# ULDC REVISIONS – ADOPTION HEARING

## LDRAB/LDRC MEETING, MARCH 8, 2023

## I. General Data

| | |
|---|---|
| **Project Name:** | **Commerce Future Land Use (FLU) Designation** |
| **ULDC Articles:** | **3, 4** |
| **Project Manager:** | Lisa Amara, Zoning Director |
| **Agency Manager:** | Kevin Fischer, Planning Director |
| **Staff Recommendation:** | Staff recommends ***approval*** based on the findings and conclusions presented in this report. |

## II. Item Summary

**Summary:** This item is a County initiated proposed revision revising the Unified Land Development Code (the "Code") to implement amendments to the Comprehensive Plan adopted by Ordinance 2022-024, Commerce Future Land Use, to establish a new industrial future land use designation called Commerce (CMR). This report proposes to revise the Code as follows:

- Establish two categories of Industrial uses, light and heavy
- Add a column for the new CMR designation in the Use Matrix and assign allowable uses and approval processes
- Add property development regulations and planned development thresholds for CMR
- Modify supplemental standards to incorporate the new CMR FLU designation

**Assessment:** Planning Ordinance 2022-024, Commerce Future Land Use, established a new Commerce (CMR) future land use designation specifically for light industrial uses. The new designation was established in order to allow the Board to review and consider proposed light industrial uses to ensure that each project is appropriately located and compatible with adjacent land uses, and ensure that the approval does not introduce heavy industrial uses, which may not be appropriate at the particular location.

## III. Hearing History

**LDRAB/LDRC Recommendation:** *Scheduled for January 17, 2023*

**Board of County Commissioners Permission to Advertise:** On January 11, 2023, the BCC approved the Request for Permission to Advertise for First Reading on January 26, 2023, with a vote of 6-0.

**Board of County Commissioners First Reading:** On January 26, 2023, the BCC approved the First Reading and permission to advertise for final adoption on March 23, 2023, with a vote of 6-0. Under discussion the Board directed staff to return with proposed revisions to allow microbrewery or brewery/distillery type uses in the CMR designation, and to remove the square footage limitation for Fitness Center. Staff had requested the additional month before second reading/adoption in order to prepare a draft and present to LDRAB/LDRC.

**Changes following First Reading:** Following the BCC first reading direction, Staff revised the report and exhibits to incorporate revisions shown in Exhibit 1-E for brewery-distillery and fitness center. The changes delete the Microbrewery use, and replace it with alternative options for developing this use. The Microbrewery use was created as part of the Use Regulation Project and adopted in 2017 and to date no uses have been approved. The revisions proposed would replace this use as follows:

- Establishing a brewery-distillery as a subset of the Manufacturing and Processing use. In the Ag Reserve Tier this use would be limited to east of SR7 on either Boynton Beach Boulevard or Atlantic Avenue.
- Adding language to allow a Cocktail Lounge and Type 2 Restaurant to utilize up to 50% of their square footage for a brewery-distillery, thereby allowing the incorporation of craft brew within these uses.
- Adding the ability for a Brewery-Distillery Manufacturing and Processing use to be approved as a Class A Conditional use for up to 30% of the indoor square footage with a Taproom (or tasting room), with outdoor seating. The Taproom may include food service prepared on site or through a food truck or onsite food service. The site would be subject to the same separation requirements as a Cocktail Lounge.

Additional changes to Exhibits 1-A & 1-D include removing the 50% per establishment cap on Fitness Center in CMR FLU and replacing with up to 20% of the site's overall square footage, adding a column for CMR with IL zoning, adding Community Vegetable Garden as a permitted use in most Zoning districts, and modifying approvals for consistency with IL as warranted.

The Comprehensive Plan limits commercial uses in CMR to a maximum of 30%, and therefore, the proposed amendment limits food preparation and service to a maximum of 30% of the Brewery-Distillery square footage. To allow greater square footage would require a text amendment to the Comprehensive Plan that can be addressed as part of the upcoming CMR FLU revisions related to FAR previously initiated by the Board.

**Board of County Commissioners Adoption:** *March 23, 2023*

## IV. Intent

This proposed revision would revise the Code to implement amendments to the Comprehensive Plan adopted by 2022-024, Commerce (CMR) Future Land Use, as summarized below.

- Establish two categories of Industrial uses, light and heavy
- Add a column for the new CMR designation in the Use Matrix and assign allowable uses and approval processes
- Add property development regulations and planned development thresholds for CMR
- Modify supplemental standards to incorporate the new CMR FLU designation

## V. Background

On August 25, 2022, the Palm Beach County Board of County Commissioners adopted revisions to the Comprehensive Plan's Future Land Use Element (FLUE) by the adoption of Ordinance 2022-024, Commerce Future Land Use. The ordinance established a new industrial future land use designation and made related changes to:

- Establish a third industrial future land use designation called CMR for light industrial uses, including establishing consistent zoning districts and a concurrent zoning requirement.
- Establish location, frontage, and access requirements for all industrial future land use designations in the Urban/Suburban Tier.
- Establish policies to limit industrial future land use in the Agricultural Reserve Tier to the new CMR future land use designation, and to establish location, frontage, access, and preserve requirements.

The new CMR future land use designation was established specifically for light industrial uses. The new designation was established in order to allow the Board to review and consider proposed light industrial uses to ensure that each project is appropriately located and compatible with adjacent land uses, and ensure that the approval does not introduce heavy industrial uses, which may not be appropriate at the particular location. As with the other industrial future land use designations, the new CMR future land use will be allowed in the Urban/Suburban Tier and not within the Rural and Exurban Tiers. This amendment also established policy guidance for industrial uses in the Agricultural Reserve Tier by establishing location requirements and limiting to the new CMR designation.

## VI. Data and Analysis

This section provides data and analysis of the proposed revisions in addition to that provided within the Staff report for Ordinance 2022-024 provided here:

https://discover.pbcgov.org/pzb/planning/Ordinances/Commerce%20Future%20Land%20Use.pdf

### A. Proposed Amendment

This amendment is comprised of several components, each of which is discussed separately below and corresponds with the specific strike out and underline changes to the Code shown in **Exhibit 1-A, 1-B, and 1-C**.

### Commerce Future Land Use

- **Exhibit 1-A.** This amendment proposed to revise the Use Matrix in Article 4 to add a column for CMR MUPD, and a note establishing that this column applies to both of the Zoning Districts allowed in the CMR designation, MUPD and IL. Both Districts will be subject to the same approval processes and supplementary standards; therefore there isn't a need for two columns. The Industrial uses will be divided into a 'light' and a 'heavy' category reflecting policy direction established in the Comprehensive Plan pursuant to Policy 2.2.4-d. Pursuant to Policies 2.2.4-d and 2.2.4-e, commercial uses in the CMR future land use will be limited to those that are accessory to industrial uses, dispatch, self-storage, and landscape.

- **Exhibit 1-B.** The proposed changes to property development regulations for the new CMR designation and revisions to AGR-MUPD are provided within this exhibit. The changes to the PDRs will apply the same figures for CMR as the Light Industrial (IL) zoning district. The Comprehensive Plan was recently modified by three different ordinances to revise the consistent future land use designations and zoning districts, along with the details of the

Multiple Use Planned Development (MUPD) district within the Agricultural Reserve Tier. The language in Article 3 is now obsolete, and rather than replicating language within the Plan, the proposed language will refer the reader to the associated policies.

- **Exhibit 1-C.** The proposed changes within this exhibit incorporate the new CMR designation into Table 4.A.9.B., Thresholds for Projects Requiring Board of County Commission Approval; and modify several uses to incorporate the new CMR designation and related changes. These changes include revisions to allow Fitness Center in Industrial future land use designations within industrial buildings.

- **Exhibit 1-D.** This exhibit provides the proposed changes to Article 4, Use Regulations, supplementary standards for consistency with the uses identified as allowable in the CMR future land use designation pursuant to the Comprehensive Plan.

### B. Consistency with the Comprehensive Plan

The Planning Division issued a letter dated January 4, 2023 to the LDRAB Chair stating the proposed ULDC revision is consistent with the Comprehensive Plan.

## VIII. Assessment and Conclusions

As demonstrated in this report, the proposed amendment to the Code will implement revisions to the Comprehensive Plan adopted by Ordinance 2022-024. The revisions within this item include changes to establish two categories of Industrial uses, light and heavy, incorporate the new Commerce (CMR) future land use designation. The Planning Division have reviewed the proposed changes and found them to be consistent with the Comprehensive Plan. As such, Staff recommends ***approval*** of this amendment.

# Exhibit 1-A - Commerce Future Land Use - Article 4, Use Regulations

**Revision Key:** Proposed revisions are shown with new text as underlined, deleted text in ~~strike-out~~, and relocated text *italicized*. ~~*Stricken and italicized*~~ means text to be totally or partially relocated. Relocation notes are shown in brackets as **[Relocated to: ]** or **[Relocated from: ]**. Unaltered text omitted for brevity is indicated by a series of four bolded periods**….**

**Part 1. ULDC Art. 4.B., Use Regulations, Use Classification (Supplement 30), is hereby amended as follows:**

## CHAPTER B USE CLASSIFICATION

### Section 1 Residential Uses

**A. Residential Use Matrix**

1. Residential-related accessory uses are identified in Table 4.B.1.D, Corresponding Accessory Use to a Principal Use.

**Table 4.B.1.A – Residential Use Matrix**

| Standard Zoning Districts | | |

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## Section 2 Commercial Uses

