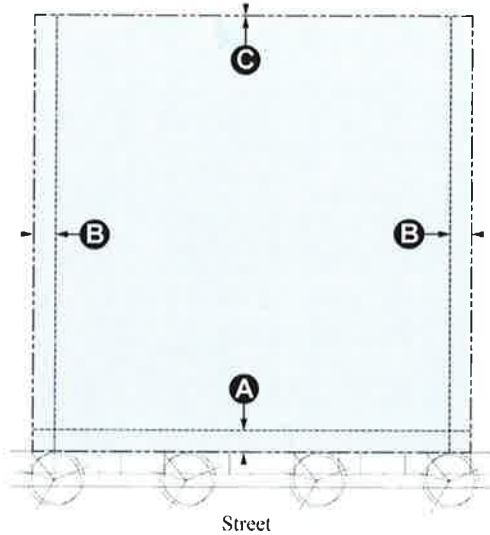
Open Space Not required

Useable Outdoor Space Not required

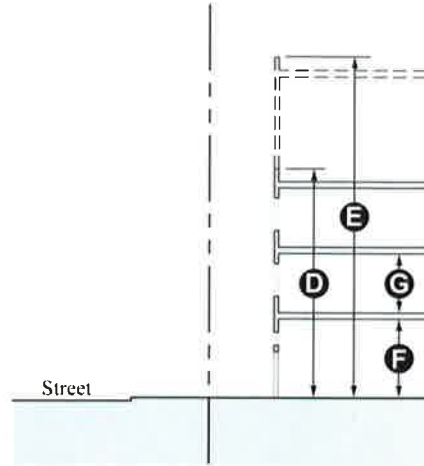
17.1910: Specific Development Standards: District and Corridor Zones

17.10.070: Town Center 2 (TC-2) Development Standards (NEW SECTION)

The Town Center 2 Zoning District (TC-2) is established to encourage dense residential development in the downtown area within a compact, walkable urban form. A mixture of uses are encouraged but not required. The TC-2 Zone is distinguished from the TC-1 Zone in terms of the scale, use and intensity of new development in the blocks immediately West or East of Main Street and is considered the outer core of downtown Logan.



Site Plan Diagram



Site Plan Diagram

Residential Density	
Units/acre (max)	50
Residential Density Bonus*	10
Lot Coverage (Maximum)	
Lot Coverage	80%
Building Frontage (Minimum)	
% at Front Setback	50%
Residential Density Bonus*	
A residential density bonus of up to 10 additional units per acre may be permitted if the project design includes structured parking for at least 70% of the required parking stalls, or all buildings fronting onto a public street have street facing commercial space on the ground floor with a minimum depth of 50'.	
Building Setbacks (Minimum)	
A Front	10'
B Side	8'
Side Common Wall	0'
C Rear	10'
Building Heights (Maximum)	
E Primary Building Height	45'
Frontage	
Ground Floor Height (Minimum)	
F Ground floor height for mixed use	12'
Buildings fronting a public street	
Transparency (Fenestration)	

Ground Floor Frontage (min)	60%
Ground Floor (exposed sides)	30%
Upper Floors (frontage)	20%

Residential Design Standards

Multi-family residential projects shall comply with residential design standards in Section 17.14?????

Parking

Location	Side/Rear
Front Parking Setback	10'
Side/Rear Parking Setback	5'

Residential Parking Requirements:

Studio/One Bedroom Units – one (1) dedicated parking stall required.

Two Bedroom or larger Units – two (2) parking stalls required, with no more than 50% of the required stalls provided through shared parking.

Commercial Parking Requirements: Minimum number of stalls based on use type, with no more than 50% provided through shared parking.

Land Set Asides

Open Space	10%
Useable Outdoor Space	10%

17.1610: Specific Development Standards: District and Corridor Zones

Chapter 17.1610: Specific Development Standards: District and Corridor Zones

§17.1610.010. Overall Purpose

The purpose of this Chapter is to implement the applicable goals, policies, directives and actions of the Logan General Plan’s commercial, industrial and mixed use areas. “Districts” are commercial or mixed use centers whereas “Corridors” are commercial or mixed-use areas that are generally aligned along major transportation routes. The development standards contained in this Chapter are intended to ensure that development is consistent with existing characteristics and building placement patterns in Districts and Corridors.

~~The Districts and Corridors zones implement the following principles and policies from the Logan General Plan:~~

- ~~• Develop a stable economic environment for residents and businesses which maintains Logan as the economic center of the valley.~~
- ~~• Keep jobs, shopping, and residential life the focus of activity in central and downtown Logan.~~
- ~~• Foster quality development that increases the quality of life and attractiveness of Logan.~~
- ~~• Encourage both mixed use zones and a mixture of uses within each of the zones where appropriate.~~
- ~~• Maintain Logan’s traditional atmosphere, as expressed in building and site design.~~
- ~~• Promote beautification and improve the City’s overall cleanliness.~~
- ~~• Revitalize Logan’s downtown.~~
- ~~• Enhance and beautify the gateways into the City.~~
- ~~• Encourage new residential growth within and adjacent to the downtown area.~~
- ~~• Foster growth and expansion in and around the Cache Logan airport, building an economic base in the northwest of the city.~~

§17.1610.020. Districts and Corridors Zones Established

District and Corridor zones are established to implement the land use categories of the Logan General Plan’s Future Land Use Plan. Table 17.1610.020 lists the Future Land Use Plan categories and corresponding zones.

Table 17.1610.020 General Plan Land Use Districts and Implementing Districts and Corridors Zones

General Plan Designation	Zone Designation
Town Center (TC)	Town Center <u>1</u> (TC-1) <u>Town Center 2</u> (TC-2)
Commercial (COM)	Commercial (COM) Community Commercial (CC)
Mixed Use Center (MUC)	Mixed Use (MU)
Gateway (GW)	Gateway Overlay(GW)
Commercial Service (CS)	Commercial Service (CS)
Industrial Park (IP)	Industrial Park (IP)
Airport (AP)	Airport (AP)

§17.10.030. Siting

17.4910: Specific Development Standards: District and Corridor Zones

Siting standards provide for consistent setbacks along street frontages, provide for light penetration between buildings, and provide for adequate vehicular parking while efficiently using land resources.

- A. Setbacks: Setback standards frame streets spatially and encourage a consistent building wall along street edges. Parking setbacks enhance pedestrian safety and comfort while reducing the visual prominence of automobiles as viewed from streets, building entrances and sidewalks.
- B. Building frontage: Building frontage requirements enhance pedestrian safety, comfort and convenience by ensuring that street fronts in urban settings are framed by buildings for a minimum length of lots.
- C. Parking: Minimum parking standards accommodate vehicular access and provide for an adequate supply of parking. Maximum parking standards encourage compact development and efficient use of urban land, while encouraging the use of alternative modes of transportation.
- D. Land Set Asides: Land set aside requirements establish minimum standards for providing both open space and useable outdoor space, and ensure that all development projects are designed with functional exterior space to promote the health, safety, enjoyment, and livability for residents, visitors, shoppers, and workers.

§17.10.040. Building Form

Building form standards are intended to provide predictable and economically viable requirements for building form that implement the design aesthetic of the Code.

- A. Building Heights: Buildings should provide a sense of street enclosure for pedestrians in more urban environments. New commercial buildings adjacent to existing neighborhoods shall step-down in height to help minimize the visual impact to residential areas.
- B. Floor Heights: The intent of minimum ground floor and upper floor heights is to provide commercially viable spaces at the ground-level and adequate working and/or living spaces above. In the Town Center zone, floor height requirements are necessary to match historic floor levels consistent with historic preservation standards.
- C. Transparency: Where applicable, the intent of transparency standards is to promote economic activity by creating active street walls and visual interest for pedestrians at the ground-level. They also serve to promote personal and property safety by introducing more “eyes on the street” or natural surveillance of the public right-of-way and building interiors.
- D. Entrances: The intent of entrance standards is to provide direct and comfortable access to businesses for pedestrians. Entrances on public streets are particularly important to promote pedestrian traffic and activities on the sidewalks.

§17.10.050. Appearance

Appearance standards ensure that new commercial development is of high quality and helps to create an environment that is human-scaled, pleasant and safe for pedestrians, and consistent with the purpose of each zone.

- A. Elevations: These requirements help to ensure that buildings attract customers/pedestrians, reduce the negative impact of blank walls, and improve the vitality of businesses.
- B. Materials: The intent of these requirements is to promote the use of high quality construction materials and to foster visual continuity on the publicly viewed sides of buildings.