### A. Commercial Use Matrix

**Table 4.B.2.A – Commercial Use Matrix**

| Use Type | Supplementary Use Standards # | Standard Zoning Districts: AG/CON | | | Residential | | | | | Commercial | | | | | | | | | | | | | | CMR | IND | | INST | | Planned Development Districts (PDDs): PUD Pods | | | | | MUPD FLU | | | | | | | | | PIPD Pods | | | MHPD | RVPD | Traditional Development Districts (TDDs): TND Tier | | | | | | TMD | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | PC | AGR | AP | AR RSA | AR USA | RE | RT | RS | RM | CN | CLO | CC | CHO | CG | CRE | URAO UC1 | URAO UC2 | URAO UC3 | URAO UI1 | URAO UI2 | IRO FLU CL | IRO FLU CLO | IRO FLU CH | IRO FLU CHO | IL | IL | IG | PO | IPF | RES | COM | REC | CIV | AGR/P | CL | CH | CLO | CHO | CR | IND | EDC | CMR | INST | IND/L | COM | IND/G | PD | PD | U/S RES | U/S NC | U/S OSREC | Exurban/Rural RES | Exurban/Rural NC | Exurban/Rural OSREC | US | EXURAL | AGR DEV | AGR PRES |
| **Commercial Uses (3)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adult Entertainment | 1 | - | - | - | - | - | - | - | - | - | - | - | - | D | - | D | D | - | D | - | - | - | - | - | : | D | D | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | : | - | D | D | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Auction, Indoor | 2 | - | P | - | - | - | - | - | - | - | - | D | - | P | P | D (4) | D (4) | D (4) | D (4) | D (4) | - | - | P | - | : | P | P | - | - | - | P | - | - | P | P | - | - | - | P | - | - | - | : | - | P | P | P | - | - | - | - | - | - | - | - | - | P | - | - | - |
| Auction, Outdoor | 2 | - | P | - | - | - | - | - | - | - | - | - | - | - | A | A | - | - | - | - | - | - | - | - | : | P | P | - | - | - | P | A | P | - | - | - | A | - | - | A | A | - | : | - | P | A | P | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Bed and Breakfast | 3 | - | - | - | D | D | D | D | D | D | - | - | - | - | - | - | D | D | D | D | D | - | - | - | - | : | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | : | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Car Wash | 4 | - | - | - | - | - | - | - | - | - | A | - | A | - | D | - | D | D | D | D | D | A | - | D | - | : | D | - | - | - | - | D | - | - | - | A | D | - | - | - | P | - | : | - | P | P | P | - | - | - | D | - | - | D | - | - | D | D | D | - |
| Catering Service | 5 | - | - | - | - | - | - | - | - | - | P | - | P | - | P | P | D | D | D | D | D | D | - | D | - | : | P | P | - | - | - | P | - | - | - | P | P | - | - | - | P | P | : | - | D | P | D | - | - | - | P | - | - | - | P | - | P | - | P | - |
| Cocktail Lounge | 6 | - | - | - | - | - | - | - | - | - | A | - | A | - | A | A | D | D | A | D | A | A | - | A | - | : | - | - | - | - | - | A | - | - | - | A | A | - | - | - | A | - | : | - | - | A | - | - | - | - | - | - | - | - | - | - | A | A | A | - |
| Commercial Communication Tower – See Approval Process in Table 4.B.9.A. | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | : | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | : | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Convenience Store | 7 | - | - | - | - | - | - | - | - | - | A | - | B | - | P | - | D | D | D | D | D | D | - | D | - | : | - | - | - | - | - | P | - | - | - | P | P | - | - | - | - | - | : | - | - | P | - | P | P | - | P | - | - | P | - | - | P | D | D | - |
| Dispatching Service | 8 | - | - | - | - | - | - | - | - | - | - | - | - | - | A | - | D | D | D | D | D | - | - | D | - | D | P | P | - | - | - | - | - | - | - | - | A | - | - | - | P | - | D | - | P | A | P | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Dog Day Care | 9 | - | - | - | - | - | - | - | - | - | - | - | D | - | D | - | D | D | D | D | D | D | D | D | D | : | P | - | - | - | - | D | - | - | - | - | D | - | - | - | P | - | : | - | P | D | - | - | - | - | D | - | - | D | - | - | D | D | D | - |
| Financial Institution | 10 | - | - | - | - | - | - | - | - | - | P | P | A | P | P | - | D | D | D | D | D | D | D | D | D | : | - | - | - | - | - | A | - | - | - | A | P | A | P | - | - | - | : | - | - | P | - | - | - | - | P | - | - | P | - | - | P | P | P | - |
| Financial Institution with Drive-Through Facilities | 11 | - | - | - | - | - | - | - | - | - | - | - | A | D | D | - | D | D | D | D | D | A | A | D | D | : | - | - | - | - | - | A | - | - | - | A | D | A | D | - | - | - | : | - | - | D | - | - | - | - | A | - | - | A | - | - | D | A | A | - |
| Financial Institution – Freestanding ATM | 12 | - | - | - | - | - | - | - | - | - | - | - | D | D | D | - | D | D | D | D | D | D | D | D | D | : | - | - | - | - | - | D | - | - | - | D | D | D | D | - | - | - | : | - | - | D | - | - | - | - | D | - | - | D | - | - | D | D | D | - |
| Flea Market, Indoor | 13 | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | D | D | D | D | D | - | - | D | - | : | - | - | - | - | - | P | - | - | - | - | P | - | - | - | - | - | : | - | - | P | - | - | - | - | - | - | - | - | - | - | P | P | P | - |
| Flea Market, Outdoor | 14 | - | - | - | - | - | - | - | - | - | - | - | - | - | A | A | A | A | A | A | A | - | - | - | - | : | - | - | - | - | - | A | - | - | - | - | A | - | - | - | - | - | : | - | - | A | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

[Ord. 2017-007] [Ord. 2017-025] [Ord. 2018-002] [Ord. 2019-005] [Ord. 2019-034] [Ord. 2021-023]

**Use Approval Process Key:**

| | | | |
|---|---|---|---|
| P | Permitted by Right | D | Subject to DRO approval |
| | | B | Subject to Zoning Commission approval (Class B Conditional Use) |
| A | Subject to BCC approval (Class A Conditional Use) | | |
| - | Prohibited use, unless stated otherwise within Supplementary Use Standards | | |

(1) Supplementary Use Standards for each use must be reviewed regardless of the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standards column.

(2) The change in use for a previously approved non-residential structure shall be Permitted by Right, if in compliance with Art. 3.B.16.E.1, Right to Continue or Change Uses.

(3) Uses may require a higher level of approval pursuant to Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, and Table 4.A.9.B, Thresholds for Projects Requiring Board of County Commissioners Approval, unless otherwise specified within the Supplementary Standards of the specific use. **[Ord. 2021-023]**

## Table 4.B.2.A – Commercial Use Matrix

| Use Type | Supplementary Use Standards # | Standard Zoning Districts | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Planned Development Districts (PDDs) | | | | | | | | | | | | | | | | | | | | | | | | Traditional Development Districts (TDDs) | | | | | | | | | | | |
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| | | AG/CON | | | Residential | | | | | Commercial | | | | | | | | | | | | | | | CMR | IND | | | INST | | | PUD Pods | | | | | MUPD FLU | | | | | | | | | | PIPD Pods | | | MHPD | RVPD | TND Tier | | | | | | TMD | | | | | |
| | | PC | AGR | AP | AR RSA | AR USA | RE | RT | RS | RM | CN | CLO | CC | CHO | CG | CRE | URAO UC1 | URAO UC2 | URAO UC3 | URAO UI1 | URAO UI2 | IRO FLU CL | IRO FLU CLO | IRO FLU CH | IRO FLU CHO | IL | IL | IG | PO | IPF | | | RES | COM | REC | CIV | AGR/P | CL | CH | CLO | CHO | CR | IND | EDC | CMR | INST | IND/L | IND/COM | IND/G | | | U/S RES | U/S NC | U/S OSREC | Exurban/Rural RES | Exurban/Rural NC | Exurban/Rural OSREC | US | EXURAL | AGR DEV | AGR PRES |
| **Commercial Uses (3)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gas and Fuel Sales, Retail | 15 | - | - | - | - | - | - | - | - | A | - | A | - | A | - | A | A | A | A | A | A | - | A | - | - | - | - | - | - | - | - | - | A | A | - | - | - | - | - | - | - | - | - | - | - | - | A | - | - | - | - | - | A | - | - | A | - | A | A | A | - |
| Green Market | 16 | - | - | - | - | - | - | - | - | D | - | D | - | D | - | D | D | D | D | D | D | D | D | D | D | - | - | - | - | - | - | - | D | D | - | - | - | - | - | - | - | - | - | - | - | - | D | - | - | - | - | - | D | - | - | D | - | D | D | D | - |
| Hotel or Motel | 17 | - | - | - | - | - | - | - | - | - | - | A | A | P | - | D | D | D | D | D | A | - | D | - | - | - | - | - | - | - | - | - | A | A | - | - | - | - | P | - | A | A | - | - | - | - | P | - | - | - | - | - | - | - | - | - | - | - | A | A | - | - |
| Kennel, Type 2 (Commercial) | 18 | - | B | - | - | - | - | - | - | - | - | - | - | D | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | D | - | - | - | - | - | D | - | - | - | - | - | - | - | D | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Kennel, Type 3 (Commercial Enclosed) | 19 | - | - | - | - | - | - | - | - | - | - | D | - | P | - | D | D | D | D | D | P | - | P | - | - | - | - | - | - | - | - | - | P | P | - | - | - | - | - | - | - | - | - | - | - | - | P | | - | - | - | - | - | - | - | - | - | - | P | P | P | - |
| Landscape Service | 20 | - | - | - | A | - | - | - | - | - | - | B | - | B | - | - | - | - | - | - | - | - | - | - | - | D | P | P | - | - | - | - | A | - | - | - | - | - | A | - | - | - | P | D | D | - | P | P | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Laundry Service | 21 | - | - | - | - | - | - | - | - | P | - | A | - | A | - | D (4) | D (4) | D (4) | D (4) | D (4) | A | - | A | - | - | - | A | A | - | - | - | - | A | A | - | - | - | - | A | - | - | - | A | - | - | - | A | A | A | - | - | - | A | - | - | A | - | A | A | A | - |
| Marina | 22 | - | - | - | - | - | - | - | - | - | - | - | - | A | B | - | - | - | - | - | - | - | D | - | - | - | P | P | D | - | - | - | A | A | - | - | - | A | A | - | - | A | - | - | - | - | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Medical or Dental Office | 23 | - | - | - | - | - | - | - | - | A | A | P | A | P | - | D (4) | D (4) | D (4) | D (4) | D (4) | D | D | P | P | - | - | - | - | P | - | - | - | P | P | P | P | - | - | - | - | - | - | - | - | - | - | - | P | - | - | - | - | - | P | - | - | P | - | P | P | P | - |
| ~~Microbrewery~~ | ~~24~~ | - | - | - | - | - | - | - | - | - | - | - | - | A | - | A | A | - | A | - | - | - | A | - | - | - | D | D | - | - | - | - | A | A | - | - | - | - | D | D | - | - | D | A | D | - | D | A | D | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Office, Business or Professional | 25 | - | - | - | - | - | - | - | - | A | A | A | P | P | - | - | - | D (4) | - | D (4) | D | D | P | P | - | - | - | - | - | - | - | - | P | P | P | P | - | - | - | - | - | - | - | - | - | - | P | - | - | - | - | - | P | - | - | P | - | P | P | P | - |
| Parking, Commercial | 26 | - | - | - | - | - | - | - | - | - | - | - | A | D | A | A | A | A | A | A | - | - | A | - | - | - | - | - | P | - | - | - | - | - | - | - | - | - | D | - | A | A | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | - | - | - |
| Pawnshop | 27 | - | - | - | - | - | - | - | - | - | - | - | - | A | - | A | A | A | A | A | A | - | D | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Personal Services | 28 | - | - | - | - | - | - | - | - | A | - | P | - | P | P | D (4) | D (4) | D (4) | D (4) | D (4) | D | - | D | - | - | - | - | - | - | - | - | - | P | P | - | - | - | - | P | - | - | - | - | - | - | - | - | P | - | P | - | - | P | - | - | P | - | P | P | P | - |
| Repair and Maintenance, Heavy | 29 | - | - | - | - | - | - | - | - | - | - | - | - | A | - | D | A | - | A | - | - | - | A | - | - | - | P | P | P | - | - | - | - | - | - | - | - | - | A | - | - | - | P | - | - | - | P | A | P | - | - | - | - | - | - | - | - | A | A | A | - |

[Ord. 2017-007] [Ord. 2017-025] [Ord. 2018-002] [Ord. 2021-023] [Ord. 2021-039]

**Use Approval Process Key:**

| | | |
|---|---|---|
| **P** Permitted by Right | **D** Subject to DRO approval | **A** Subject to BCC approval (Class A Conditional Use) |
| | **B** Subject to Zoning Commission approval (Class B Conditional Use) | **-** Prohibited use, unless stated otherwise within Supplementary Use Standards |

(1) Supplementary Use Standards for each use must be reviewed regardless of the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standards column.

(2) The change in use for a previously approved non-residential structure shall be Permitted by Right, if in compliance with Art. 3.B.16.E.1, Right to Continue or Change Uses.

(3) Uses may require a higher level of approval pursuant to Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, and Table 4.A.9.B, Thresholds for Projects Requiring Board of County Commissioners Approval, unless otherwise specified within the Supplementary Standards of the specific use. **[Ord. 2021-023]**

1

**Table 4.B.2.A – Commercial Use Matrix**

| Use Type | Supplementary Use Standards # | Standard Zoning Districts: AG/CON | | | Residential | | | | | Commercial | | | | | | | | | | | | | | CMR | IND | | INST | | Planned Development Districts (PDDs): PUD Pods | | | | | MUPD FLU | | | | | | | | PIPD Pods | | | MHPD | RVPD | Traditional Development Districts (TDDs): TND Tier | | | | | | TMD | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | PC | AGR | AP | AR RSA | AR USA | RE | RT | RS | RM | CN | CLO | CC | CHO | CG | CRE | URAO UC1 | URAO UC2 | URAO UC3 | URAO UI1 | URAO UI2 | IRO FLU CL | IRO FLU CLO | IRO FLU CH | IRO FLU CHO | IL | IL | IG | PO | IPF | RES | COM | REC | CIV | AGR/P | CL | CH | CLO | CHO | CHR | IND | EDC | CMR | INST | IND/L | IND/COM | IND/G | MPD | RVPD | U/S RES | U/S NC | U/S OSREC | Exurban/Rural RES | Exurban/Rural NC | Exurban/Rural OSREC | US | EXRURAL | AGR DEV | AGR PRES |
| **Commercial Uses (3)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Repair and Maintenance, Light | 30 | - | - | - | - | - | - | - | - | A | - | A | - | D | - | D | D | A | D | A | A | - | D | - | - | P | P | - | - | - | A | - | - | - | D | P | - | - | - | P | - | - | - | D | P | D | - | - | - | - | - | - | - | - | - | D | D | D | - |
| Repair Services, Limited | 31 | - | - | - | - | - | - | - | - | P | - | P | - | P | - | D (4) | D (4) | D (4) | D (4) | D (4) | D | - | D | - | - | P | - | P | - | - | P | - | - | - | P | P | - | - | - | P | - | - | - | P | P | - | - | - | - | P | - | - | P | - | P | P | P | - |
| Restaurant, Type 1 | 32 | - | - | - | - | - | - | - | - | - | - | A | - | A | A | D | D | D | D | D | A | - | A | - | - | - | - | - | - | - | A | - | - | - | A | A | - | A | - | - | - | - | - | - | A | - | - | - | - | - | - | - | - | - | - | A | A | A | - |
| Restaurant, Type 2 | 33 | - | - | - | - | - | - | - | - | A | - | D | - | D | A | D | D | D | D | D | D | - | D | - | - | - | - | - | - | - | A | - | - | - | A | D | - | A | A | - | - | - | - | - | A | - | - | - | - | - | A | - | - | A | | D | D | D | - |
| Retail Sales | 34 | - | - | - | - | - | - | - | - | P | - | P | - | P | - | D (4) | D (4) | D (4) | D (4) | D (4) | D | - | D | - | - | - | - | - | - | - | P | - | - | - | P | P | - | - | - | - | - | - | - | - | P | - | - | - | - | P | - | - | P | - | P | P | P | - |
| Rooming and Boarding House | 35 | - | - | - | - | - | - | - | A | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Self-Service Storage, Limited Access | 36 | - | - | - | - | - | - | - | - | - | A | A | A | A | - | D | D | D | D | D | D | - | D | - | A | D | - | - | - | - | A | - | - | - | A | D | - | - | - | D | - | A | - | D | D | - | - | - | - | A | - | - | A | - | D | D | D | - |
| Self-Service Storage, Multi-Access | 36 | - | - | - | - | - | - | - | - | - | - | - | - | A | - | D | D | D | D | D | D | - | D | - | - | D | - | - | - | - | A | - | - | - | A | A | - | - | - | D | - | - | - | D | A | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Single Room Occupancy (SRO) | 37 | - | - | - | - | - | - | - | - | - | - | - | - | - | A | D | D | D | D | D | - | - | - | - | - | - | - | - | - | - | - | A | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | A | - | - |
| Theater and Performance Venue | 38 | - | - | - | - | - | - | - | - | P | - | A | - | A | A | A | A | A | A | A | A | - | A | - | - | - | - | A | - | - | A | - | - | - | - | A | - | - | A | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | A | A | - |
| Vehicle or Equipment Sales and Rental, Heavy | 39 | - | - | - | - | - | - | - | - | - | - | - | - | A | - | A | - | - | A | - | - | - | A | - | - | A | - | - | - | - | - | - | - | - | - | A | - | - | - | A | - | - | - | A | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Vehicle Sales and Rental, Light | 40 | - | - | - | - | - | - | - | - | - | - | A | - | A | - | D | D | - | D | - | A | - | D | - | - | - | - | - | - | - | A | - | - | - | - | A | - | - | - | - | - | - | - | - | A | - | - | - | - | - | - | - | - | - | - | A | A | A | - |
| Veterinary Clinic | 41 | - | A | - | A | A | - | - | - | - | P | A | P | D | P | - | D | D | D | D | D | D | - | D | - | - | P | - | - | - | P | - | - | - | P | P | A | P | - | - | - | - | - | - | P | - | - | - | - | P | - | - | P | - | P | P | P | - |
| Vocational Institution | 42 | - | - | - | - | - | - | - | - | P | - | P | P | P | - | D (4) | D (4) | D (4) | D (4) | D (4) | D | D | D | D | A | P | P | P | P | - | P | - | - | - | P | P | - | P | - | P | P | A | P | P | P | P | - | - | - | - | - | - | - | - | - | - | - | P | - |
| Work/Live Space | 43 | - | - | - | - | - | - | - | - | A | A | A | D | D | - | D | D | D | D | D | D | D | D | D | - | - | - | - | - | - | P | - | - | - | P | P | P | P | - | - | - | - | - | - | P | - | - | - | - | P | - | - | P | - | P | P | P | - |

**[Ord. 2017-007] [Ord. 2017-025] [Ord. 2018-002] [Ord. 2021-023]**

**Use Approval Process Key:**

| | | | |
|---|---|---|---|
| **P** | Permitted by Right | **D** Subject to DRO approval<br>**B** Subject to Zoning Commission approval (Class B Conditional Use) | **A** Subject to BCC approval (Class A Conditional Use)<br>**-** Prohibited use, unless stated otherwise within Supplementary Use Standards |

**(1)** Supplementary Use Standards for each use must be reviewed regardless of the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standards column.

**(2)** The change in use for a previously approved non-residential structure shall be Permitted by Right, if in compliance with Art. 3.B.16.E.1, Right to Continue or Change Uses.

**(3)** Uses may require a higher level of approval pursuant to Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, and Table 4.A.9.B, Thresholds for Projects Requiring Board of County Commissioners Approval, unless otherwise specified within the Supplementary Standards of the specific use. **[Ord. 2021-023]**

2
3 ....

## A. Recreation Use Matrix

**Table 4.B.3.A – Recreation Use Matrix**

Standard Zoning Districts

| Use Type | AG/CON PC | AG/CON AGR | AG/CON AP | Residential AR RSA | Residential AR RUSA | Residential RE | Residential RT | Residential RS | Residential RM | Commercial CN | Commercial CLO | Commercial CC | Commercial CHO | Commercial CG | Commercial CRE | Commercial URAO UC1 | Commercial URAO UC2 | Commercial URAO UC3 | Commercial URAO UI1 | Commercial URAO UI2 | Commercial IRO FLU CL | Commercial IRO FLU CLO | Commercial IRO FLU CH | Commercial IRO FLU CHO | CMR IL | IND IL | IND IG | INST PO | INST IPF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Recreation Uses (2)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Arena or Stadium or Amphitheater | - | - | - | - | - | - | - | - | - | - | - | - | - | A | A | - | - | - | - | - | - | - | - | - | - | - | - | D | A |
| Campground | D | - | - | - | - | - | - | - | - | - | - | - | - | - | D | - | - | - | - | - | - | - | - | - | - | - | - | P | D |
| Entertainment, Indoor | - | - | - | - | - | - | - | - | - | A | - | A | - | B | D | D | D | D | D | D | D | - | D | - | - | - | - | P | D |
| Entertainment, Outdoor | - | - | - | - | - | - | - | - | - | - | - | A | - | A | D | A | A | A | A | A | - | - | - | - | - | - | - | P | - |
| Fitness Center | - | - | - | - | - | - | - | - | - | P | - | A | - | P | P | D | D | D | D | D | D | - | D | - | D | -D | - | P | - |
| Golf Course | - | - | - | - | - | A | A | A | A | - | - | A | - | B | D | - | - | - | - | - | - | - | - | - | - | D | - | P | B |
| Park, Neighborhood Infill | P | - | - | P | P | P | P | P | P | P | - | P | - | P | P | D | D | D | D | D | D | D | D | D | - | P | P | P | P |
| Park, Passive | P | P | P | D | D | D | D | D | D | D | P | P | P | P | P | D | D | D | D | D | D | D | D | D | P | P | P | P | P |
| Park, Public | D | - | - | B | B | A | A | A | B | B | - | D | - | D | D | D | D | D | D | D | D | D | D | D | P | D | D | P | D |
| Shooting Range, Indoor | - | - | - | - | - | - | - | - | - | - | - | - | - | A | A | A | A | A | A | A | - | - | A | - | D | D | P | D | - |
| Shooting Range, Outdoor | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | - | - | - | - | - | - | - | - | - | - | - | - | A | - |
| Zoo | - | - | - | - | - | - | - | - | - | - | - | - | - | A | D | - | - | - | - | - | - | - | - | - | - | - | - | P | B |