Table 17.171.030: Allowed Uses in District and Corridor Zones

Land Use	Districts & Corridors								
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP
Residential Uses									
Assisted Living Center	EN	C	C	C	C	N	N	N	N
Nursing Home, Convalescent Home	EN	C	C	C	C	N	N	N	N
Caregiver, Certified NA or CA	P	P	P	P	P	N	N	N	N
Group Home where care, training, or treatment IS provided on-site.	EN	N	C	C	C	N	N	N	N
Group Home where care, training, or treatment IS NOT provided on-site.	N	N	N	N	N	N	N	N	N
Dormitories, Fraternities, Sororities	N	N	N	N	N	N	N	N	N
Residential occupancy of a dwelling unit by a family, or no more than three unrelated individuals.	P ⁺	P ⁺	P ⁺	P ⁺	P ⁺	N	N	N	N
One caretaker or security guard may be permitted to live on-site as an accessory use with a Conditional Use Permit.	N	N	N	N	N	N	C	C	N
Public/Institutional Uses									
Colleges, University or Technical College	C	C	C	C	N	C	N	C	C
Trade, vocational, or commercial schools	C	C	C	C	N	C	N	C	C
Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community	C	C	P	P	C	P	C	C	C
Family Day Care/Preschool (1-8 Clients) Family Group Day Care/Preschool (9-16 Clients)	P	P	P	P	P	N	N	N	N
Commercial Day Care (17 or more clients)	EP	P	C	C	C	C	C	N	N
Hospitals	N	N	P	P	N	P	N	N	N
Parks and Open Space	P	P	P	P	C	P	P	P	P
Religious Institutions	C	C	C	C	C	C	C	N	N
Clubs, Lodges, similar uses	C	C	C	C	C	C	N	N	N
Libraries, Museums, Community Centers	EP	P	C	C	C	C	N	N	N
Public Safety Services	C	C	P	P	C	P	P	P	P
Public School (K-12)									
Private Schools (K-12)	EN	N	C	C	C	C	N	N	N
Utility Uses									
Wireless Telecommunication Facilities	PC	C	P	P	N	P	P	P	P
Radio, television, or microwave towers	C	C	C	C	N	C	C	C	C
Amateur radio towers	C	C	C	C	N	C	C	C	C
Utilities, basic service delivery and laterals	P	P	P	P	P	P	P	P	P
Utilities, distribution network	NP	P	NP	NP	NP	NP	NP	NP	NP
Utilities, structures, physical facilities (Regional Facilities)	C	C	P	C	C	P	P	P	P
Municipal water well, reservoir, or storage tank	C	C	C	C	N	C	C	C	C
Commercial Uses									
Entertainment Event (Major)	C	C	C	C	N	C	C	C	C
Office – General business, government, professional, medical, or financial	P	P	P	P	C	P	P	C	C
Bank, savings and loans, or credit union	P	P	P	P	C	P	P	N	N
Clinic, medical, dental, or optical	P	P	P	C	C	P	P	C	C

Chapter 17.171: District and Corridor Zone Uses

§17.171.010. Purpose

This Chapter 17.17 sets forth the types of land uses permitted and conditionally permitted within Logan's Districts and Corridors.

§17.171.020. Districts & Corridors Land Use: Classification

- A. Primary Uses. Land use shall conform to the designations in Table 17.1311.030 (Use Table). Land uses are designated as follows:
1. Permitted Uses. A "P" indicates that a use is allowed in the respective zoning district. Permitted uses must conform to the applicable requirements of the Land Development Code. Permitted uses requiring a public hearing are subject to the Procedures for Processing Applications contained in Chapter 17.5548.
 2. Conditional Uses. A "C" indicates that a use is allowed as a Conditional Use in the respective zoning district. Conditional uses are subject to review and approval under the provisions of Chapter 17.49, Conditional Use Permits, and following the Procedures for Processing Applications contained in Chapter 17.5548. Conditional uses must conform to the applicable requirements of Chapter 17.4942.
 3. Uses Not Allowed. An "N" indicates that a use is not allowed in the respective zoning district, except where State or Federal law otherwise preempts local land use regulation.
- B. Accessory Uses and Structures. An accessory use or structure may be permitted in compliance with the applicable provisions of the zone in which it is located. An accessory use shall not commence, and no accessory structure shall be constructed, without a primary use first being lawfully established on the subject site.
- C. Temporary Uses. Temporary uses may be permitted for a period not to exceed twelve (12) calendar months in compliance with the provisions of the zone in which it is located and the provisions of Chapter 17.6053. The procedures for review and approval of a temporary use are the same as for a permanent use; however, the reviewing authority may waive certain Land Development Code standards, and impose conditions of approval on the temporary use, as it deems necessary, to promote compatibility between the proposed use and adjacent permitted uses.
- D. Non-Conforming Uses. Non-conforming uses and development are subject to the provisions of Chapter 17.5952.