Planned Development Districts (PDDs) and Traditional Development Districts (TDDs)

| Use Type | Supplementary Use Standards # | PUD Pods RES | PUD Pods COM | PUD Pods REC | PUD Pods CIV | PUD Pods AGR/P | MUPD FLU CL | MUPD FLU CH | MUPD FLU CLO | MUPD FLU CHO | MUPD FLU CR | MUPD FLU IND | MUPD FLU EDC | MUPD FLU CMR | MUPD FLU INST | PIPD Pods IND/L | PIPD Pods COM | PIPD Pods IND/G | MHPD | RVPD | TND Tier U/S RES | TND Tier U/S NC | TND Tier U/S OSREC | TND Tier Exurban/Rural RES | TND Tier Exurban/Rural NC | TND Tier Exurban/Rural OSREC | TMD US | TMD EXRURAL | TMD AGR DEV | TMD AGR PRES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Recreation Uses (2)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Arena or Stadium or Amphitheater | 1 | - | A | - | - | - | - | A | - | - | A | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Campground | 2 | - | - | - | - | - | - | - | - | - | P | - | - | - | - | - | - | - | - | P | - | - | - | - | - | - | - | - | - | - |
| Entertainment, Indoor | 3 | - | A | - | - | - | A | D | - | - | P | - | - | - | - | - | D | - | - | - | - | A | - | - | A | - | A | A | A | - |
| Entertainment, Outdoor | 4 | - | A | - | - | - | A | A | - | - | P | - | - | - | - | - | P | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Fitness Center | 5 | - | A | P | A | - | A | P | - | - | P | -D | -D | D | - | -D | D | - | - | - | - | P | - | - | P | - | P | P | P | - |
| Golf Course | 6 | - | - | A | - | - | A | A | A | A | A | A | - | - | - | P | A | P | P | R | - | - | - | - | - | - | - | - | - | - |
| Park, Neighborhood Infill | 7 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Park, Passive | 8 | 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 | P | P |
| Park, Public | 9 | - | - | P | P | - | P | P | - | - | P | P | - | P | P | - | P | - | A | A | - | - | P | - | - | P | P | P | P | P |
| Shooting Range, Indoor | 10 | - | - | - | - | - | - | A | - | - | A | A | - | D | - | P | A | P | - | - | - | - | - | - | - | - | - | - | - | - |
| Shooting Range, Outdoor | 11 | - | - | - | - | - | - | - | - | - | A | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Zoo | 12 | - | - | - | - | - | - | A | - | - | D | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

[Ord. 2017-007] [Ord. 2017-025] [Ord. 2018-002] [Ord. 2021-023]

**Use Approval Process Key:**

| | | | |
|---|---|---|---|
| P | Permitted by Right | D | Subject to DRO approval |
| | | B | Subject to Zoning Commission approval (Class B Conditional Use) |
| A | Subject to BCC approval (Class A Conditional Use) | - | Prohibited use, unless stated otherwise within Supplementary Use Standards |

(1) Supplementary Use Standards for each use must be reviewed regardless of the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standards column.

(2) Uses may require a higher level of approval pursuant to Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, and Table 4.A.9.B, Thresholds for Projects Requiring Board of County Commissioners Approval, unless otherwise specified within the Supplementary Standards of the specific use. **[Ord. 2021-023]**

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1 Section 4 Institutional, Public, and Civic Uses

2 A. Institutional, Public, and Civic Use Matrix

Table 4.B.4.A – Institutional, Public, and Civic Use Matrix

Standard Zoning Districts

| Use Type | Supplementary Use Standards # | AG/CON PC | AG/CON AGR | AG/CON AP | Residential AR RUSA | Residential AR USA | Residential RE | Residential RT | Residential RS | Residential RM | Commercial CN | Commercial CLO | Commercial CC | Commercial CHO | Commercial CG | Commercial CRE | URAO UC1 | URAO UC2 | URAO UC3 | URAO UI1 | URAO UI2 | IRO FLU CL | IRO FLU CLO | IRO FLU CH | IRO FLU CHO | CMR IL | IND IL | IND IG | INST PO | INST IPF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Institutional, Public, and Civic Uses (2)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Animal Shelter | 1 | - | - | - | - | - | - | - | - | - | - | - | A | - | A | - | A | A | A | A | A | A | - | A | - | - | A | D | A | A |
| Assembly Institutional Nonprofit | 2 | - | A | - | A | A | - | - | A | A | A | - | A | - | D | D | D | D | D | D | D | - | - | - | - | - | - | - | D | A |
| Assembly Membership Nonprofit | 3 | - | - | - | A | A | - | - | - | - | - | A | A | A | D | - | D | D | D | D | D | - | - | - | - | - | - | - | - | A |
| Cemetery | 4 | - | - | - | A | A | A | A | A | A | - | - | A | - | A | - | - | - | - | - | - | - | - | - | - | - | - | - | A | A |
| College or University | 5 | - | - | - | - | - | - | - | - | - | - | - | A | A | A | - | D | D | D | D | D | D | - | D | A | - | - | - | P | A |
| Crematory | 6 | - | - | - | - | - | - | - | - | - | - | - | A | - | A | - | A | A | A | A | A | - | - | A | - | - | A | A | A | A |
| Day Care Limited | 7 | - | D | - | A | A | A | A | A | B | B | B | D | D | D | D | D | D | D | D | D | B | B | D | D | - | - | - | D | D |
| Day Care General | 7 | - | A | - | A | A | A | A | A | A | A | A | A | A | A | A | D | D | D | D | D | A | A | A | A | - | - | - | D | A |
| Funeral Home | 8 | - | - | - | - | - | - | - | - | - | - | - | A | - | A | - | D | D | D | D | D | - | - | A | - | - | D | D | A | A |
| Government Services | 9 | - | D | A | A | A | A | A | A | A | P | P | P | P | P | P | D | D | D | D | D | D | D | D | D | P | P | P | P | D |
| Homeless Resource Center | 10 | - | - | - | - | - | - | - | - | - | - | - | - | A | A | - | A | A | A | A | A | - | - | A | A | - | A | - | A | A |

Planned Development Districts (PDDs) and Traditional Development Districts (TDDs)

| Use Type | PUD Pods RES | PUD Pods COM | PUD Pods REC | PUD Pods CIV | PUD Pods AGR/P | MUPD FLU CL | MUPD FLU CH | MUPD FLU CLO | MUPD FLU CHO | MUPD FLU CR | MUPD FLU IND | MUPD FLU EDC | MUPD FLU CMR | MUPD FLU INST | PIPD Pods IND/L | PIPD Pods COM | PIPD Pods IND/G | MHPD | RVPD | TND Tier U/S RES | TND Tier U/S NC | TND Tier U/S OSREC | TND Tier Exurban/Rural RES | TND Tier Exurban/Rural NC | TND Tier Exurban/Rural OSREC | TMD US | TMD EXRURAL | TMD AGR DEV | TMD AGR PRES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Institutional, Public, and Civic Uses (2)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Animal Shelter | - | - | - | - | - | A | A | - | - | - | - | - | - | A | - | - | - | - | - | - | - | - | - | - | - | A | A | A | - |
| Assembly Institutional Nonprofit | - | D | - | D | - | A | D | - | - | D | - | - | - | D | - | A | - | - | - | - | A | - | - | A | - | A | A | A | - |
| Assembly Membership Nonprofit | - | - | - | A | - | A | D | A | A | D | - | - | - | D | - | A | - | - | - | - | A | - | - | A | - | A | A | A | - |
| Cemetery | - | - | - | A | - | - | A | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| College or University | - | - | - | A | - | A | A | A | A | A | A | - | - | A | - | A | - | - | - | - | - | - | - | - | - | A | A | - | - |
| Crematory | - | - | - | - | - | A | A | - | - | - | A | - | - | A | - | A | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Day Care Limited | - | D | - | D | - | D | D | D | D | D | - | - | - | D | - | D | - | D | D | - | D | - | - | D | - | D | D | D | - |
| Day Care General | - | A | - | A | - | A | A | A | A | A | - | - | - | A | - | A | - | A | A | - | A | - | - | A | - | A | A | A | - |
| Funeral Home | - | P | - | - | - | A | A | - | - | - | D | - | - | A | - | P | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Government Services | - | P | - | P | - | P | P | P | P | P | P | P | P | P | P | P | P | P | P | - | P | - | - | P | - | P | P | P | P |
| Homeless Resource Center | - | - | - | - | - | - | A | - | A | - | A | - | - | A | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

[Ord. 2017-007] [Ord. 2017-025] [Ord. 2018-002] [Ord. 2021-023]

**Use Approval Process Key:**

| | | | |
|---|---|---|---|
| P | Permitted by Right | D | Subject to DRO approval |
| | | B | Subject to Zoning Commission approval (Class B Conditional Use) |
| | | A | Subject to BCC approval (Class A Conditional Use) |
| | | - | Prohibited use, unless stated otherwise within Supplementary Use Standards |

(1) Supplementary Use Standards for each use must be reviewed regardless of the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standards column.

(2) Uses may require a higher level of approval pursuant to Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, and Table 4.A.9.B, Thresholds for Projects Requiring Board of County Commissioners Approval, unless otherwise specified within the Supplementary Standards of the specific use. **[Ord. 2021-023]**

### Table 4.B.4.A – Institutional, Public, and Civic Use Matrix

Standard Zoning Districts

| Use Type | Supplementary Use Standards # | AG/CON PC | AG/CON AGR | AG/CON AP | Residential AR RSA | Residential AR USA | Residential RE | Residential RT | Residential RS | Residential RM | Commercial CN | Commercial CLO | Commercial CC | Commercial CHO | Commercial CG | Commercial CRE | URAO UC1 | URAO UC2 | URAO UC3 | URAO UI1 | URAO UI2 | IRO FLU CL | IRO FLU CLO | IRO FLU CH | IRO FLU CHO | CMR IL | IND IL | IND IG | INST PO | INST IPF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Institutional, Public, and Civic Uses (2)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hospital | 11 | - | - | - | - | - | - | - | - | - | - | - | A | A | A | - | D | D | D | D | D | D | - | D | D | - | - | - | P | A |
| Large Family Child Care Home | 7 | - | - | - | D | D | D | D | D | D | - | - | - | - | - | - | D | D | D | D | D | - | - | - | - | - | - | - | - | - |
| Place of Worship | 12 | - | D | - | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | - | D | D | D | D |
| Prison, Jail, or Correctional Facility | 13 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | A |
| School – Elementary or Secondary | 14 | - | A | - | A | A | A | A | A | A | A | A | A | A | A | - | D | D | D | D | D | D | D | D | D | - | A | - | P | A |
| Skilled Nursing or Residential Treatment Facility | 15 | - | - | - | - | - | - | - | A | A | A | - | A | - | A | - | D | D | D | D | D | D | D | D | D | - | - | - | - | D |

Planned Development Districts (PDDs) and Traditional Development Districts (TDDs)

| Use Type | PUD Pods RES | PUD Pods COM | PUD Pods REC | PUD Pods CIV | PUD Pods AGR/P | MUPD FLU CL | MUPD FLU CH | MUPD FLU CLO | MUPD FLU CHO | MUPD FLU CR | MUPD FLU IND | MUPD FLU EDC | MUPD FLU CMR | MUPD FLU INST | PIPD Pods IND/L | PIPD Pods COM | PIPD Pods IND/G | MHPD | RVPD | TND Tier U/S RES | TND Tier U/S NC | TND Tier U/S OSREC | TND Tier Exurban/Rural RES | TND Tier Exurban/Rural NC | TND Tier Exurban/Rural OSREC | TMD US | TMD EXRURAL | TMD AGR DEV | TMD AGR PRES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Institutional, Public, and Civic Uses (2)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hospital | - | A | - | - | - | A | A | - | A | - | - | - | - | A | - | A | - | - | - | - | - | - | - | - | - | A | A | - | - |
| Large Family Child Care Home | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Place of Worship | - | D | - | D | - | D | D | D | D | D | - | - | - | D | - | D | - | - | - | - | D | - | - | D | - | D | D | D | - |
| Prison, Jail, or Correctional Facility | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| School – Elementary or Secondary | - | - | - | A | - | A | A | A | A | - | - | - | - | D | - | A | - | - | - | - | - | - | - | - | - | A | A | - | - |
| Skilled Nursing or Residential Treatment Facility | - | A | - | A | - | A | A | - | - | - | - | - | - | D | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

[Ord. 2017-007] [Ord. 2017-025] [Ord. 2018-002] [Ord. 2021-022] [Ord. 2021-023]

**Use Approval Process Key:**

| | | | |
|---|---|---|---|
| P | Permitted by Right | D | Subject to DRO approval |
| | | B | Subject to Zoning Commission approval (Class B Conditional Use) |
| A | Subject to BCC approval (Class A Conditional Use) | - | Prohibited use, unless stated otherwise within Supplementary Use Standards |

(1) Supplementary Use Standards for each use must be reviewed regardless of the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standards column.

(2) Uses may require a higher level of approval pursuant to Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, and Table 4.A.9.B, Thresholds for Projects Requiring Board of County Commissioners Approval, unless otherwise specified within the Supplementary Standards of the specific use. **[Ord. 2021-023]**

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## Section 5 Industrial Uses

### A. Industrial Use Matrix

**Table 4.B.5.A – Industrial Use Matrix**

| Use Type | Supplementary Use Standards # | Standard Zoning Districts: AG/CON | | | Residential | | | | | Commercial | | | | | | | | | | | | | CMR | IND | | INST | | Planned Development Districts (PDDs): PUD Pods | | | | | MUPD FLU | | | | | | | | PIPD Pods | | | MHPD | RVPD | Traditional Development Districts (TDDs): TND Tier | | | | | | TMD | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | PC | AGR | AP | AR RSA | AR USA | RE | RT | RS | RM | CN | CLO | CC | CHO | CG | CRE | URAO UC1 | URAO UC2 | URAO UC3 | URAO UI1 | URAO UI2 | IRO FLU CL | IRO FLU CLO | IRO FLU CH | IRO FLU CHO | IL | IL | IG | PO | IPF | RES | COM | REC | CIV | AGR/P | CL | CH | CLO | CHO | CR | IND | EDC | CMR | INST | ID/L | COM | ID/G | MHPD | RVPD | U/S RES | U/S NC | U/S OSREC | Exurban/Rural RES | Exurban/Rural NC | Exurban/Rural OSREC | US | EXURAL | AGR DEV | AGR PRES |
| **Light Industrial Uses (3)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor Storage Yard | 1 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | D | D | P | - | - | - | - | - | - | - | - | - | - | - | P | D | D | - | P | - | P | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Data and Information Processing | 2 | - | - | - | - | - | - | - | - | - | A | A | P | P | - | D | D | - | D | - | - | - | D | D | D | P | P | - | - | - | - | - | - | - | A | P | A | P | - | P | P | D | - | P | P | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Manufacturing and Processing | 8 | - | - | - | - | - | - | - | - | - | - | - | - | D | - | - | - | - | - | - | - | - | D | - | D | P | P | - | - | - | - | - | - | - | - | D | - | - | - | P | A P | D | - | P | D | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Medical or Dental Laboratory | 9 | - | - | - | - | - | - | - | - | - | A | A | P | P | - | D (4) | D (4) | D (4) | D (4) | D (4) | - | - | D | D | D | P | P | - | - | - | P | - | - | - | P | P | P | P | - | P | P | D | - | P | P | P | - | - | - | - | - | - | - | - | - | P | P | P | - |
| Multi-Media Production | 10 | - | - | - | - | - | - | - | - | - | A | A | D | D | D | D | D | D | D | D | - | - | D | D | D | P | P | P | A | - | - | - | - | - | A | P | A | P | D | P | P | D | - | P | P | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Recycling Center | 11 | - | - | - | - | - | - | - | - | - | - | - | A | - | A | - | - | - | - | - | - | - | - | - | - | A | A | P | P | - | - | - | - | - | - | A | - | - | - | A | D | A | - | A | A | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Research and Development | 13 | - | - | - | - | - | - | - | - | - | - | A | D | D | D | - | D | D | A | D | A | A | A | D | D | D | P | P | - | - | - | - | - | - | A | D | A | D | - | P | P | D | - | P | A | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Warehouse | 17 | - | - | - | - | - | - | - | - | - | - | - | - | - | D | - | - | - | - | - | - | - | - | D | - | D | P | P | - | - | - | - | - | - | - | D | - | - | - | P | P | D | - | P | D | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Wholesaling | 18 | - | - | - | - | - | - | - | - | - | - | - | - | - | D | - | - | - | - | - | - | - | - | D | - | D | P | P | - | - | - | - | - | - | - | D | - | - | - | P | P | D | - | P | D | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| **Heavy Industrial Uses (3)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Distribution Facility | 3 | - | - | - | - | - | - | - | - | - | - | - | - | - | D | - | - | - | - | - | - | - | - | D | - | - | D | D | P | - | - | - | - | - | - | D | - | - | - | P | P | - | - | P | D | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Equestrian Waste Management Facility | 4 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | A | A | - | - | - | - | - | - | - | - | - | - | A | - | - | - | A | - | A | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Gas and Fuel, Wholesale | 5 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | D | D | - | - | - | - | - | - | - | - | - | - | A | - | - | - | A | - | D | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Heavy Industry | 6 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | D | - | - | - | - | - | - | - | - | - | - | - | A | - | - | - | A | - | D | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Machine or Welding Shop | 7 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | - | - | - | - | - | - | - | - | - | - | - | P | - | - | - | P | - | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Recycling Plant | 12 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | D | P | - | - | - | - | - | - | - | - | - | - | A | - | - | - | A | - | D | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Salvage and Junk Yard | 14 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | - | - | - | - | - | - | - | - | - | - | - | A | - | - | - | - | - | A | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Towing Service and Storage | 15 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | - | - | - | - | - | - | - | - | - | - | - | P | | - | - | P | - | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Truck Stop | 16 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | A | - | - | - | - | - | - | - | - | - | - | - | A | - | - | - | A | - | A | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

[Ord. 2017-007] [Ord. 2017-025] [Ord. 2018-002] [Ord. 2020-001] [Ord. 2021-023]

**Use Approval Process Key:**

| | | | |
|---|---|---|---|
| **P** | Permitted by Right | **D** Subject to DRO approval<br>**B** Subject to Zoning Commission approval (Class B Conditional Use) | **A** Subject to BCC approval (Class A Conditional Use)<br>**-** Prohibited use, unless stated otherwise within Supplementary Use Standards |

(1) Supplementary Use Standards for each use must be reviewed regardless of the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standards column.

(2) The change in use for a previously approved non-residential structure shall be Permitted by Right, if in compliance with Art. 3.B.16.E.1, Right to Continue or Change Uses.

(3) Uses may require a higher level of approval pursuant to Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, and Table 4.A.9.B, Thresholds for Projects Requiring Board of County Commissioners Approval, unless otherwise specified within the Supplementary Standards of the specific use. **[Ord. 2021-023]**

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## A. Agricultural Use Matrix

**Table 4.B.6.A – Agricultural Use Matrix**

Standard Zoning Districts

| Use Type | Supplementary Use Standards # | AG/CON PC | AG/CON AGR | AG/CON AP | Residential AR RUSA | Residential AR USA | Residential RE | Residential RT | Residential RS | Residential RM | Commercial CN | Commercial CLO | Commercial CC | Commercial CHO | Commercial CG | Commercial CRE | Commercial URAO UC1 | Commercial URAO UC2 | Commercial URAO UC3 | Commercial URAO UI1 | Commercial URAO UI2 | Commercial IRO FLU CL | Commercial IRO FLU CLO | Commercial IRO FLU CH | Commercial IRO FLU CHO | CMR IL | IND IL | IND IG | INST PO | INST IPF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Agricultural Uses (4)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agriculture, Bona Fide | 1 | - | P | P | P | A | A | A | A | A | A | A | A | A | A | A | - | - | - | - | - | - | - | - | - | P | A | A | P | A |
| Agriculture, Light Manufacturing | 2 | - | D | D | A | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | P | - | - |
| Agriculture, Packing Plant | 3 | - | D | D | A | - | - | - | - | - | - | - | - | - | A | | - | - | - | - | - | - | - | - | - | P | D | D | - | - |
| Agriculture, Renewable Fuels Production | 4 | - | - | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Agriculture, Research and Development | 5 | - | D | D | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | P | P | B |
| Agriculture, Sales and Service | 6 | - | B | - | - | - | - | - | - | - | - | - | A | - | P | | - | - | - | - | - | D | - | D | - | - | - | - | - | - |
| Agriculture, Storage | 7 | - | P | P | P | P | D | D | D | D | P | - | P | - | P | - | - | - | - | - | - | - | - | - | - | - | P | P | P | P |
| Agriculture, Transshipment | 8 | - | D | D | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | D | P | - | - |
| Aviculture, Hobby Breeder | 9 | - | P | P | P | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Community Vegetable Garden | 10 | - | P | P | P | P | P | P | P | P | P | P | P | P | P | P | D (5) | D (5) | D (5) | D (5) | D (5) | - | - | - | - | P | P | P | P | P |
| Equestrian Arena, Commercial | 11 | - | D | - | B | B | B | - | - | - | A | A | B | B | B | P | - | - | - | - | - | - | - | - | - | - | B | B | D | D |
| Farmers Market | 12 | - | D | - | D | - | - | - | - | - | P | - | P | - | P | - | D (5) | D (5) | D (5) | D (5) | D (5) | D | - | D | - | - | P | P | P | D |