17.171: District and Corridor Zones Uses

Land Use	Districts & Corridors								
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP
Laboratory, scientific or research	P	P	P	C	N	P	P	P	P
Wholesale office	N	N	P	P	N	N	P	C	C
Bed and breakfast	PN	P	P	P	C	N	P	N	N
Hotel, Motel	P	C	P	P	N	N	P	P	P
Commercial Parking	C	C	P	C	N	N	C	P	P
Recreational vehicle and vehicle storage parking	N	N	C	N	N	N	C	P	P
Truck storage, outdoor	N	N	C	N	N	N	P	P	P
Recreation and Entertainment (Outdoor Facility)	N	N	P	N	N	N	N	P	N
Golf course	N	N	N	N	N	P	N	N	C
RV Parks short term occupancy (less than 30 calendar days)	N	N	N	N	N	N	C	C	N
RV Parks long term occupancy (more than 30 calendar days)	N	N	N	N	N	N	C	C	N
Non-vehicle camping (tents) in RV Park	N	N	N	N	N	N	C	C	N
Tent Campground	N	N	N	N	N	N	C	C	N
Miniature golf course and accessory recreation	N	N	P	N	N	N	N	P	N
Indoor Commercial Shooting Range	N	N	C	N	N	N	C	C	N
Sales and Service									
Firms involved in the sale, lease or rent of new or used products to the general public. These firms may also provide personal services or entertainment, or provide product repair or services for consumer and business goods	P	P	P	P	C	NC	C	N	N
Sales and service, large, footprint greater than 100,000 sq. ft.	N	N	P	N	N	N	C	N	N
Adult oriented business	N	N	N	N	N	N	N	C	N
Amusement, commercial indoor	N	N	P	C	N	N	P	P	N
Animal clinic or pet hospital, No outdoor pens	N	N	P	C	C	N	P	N	N
Animal clinic or pet hospital, with outdoor pens	N	N	N	N	N	N	C	C	N
Antique or collectible shop	P	P	P	P	C	N	N	N	N
Art supply store	P	P	P	P	C	N	P	N	N
Barber or beauty shop	P	P	P	P	C	N	N	P	N
Bakery or confectionery shop, retail sales	P	P	P	P	C	N	P	P	N
Camera shop	P	P	P	P	C	N	N	N	N
Carpet, Retail	P	P	P	P	N	N	P	N	N
Carpet, Wholesale	N	N	N	N	N	N	P	P	N
Carwash	N	N	P	N	N	N	P	P	N
Clothing	P	P	P	P	C	N	N	N	N
Convenience Market (no gasoline)	P	P	P	P	C	N	P	P	P
Copy Center	P	P	P	P	C	P	P	P	P
Dairy products or ice cream	P	P	P	P	C	N	N	N	N
Dancehall or nightclub	P	C	P	P	N	N	N	N	N
Department or discount store	P	P	P	P	N	N	N	N	N
Drug store or pharmacy	P	P	P	P	C	N	N	N	N
Dry cleaner	P	P	P	P	C	N	P	P	N