Planned Development Districts (PDDs) and Traditional Development Districts (TDDs)

| Use Type | Supplementary Use Standards # | PUD Pods RES | PUD Pods COM | PUD Pods REC | PUD Pods CIV | PUD Pods AGR/P | MUPD FLU CL | MUPD FLU CH | MUPD FLU CLO | MUPD FLU CHO | MUPD FLU CR | MUPD FLU IND | MUPD FLU EDC | MUPD FLU CMR | MUPD FLU INST | PIPD Pods IND/L | PIPD Pods COM | PIPD Pods IND/G | MHPD | RVPD | TND Tier U/S RES | TND Tier U/S NC | TND Tier U/S OSREC | TND Tier Exurban/Rural RES | TND Tier Exurban/Rural NC | TND Tier Exurban/Rural OSREC | TMD Tier US | TMD Tier EXRURAL | TMD AGR DEV | TMD AGR PRES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Agricultural Uses (4)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agriculture, Bona Fide | 1 | - | - | - | - | P | - | - | - | - | - | - | - | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P |
| Agriculture, Light Manufacturing | 2 | - | - | - | - | - | - | - | - | - | - | - | - | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Agriculture, Packing Plant | 3 | - | - | - | - | A | - | - | - | - | - | - | - | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Agriculture, Renewable Fuels Production | 4 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Agriculture, Research and Development | 5 | - | - | - | - | - | P | P | P | P | P | P | P | P | P | P | - | P | - | - | - | - | - | - | - | - | - | - | - | - |
| Agriculture, Sales and Service | 6 | - | - | - | - | - | - | P | - | - | - | - | - | - | - | - | P | - | - | - | - | - | - | - | - | - | - | - | P | - |
| Agriculture, Storage | 7 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Agriculture, Transshipment | 8 | - | - | - | - | - | - | - | - | - | - | P | P | P | - | P | - | P | - | - | - | - | - | - | - | - | - | - | - | - |
| Aviculture, Hobby Breeder | 9 | - | - | - | - | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Community Vegetable Garden | 10 | -P | D | - | -P | -P | -P | -P | - | - | - | -P | -P | P | -P | - | - | - | -P | -P | -P | -P | P | -P | -P | P | -P | -P | -P | P |
| Equestrian Arena, Commercial | 11 | - | - | - | A | - | - | - | - | - | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Farmers Market | 12 | - | - | - | - | - | - | P | - | - | P | - | - | - | - | P | P | P | - | - | - | - | - | - | - | - | - | - | - | - |

[Ord. 2017-007] [Ord. 2018-002] [Ord. 2021-023]

**Use Approval Process Key:**

| | | | | | |
|---|---|---|---|---|---|
| P | Permitted by Right | D | Subject to DRO approval | A | Subject to BCC approval (Class A Conditional Use) |
| | | B | Subject to Zoning Commission approval (Class B Conditional Use) | - | Prohibited use, unless stated otherwise within Supplementary Use Standards |

(1) Policy and Procedures Manual (PPM) # Multiple Department (MD)-RI-002, Processing Building Permit and Zoning Applications for Farms, guides PZB Staff in determining the preemptive effect of State law. This PPM is available upon request at Planning, Zoning and Building Department.

(2) Supplementary Use Standards for each use must be reviewed regardless of the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standards column.

(3) The change in use for a previously approved non-residential structure shall be Permitted by Right, if in compliance with Art. 3.B.16.E.1, Right to Continue or Change Uses.

(4) Uses may require a higher level of approval pursuant to Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, and Table 4.A.9.B, Thresholds for Projects Requiring Board of County Commissioners Approval, unless otherwise specified within the Supplementary Standards of the specific use. **[Ord. 2021-023]**

### Table 4.B.6.A – Agricultural Use Matrix

**Standard Zoning Districts**

| Use Type | AG/CON PC | AG/CON AGR | AG/CON AP | Residential AR RSA | Residential AR USA | Residential RE | Residential RT | Residential RS | Residential RM | Commercial CN | Commercial CLO | Commercial CC | Commercial CHO | Commercial CG | Commercial CRE | URAO UC1 | URAO UC2 | URAO UC3 | URAO UI1 | URAO UI2 | IRO FLU CL | IRO FLU CLO | IRO FLU CH | IRO FLU CHO | CMR IL | IND IL | IND IG | INST PO | INST IPF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Agricultural Uses (4)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nursery, Retail | - | P | - | B | A | A | A | A | A | P | - | P | - | P | - | D | D | D | D | D | - | - | - | - | D | B | B | - | - |
| Nursery, Wholesale | - | P | P | D | B | B | B | B | B | B | - | P | - | P | P | - | - | - | - | - | - | - | - | - | P | P | P | P | - |
| Potting Soil Manufacturing | - | D | D | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | B | D | P | - |
| Produce Stand | - | D | D | D | D | A | A | A | A | D | D | D | D | D | D | D | D | D | D | D | - | - | - | - | - | D | D | D | D |
| Shade House | - | P | P | P | P | P | P | P | P | P | P | P | P | P | P | - | - | - | - | - | - | - | - | - | - | P | P | P | P |
| Stable, Commercial | - | D | D | D | D | A | A | A | A | B | B | D | D | D | P | - | - | - | - | - | - | - | - | - | - | D | D | D | D |
| Stable, Private | - | P | P | P | P | P | B | B | B | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Sugar Mill or Refinery | - | - | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | - | - |

**Planned Development Districts (PDDs) and Traditional Development Districts (TDDs)**

| Use Type | Supplementary Use Standards # | PUD Pods RES | PUD Pods COM | PUD Pods REC | PUD Pods CIV | PUD Pods AGR/P | MUPD FLU CL | MUPD FLU CH | MUPD FLU CLO | MUPD FLU CHO | MUPD FLU CR | MUPD FLU IND | MUPD FLU EDC | MUPD FLU CMR | MUPD FLU INST | PIPD Pods IND/L | PIPD Pods COM | PIPD Pods IND/G | MHPD | RVPD | TND Tier U/S RES | TND Tier U/S NC | TND Tier U/S OSREC | TND Tier Exurban/Rural RES | TND Tier Exurban/Rural NC | TND Tier Exurban/Rural OSREC | TMD US | TMD EXRURAL | TMD AGR DEV | TMD AGR PRES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Agricultural Uses (4)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nursery, Retail | 13 | - | P | - | - | P | - | P | - | - | - | - | - | D | - | | P | - | - | - | - | P | - | - | P | - | P | P | P | - |
| Nursery, Wholesale | 14 | - | - | - | - | P | - | - | - | - | - | - | - | P | - | P | | P | - | - | - | - | - | - | - | - | - | - | - | D |
| Potting Soil Manufacturing | 15 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Produce Stand | 16 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | - | P | - | D | D | D | D |
| Shade House | 17 | - | - | - | - | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Stable, Commercial | 18 | - | - | - | - | P | - | - | - | - | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | D |
| Stable, Private | 19 | P | - | - | - | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | - | P | - | - | - | - | - | P |
| Sugar Mill or Refinery | 20 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | - | - | - | - | - | - | - | - | - | - | - |

**[Ord. 2017-007] [Ord. 2018-002] [Ord. 2021-023]**

**Use Approval Process Key:**

| | | | |
|---|---|---|---|
| P | Permitted by Right | D | Subject to DRO approval |
| | | B | Subject to Zoning Commission approval (Class B Conditional Use) |
| A | Subject to BCC approval (Class A Conditional Use) | - | Prohibited use, unless stated otherwise within Supplementary Use Standards |

(1) Policy and Procedures Manual (PPM) # Multiple Department (MD)-RI-002, Processing Building Permit and Zoning Applications for Farms, guides PZB Staff in determining the preemptive effect of State law. This PPM is available upon request at Planning, Zoning and Building Department.

(2) Supplementary Use Standards for each use must be reviewed regardless of the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standards column.

(3) The change in use for a previously approved non-residential structure shall be Permitted by Right, if in compliance with Art. 3.B.16.E.1, Right to Continue or Change Uses.

(4) Uses may require a higher level of approval pursuant to Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, and Table 4.A.9.B, Thresholds for Projects Requiring Board of County Commissioners Approval, unless otherwise specified within the Supplementary Standards of the specific use. **[Ord. 2021-023]**

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# Section 7 Utility Uses

## A. Utility Use Matrix

**Table 4.B.7.A – Utility Use Matrix**

Standard Zoning Districts

| Use Type | AG/CON PC | AG/CON AGR | AG/CON AP | Residential AR RSA | Residential AR USA | Residential RE | Residential RT | Residential RS | Residential RM | Commercial CN | Commercial CLO | Commercial CC | Commercial CHO | Commercial CG | Commercial CRE | Commercial URAO UC1 | Commercial URAO UC2 | Commercial URAO UC3 | Commercial URAO UI1 | Commercial URAO UI2 | Commercial IRO FLU CL | Commercial IRO FLU CLO | Commercial IRO FLU CH | Commercial IRO FLU CHO | CMR IL | IND IL | IND IG | INST PO | INST IPF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Utility Uses (2)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Chipping and Mulching | - | D | B | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | B | D | D | - |
| Composting Facility | - | D | D | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | D | D | D | - |
| Electric Distribution Substation | - | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | P | D |
| Electric Power Plant | - | - | A | - | - | - | - | - | - | A | A | A | A | A | A | - | - | - | - | - | - | - | - | - | - | A | A | A | A |
| Electric Transmission Substation | - | 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 | P | A |
| Landfill or Incinerator | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - |
| Minor Utility | - | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | P | D |
| Renewable Energy Solar Facility | - | D | D | D | D | D | D | B | B | D | D | D | D | D | D | - | - | - | - | - | - | - | - | - | D | D | D | D | D |
| Renewable Energy Wind Facility | - | A | A | A | A | A | A | A | A | A | A | A | A | A | A | - | - | - | - | - | - | - | - | - | A | A | A | A | A |
| Solid Waste Transfer Station | - | - | A | A | A | - | - | - | - | - | - | - | - | A | - | - | - | - | - | - | - | - | - | - | - | A | B | P | A |
| Water or Wastewater Treatment Plant | - | - | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | - | - | - | - | - | D | D | P | A |

Planned Development Districts (PDDs) and Traditional Development Districts (TDDs)

| Use Type | Supplementary Use Standards # | PUD Pods RES | PUD Pods COM | PUD Pods REC | PUD Pods CIV | PUD Pods AGR/P | MUPD FLU CL | MUPD FLU CH | MUPD FLU CLO | MUPD FLU CHO | MUPD FLU CR | MUPD FLU IND | MUPD FLU EDC | MUPD FLU CMR | MUPD FLU INST | PIPD Pods IND/L | PIPD Pods COM | PIPD Pods IND/G | MHPD | RVPD | TND Tier U/S RES | TND Tier U/S NC | TND Tier U/S OSREC | TND Tier Exurban/Rural RES | TND Tier Exurban/Rural NC | TND Tier Exurban/Rural OSREC | TMD Tier US | TMD Tier EXRURAL | TMD AGR DEV | TMD AGR PRES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Utility Uses (2)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Chipping and Mulching | 1 | - | - | - | - | - | - | - | - | - | - | B | - | - | - | B | - | D | - | - | - | - | - | - | - | - | - | - | - | - |
| Composting Facility | 2 | - | - | - | - | - | - | - | - | - | - | P | - | - | - | P | - | P | - | - | - | - | - | | | | | - | - | - |
| Electric Distribution Substation | 3 | D | D | - | - | - | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | |
| Electric Power Plant | 4 | - | A | - | - | - | - | A | - | A | A | A | - | - | - | A | A | A | - | - | - | - | - | - | - | - | - | - | - | - |
| Electric Transmission Substation | 5 | - | A | - | - | - | - | A | - | A | A | A | A | A | - | A | A | A | - | - | - | - | - | - | - | - | - | - | - | - |
| Landfill or Incinerator | 6 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Minor Utility | 7 | D | D | - | D | - | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | - |
| Renewable Energy Solar Facility | 8 | - | D | D | D | - | D | D | D | D | D | D | D | D | D | D | D | D | B | B | - | - | - | - | - | - | - | - | - | - |
| Renewable Energy Wind Facility | 9 | - | - | - | - | - | A | A | A | A | A | A | A | A | A | A | A | A | A | A | - | - | - | - | - | - | - | - | - | - |
| Solid Waste Transfer Station | 10 | - | - | - | - | - | - | A | - | - | - | A | - | - | A | P | A | P | - | - | - | - | - | - | - | - | - | - | - | - |
| Water or Wastewater Treatment Plant | 11 | - | - | - | A | - | - | A | - | A | A | A | - | - | - | P | - | P | A | A | - | - | - | - | - | - | - | - | - | - |

[Ord. 2017-007] [Ord. 2017-025] [Ord. 2018-002] [Ord. 2021-023]

**Use Approval Process Key:**

| | | | | | |
|---|---|---|---|---|---|
| P | Permitted by Right | D | Subject to DRO approval | A | Subject to BCC approval (Class A Conditional Use) |
| | | B | Subject to Zoning Commission approval (Class B Conditional Use) | - | Prohibited use, unless stated otherwise within Supplementary Use Standards |

(1) Supplementary Use Standards for each use must be reviewed regardless of the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standards column.

(2) Uses may require a higher level of approval pursuant to Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, and Table 4.A.9.B, Thresholds for Projects Requiring Board of County Commissioners Approval, unless otherwise specified within the Supplementary Standards of the specific use. **[Ord. 2021-023]**

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1 **Section 8 Transportation Uses**

2 **A. Transportation Use Matrix**

3

**Table 4.B.8.A – Transportation Use Matrix**

Standard Zoning Districts

| Use Type | Supplementary Use Standards # | AG/CON PC | AG/CON AGR | AG/CON AP | Residential AR RSA | Residential AR USA | Residential RE | Residential RT | Residential RS | Residential RM | Commercial CN | Commercial CLO | Commercial CC | Commercial CHO | Commercial CG | Commercial CRE | URAO UC1 | URAO UC2 | URAO UC3 | URAO UI1 | URAO UI2 | IRO FLU CL | IRO FLU CLO | IRO FLU CH | IRO FLU CHO | CMR IL | IND IL | IND IG | INST PO | INST IPF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Transportation Uses (2)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Airport | 1 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | - | - | - | - | - | - | - | - | - | - | - | A | A | A |
| Heliport | 2 | - | - | - | - | - | - | - | - | - | - | - | - | - | A | A | A | A | - | A | - | - | - | A | - | - | D | D | P | D |
| Landing Strip | 3 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | - | - | - | - | - | - | - | - | - | - | - | A | A | A |
| Seaplane Facility | 4 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | - | - | - | - | - | - | - | - | - | - | - | A | A | A |
| Transportation Facility | 5 | - | - | - | - | - | - | - | - | - | - | - | - | - | A | - | A | A | A | A | A | - | - | - | - | - | - | - | A | A |

Planned Development Districts (PDDs) and Traditional Development Districts (TDDs)

| Use Type | PUD Pods RES | PUD Pods COM | PUD Pods REC | PUD Pods CIV | PUD Pods AGR/P | MUPD FLU CL | MUPD FLU CH | MUPD FLU CLO | MUPD FLU CHO | MUPD FLU CR | MUPD FLU IND | MUPD FLU EDC | MUPD FLU CMR | MUPD FLU INST | PIPD Pods IND/L | PIPD Pods COM | PIPD Pods IND/G | MHPD | RVPD | TND Tier U/S RES | TND Tier U/S NC | TND Tier U/S OSREC | TND Tier Exurban/Rural RES | TND Tier Exurban/Rural NC | TND Tier Exurban/Rural OSREC | TMD US | TMD EXRURAL | TMD AGR DEV | TMD AGR PRES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Transportation Uses (2)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Airport | - | - | - | - | - | - | - | - | - | A | A | A | - | - | A | - | A | - | - | - | - | - | - | - | - | - | - | - | - |
| Heliport | - | - | - | - | - | - | A | - | - | A | A | A | - | - | A | A | A | - | - | - | - | - | - | - | - | A | A | A | - |
| Landing Strip | - | - | - | - | - | - | - | - | - | A | A | A | - | - | A | - | A | - | - | - | - | - | - | - | - | - | - | - | - |
| Seaplane Facility | - | - | - | - | - | - | - | - | - | A | A | - | - | - | A | - | A | - | - | - | - | - | - | - | - | - | - | - | - |
| Transportation Facility | - | - | - | - | - | - | A | - | - | - | - | - | - | A | - | A | - | - | - | - | - | - | - | - | - | - | - | - | - |

[Ord. 2017-007] [Ord. 2017-025] [Ord. 2018-002] [Ord. 2021-023]

**Use Approval Process Key:**

| | | | |
|---|---|---|---|
| P | Permitted by Right | D | Subject to DRO approval |
| | | B | Subject to Zoning Commission approval (Class B Conditional Use) |
| A | Subject to BCC approval (Class A Conditional Use) | - | Prohibited use, unless stated otherwise within Supplementary Use Standards |

(1) Supplementary Use Standards for each use must be reviewed regardless of the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standards column.

(2) Uses may require a higher level of approval pursuant to Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, and Table 4.A.9.B, Thresholds for Projects Requiring Board of County Commissioners Approval, unless otherwise specified within the Supplementary Standards of the specific use. **[Ord. 2021-023]**

4

5 ....

1 **Section 9 Commercial Communication Towers**

2 **A. Commercial Communication Towers Matrix**

3

**Table 4.B.9.A – Commercial Communication Towers Matrix**

Standard Zoning Districts

| Use Type | AG/CON PC | AG/CON AGR | AG/CON AP | AR RSA | AR USA | Residential RE | Residential RT | Residential RS | Residential RM | Commercial CN | Commercial CLO | Commercial CC | Commercial CHO | Commercial CG | Commercial CRE | URAO UC1 | URAO UC2 | URAO UC3 | URAO UI1 | URAO UI2 | IRO FLU CL | IRO FLU CLO | IRO FLU CH | IRO FLU CHO | CMR IL | IND IL | IND IG | INST PO | INST IPF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Commercial Communication Towers (2)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stealth Tower ≤ 100' | P | D | P | D | D | D | D | D | D | P | P | P | P | P | P | A | A | A | A | A | A | A | A | A | P | P | P | P | P |
| Stealth Tower > 100' ≤ 125' | D | D | D | D | D | D | B | B | B | D | D | D | D | D | D | A | A | A | A | A | A | A | A | A | D | D | D | D | D |
| Stealth Tower > 125' ≤ 200' | B | B | B | B | B | B | A | A | A | B | B | B | B | B | B | A | A | A | A | A | A | A | A | A | B | B | B | A | B |
| Camouflage Tower ≤ 150' | P | P | P | P | P | P | D | D | D | P | P | P | P | P | P | A | A | A | A | A | A | A | A | A | P | P | P | P | P |
| Monopole Tower ≤ 60' | B | P | D | D | D | D | - | - | - | B | B | D | B | D | B | A | A | A | A | A | A | A | A | A | D | D | D | D | B |
| Monopole Tower > 60' ≤ 100' | B | D | D | B | B | B | - | - | - | B | B | D | B | D | B | A | A | A | A | A | A | A | A | A | D | D | D | D | B |
| Monopole Tower > 100' ≤ 150' | B | B | D | B | B | B | - | - | - | B | B | D | B | D | B | A | A | A | A | A | A | A | A | A | D | D | D | D | B |
| Monopole Tower > 150' ≤ 200' | B | B | D | B | B | B | - | - | - | B | B | D | B | D | B | A | A | A | A | A | A | A | A | A | D | D | D | D | B |
| Monopole Tower > 200' ≤ 250' | A | A | D | A | A | - | - | - | - | A | A | B | A | B | A | A | A | A | A | A | A | A | A | A | D | D | D | A | A |
| Monopole Tower > 250' | A | A | B | A | A | - | - | - | - | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | B | B | B | A | A |
| Self-Support/Lattice Tower ≤ 60' | P | P | P | D | D | B | - | - | - | - | - | - | - | P | - | A | A | A | A | A | A | A | A | A | P | P | P | P | - |
| Self-Support/Lattice Tower > 60' ≤ 100' | D | D | D | B | B | A | - | - | - | - | - | - | - | D | - | A | A | A | A | A | A | A | A | A | D | D | D | D | - |
| Self-Support/Lattice Tower > 100' ≤ 150' | D | B | D | A | A | A | - | - | - | - | - | - | - | D | - | A | A | A | A | A | A | A | A | A | D | D | D | D | - |
| Self-Support/Lattice Tower > 150' ≤ 200' | D | A | D | A | A | - | - | - | - | - | - | - | - | B | - | A | A | A | A | A | A | A | A | A | D | D | D | A | - |