17.171: District and Corridor Zones Uses

Land Use	Districts & Corridors								
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP
Florist shop	P	P	P	P	C	N	N	N	N
Furniture or appliance store	P	P	P	P	N	N	P	N	N
Garden shop, plant sales, nursery	P	P	P	P	C	NC	P	NC	N
Grocery store	P	P	P	P	C	N	N	N	N
Handicraft and art object sale	P	P	P	P	C	N	N	N	N
Hardware store	P	P	P	P	C	N	P	C	N
Hobby shop	P	P	P	P	C	N	P	N	N
Kennel	N	N	N	N	N	N	C	C	N
Laundromat	P	P	P	P	C	N	N	N	N
Locksmith or key shop	P	P	P	P	C	N	P	P	N
Maintenance or repair service for buildings	N	N	P	N	N	N	P	P	N
Medical supplies	N	N	P	N	N	N	P	P	N
Mortuary	N	N	P	N	N	N	P	N	N
Music store	P	P	P	P	C	N	N	N	N
Package liquor store	State law supersedes local zoning regulations								
Pawn shop	N	N	P	N	N	N	P	N	N
Paint Sales	P	P	P	P	N	N	P	N	N
Personal services such as milliner, tailor, etc.	P	P	P	P	C	N	N	N	N
Pet shop for small animals, bird, fish	P	P	P	P	C	N	N	N	N
Plumbing Shop	PN	N	P	P	N	N	P	P	N
Provisioning and recreational sporting goods sales	P	P	P	P	C	N	N	N	N
Radio or television transmitting stations, commercial	N	N	P	N	N	C	P	P	N
Railroad or bus passenger station	P	P	P	P	N	P	P	P	P
Repair of appliances, TV, radios	N	N	P	N	N	N	P	P	N
Restaurant, Brew	P	C	N	N	N	N	N	N	N
Restaurant, Fast Food	P	C	P	P	C	P ¹	P	P	P
Restaurant, General	P	C	P	P	C	P ¹	P	P	P
Shoe, boot, or other leather goods sale and repair	P	P	P	P	C	N	P	P	N
Storage warehouse	N	N	N	N	N	C	P	P	N
Studio, health & fitness	P	P	P	P	C	N	P	P	N
Studio, photographer, artist, music, dance, and drama	P	P	P	P	C	N	P	N	N
Tavern	P	C	P	P	N	N	P	P	N
Tennis, swimming or other recreation, private indoor	N	N	P	N	N	N	P	P	N
Theaters	P	C	P	P	N	N	P	N	N
Trailer and mobile home sales	N	N	N	N	N	N	C	P	N
Vehicle parts sales, new or reconditioned	N	N	P	N	N	N	P	P	N
ATVs, Motorcycle, and Snowmobile sales and rental	N	N	C	N	N	N	C	P	C

¹ Must be accessory to the primary use and contained within the walls of the primary structure.

17.171: District and Corridor Zones Uses

Land Use	Districts & Corridors								
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP
Heavy truck sales, rental and service and equipment	N	N	N	N	N	N	C	P	C
Vehicle & equipment sales & rental	N	N	C	N	N	N	P	N	N
Welding or machine shop	N	N	C	N	N	N	P	P	P
Uses providing storage for the owner of the property	N	N	N	N	N	N	C	C	N
Commercial storage unit	N	N	N	N	N	N	N	C	N
Outdoor Storage	N	N	N	N	N	N	C	C	N
Vehicle Repair	N	N	N	N	N	N	P	P	N
Vehicle Service	N	N	P	N	N	N	P	P	N
Gasoline service station	N	N	P	N	N	N	P	P	N
Gasoline, petroleum products storage (home heating exempt) (See Uniform Fire Code Section 7902)	N	N	C	N	N	N	C	P	N
Electric fueling facilities for vehicles (not petroleum) in conjunction with a primary use	N	N	P	N	C	P	P	P	N
Truck Stop	N	N	N	N	N	N	P	P	N
Crematorium	N	N	N	N	N	N	P	P	N
Industrial Uses									
Firms engaged in the repair or servicing of business or consumer machinery, equipment, products or by-products	N	N	N	N	N	N	P	P	N
Industrial machinery storage (indoor), sales, repair	N	N	N	N	N	N	N	P	N
Contractor supply store	N	N	C	N	N	N	P	P	N
Contractor supply store with outdoor storage	N	N	N	N	N	N	C	C	N
Firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods	N	N	N	N	N	N	N	P	N
Light manufacturing	N	N	N	N	N	N	P	P	N
Warehouse, Freight Movement	N	N	N	N	N	N	C	P	P
Contractors storage yard of heavy equipment	N	N	N	N	N	N	C	C	N
Lumberyard	N	N	N	N	N	N	P	P	N
Storage of sand, gravel, earth or stone	N	N	N	N	N	N	N	P	N
Waste Related Uses	N	N	N	N	N	N	C	P	N
Enclosed Wrecking or Salvage Facilities	N	N	N	N	N	N	C	C	N
Open Wrecking or Salvage Facilities	N	N	N	N	N	N	N	N	N
Wholesale Sales and Service	N	N	N	N	N	N	P	P	N
Other Uses									
Agriculture	N	N	N	N	N	P	P	P	P
Air Passenger Terminals or Hangers	N	N	N	N	N	N	N	N	P
Detention Facilities	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Residential Programs for Drug & Alcohol Treatment	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Alternative or Post Incarceration Facilities	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Mining or extraction of mineral or aggregate resources from the ground for off-site use	N	N	N	N	N	N	N	N	N
Railroad tracks and lines for the movement of trains	C	C	C	C	C	C	C	C	C

¹ Must be accessory to the primary use and contained within the walls of the primary structure.

² Indicates use may be allowed where State or Federal law preempts local zoning.