Planned Development Districts (PDDs) / Traditional Development Districts (TDDs)

| Use Type | Supplementary Use Standards # | PUD Pods RES | PUD Pods COM | PUD Pods REC | PUD Pods CIV | PUD Pods AGR/P | MUPD FLU CL | MUPD FLU CH | MUPD FLU CLO | MUPD FLU CHO | MUPD FLU CR | MUPD FLU IND | MUPD FLU EDC | MUPD FLU CMR | MUPD FLU INST | PIPD Pods IND/L | PIPD Pods COM | PIPD Pods IND/G | MHPD | RVPD | TND Tier U/S RES | TND Tier U/S NC | TND Tier U/S OSREC | TND Tier Exurban/Rural RES | TND Tier Exurban/Rural NC | TND Tier Exurban/Rural OSREC | TMD US | TMD EXRURAL | AGR DEV | AGR PRES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Commercial Communication Towers (2)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stealth Tower ≤ 100' | 1 | - | A | - | A | - | P | P | - | - | - | P | P | P | P | P | P | P | - | - | - | D | - | - | D | - | - | - | - | P |
| Stealth Tower > 100' ≤ 125' | 1 | - | A | - | A | - | D | D | - | - | - | D | D | D | D | D | D | D | - | - | - | D | - | - | D | - | - | - | - | D |
| Stealth Tower > 125' ≤ 200' | 1 | - | A | - | A | - | B | B | - | - | - | B | B | B | B | B | B | B | - | - | - | B | - | - | B | - | - | - | - | B |
| Camouflage Tower ≤ 150' | 2 | - | A | - | A | - | P | P | - | - | - | P | P | P | P | P | P | P | - | - | - | D | - | - | D | - | - | - | - | P |
| Monopole Tower ≤ 60' | 3 | - | D | - | D | - | B | B | - | - | - | D | D | D | B | D | D | D | - | - | - | D | - | - | D | - | - | - | - | B |
| Monopole Tower > 60' ≤ 100' | 3 | - | A | - | A | - | B | B | - | - | - | D | D | D | B | D | D | D | - | - | - | B | - | - | B | - | - | - | - | B |
| Monopole Tower > 100' ≤ 150' | 3 | - | A | - | A | - | B | B | - | - | - | D | D | D | B | D | D | D | - | - | - | B | - | - | B | - | - | - | - | B |
| Monopole Tower > 150' ≤ 200' | 3 | - | - | - | - | - | B | B | - | - | - | D | D | D | B | D | D | D | - | - | - | - | - | - | - | - | - | - | - | B |
| Monopole Tower > 200' ≤ 250' | 3 | - | - | - | - | - | A | A | - | - | - | D | D | D | A | D | D | D | - | - | - | - | - | - | - | - | - | - | - | A |
| Monopole Tower > 250' | 3 | - | - | - | - | - | A | A | - | - | - | B | B | B | A | B | B | B | - | - | - | - | - | - | - | - | - | - | - | A |
| Self-Support/Lattice Tower ≤ 60' | 4 | - | D | - | D | - | - | - | - | - | - | P | P | P | - | P | P | P | - | - | - | D | - | - | D | - | - | - | - | P |
| Self-Support/Lattice Tower > 60' ≤ 100' | 4 | - | A | - | A | - | - | - | - | - | - | D | D | D | - | D | D | D | - | - | - | B | - | - | B | - | - | - | - | D |
| Self-Support/Lattice Tower > 100' ≤ 150' | 4 | - | A | - | A | - | - | - | - | - | - | D | D | D | - | D | D | D | - | - | - | A | - | - | A | - | - | - | - | D |
| Self-Support/Lattice Tower > 150' ≤ 200' | 4 | - | - | - | - | - | - | - | - | - | - | D | D | D | - | D | D | D | - | - | - | - | - | - | - | - | - | - | - | D |

[Ord. 2017-007] [Ord. 2017-025] [Ord. 2018-002] [Ord. 2021-023]

**Use Approval Process Key:**

| | | | |
|---|---|---|---|
| P | Permitted by Right | D | Subject to DRO approval |
| | | B | Subject to Zoning Commission approval (Class B Conditional Use) |
| A | Subject to BCC approval (Class A Conditional Use) | - | Prohibited use, unless stated otherwise within Supplementary Use Standards |

(1) Supplementary Use Standards for each use must be reviewed regardless of the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standards column.

(2) Uses may require a higher level of approval pursuant to Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, and Table 4.A.9.B, Thresholds for Projects Requiring Board of County Commissioners Approval, unless otherwise specified within the Supplementary Standards of the specific use. **[Ord. 2021-023]**

4

## Table 4.B.9.A – Commercial Communication Towers Matrix

**Standard Zoning Districts**

| Use Type | AG/CON PC | AG/CON AGR | AG/CON AP | Residential AR RSA | Residential AR RUSA | Residential RE | Residential RT | Residential RS | Residential RM | Commercial CN | Commercial CLO | Commercial CC | Commercial CHO | Commercial CG | Commercial CRE | Commercial URAO UC1 | Commercial URAO UC2 | Commercial URAO UC3 | Commercial URAO UI1 | Commercial URAO UI2 | Commercial IRO FLU CL | Commercial IRO FLU CLO | Commercial IRO FLU CH | Commercial IRO FLU CHO | CMR IL | IND IL | IND IG | INST PO | INST IPF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Commercial Communication Towers (2)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Self-Support/Lattice Tower > 200' ≤ 250' | B | A | B | A | A | - | - | - | - | - | - | - | - | B | - | A | A | A | A | A | A | A | A | A | B | B | B | A | - |
| Self-Support/Lattice Tower > 250' | A | A | B | A | A | - | - | - | - | - | - | - | - | A | - | A | A | A | A | A | A | A | A | A | B | B | B | A | - |
| Guyed Tower ≤ 60' | P | P | P | D | D | B | - | - | - | - | - | - | - | P | - | A | A | A | A | A | A | A | A | A | P | P | P | P | P |
| Guyed Tower > 60' ≤ 100' | D | D | D | B | B | A | - | - | - | - | - | - | - | D | - | A | A | A | A | A | A | A | A | A | D | D | D | D | D |
| Guyed Tower > 100' ≤ 150' | D | B | D | A | A | - | - | - | - | - | - | - | - | D | - | A | A | A | A | A | A | A | A | A | D | D | D | D | D |
| Guyed Tower > 150' ≤ 200' | B | A | D | A | A | - | - | - | - | - | - | - | - | B | - | A | A | A | A | A | A | A | A | A | D | D | D | A | B |
| Guyed Tower > 200' ≤ 250' | B | A | B | A | A | - | - | - | - | - | - | - | - | B | - | A | A | A | A | A | A | A | A | A | B | B | B | A | B |
| Guyed Tower > 250' | A | A | B | A | A | - | - | - | - | - | - | - | - | A | - | A | A | A | A | A | A | A | A | A | B | B | B | A | A |
| **Electrical Transmission Lines and Substations (2)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stealth ≤ 104' | P | D | P | D | D | D | D | D | D | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Stealth > 104' ≤ 125' | P | D | D | A | A | A | A | A | A | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D |
| Stealth > 125' < 150' | D | A | D | A | A | A | A | A | A | B | B | B | B | B | B | B | B | B | B | B | B | B | B | B | B | B | B | B | B |
| Full Array Urban ≤ 80' | B | D | D | A | - | - | - | - | - | B | B | B | B | B | B | B | B | B | B | B | B | B | B | B | D | D | D | D | B |
| Full Array Urban > 80' ≤ 125' | B | B | D | A | - | - | - | - | - | B | B | B | B | B | B | B | B | B | B | B | B | B | B | B | D | D | D | D | B |
| Full Array Urban > 125' < 150' | A | A | D | A | - | - | - | - | - | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | D | D | D | D | B |
| Full Array Rural ≤ 250' | A | A | D | A | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | A | A | A | A |
| Full Array Rural > 250' | A | A | B | A | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | A | A | A | A |

**Planned Development Districts (PDDs) and Traditional Development Districts (TDDs)**

| Use Type | Supplementary Use Standards # | PUD Pods RES | PUD Pods COM | PUD Pods REC | PUD Pods CIV | PUD Pods AGR/P | MUPD FLU CL | MUPD FLU CH | MUPD FLU CLO | MUPD FLU CHO | MUPD FLU CR | MUPD FLU IND | MUPD FLU EDC | MUPD FLU CMR | MUPD FLU INST | PIPD Pods IND/L | PIPD Pods COM | PIPD Pods IND/G | MHPD | RVPD | TND Tier U/S RES | TND Tier U/S NC | TND Tier U/S OSREC | TND Tier Exurban/Rural RES | TND Tier Exurban/Rural NC | TND Tier Exurban/Rural OSREC | TMD Tier US | TMD Tier EXRURAL | AGR DEV | AGR PRES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Commercial Communication Towers (2)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Self-Support/Lattice Tower > 200' ≤ 250' | 4 | - | - | - | - | - | - | - | - | - | - | B | B | B | - | B | B | B | - | - | - | - | - | - | - | - | - | - | - | - |
| Self-Support/Lattice Tower > 250' | 4 | - | - | - | - | - | - | - | - | - | - | A | A | A | - | A | A | A | - | - | - | - | - | - | - | - | - | - | - | - |
| Guyed Tower ≤ 60' | 5 | - | D | - | D | - | P | P | - | - | - | P | P | P | P | P | P | P | - | - | - | - | - | D | - | - | D | - | - | - |
| Guyed Tower > 60' ≤ 100' | 5 | - | A | - | A | - | D | D | - | - | - | D | D | D | D | D | D | D | - | - | - | - | - | B | - | - | B | - | - | - |
| Guyed Tower > 100' ≤ 150' | 5 | - | - | - | - | - | D | D | - | - | - | D | D | D | D | D | D | D | - | - | - | - | - | - | - | - | - | - | - | - |
| Guyed Tower > 150' ≤ 200' | 5 | - | - | - | - | - | B | B | - | - | - | D | B | B | B | D | D | D | - | - | - | - | - | - | - | - | - | - | - | - |
| Guyed Tower > 200' ≤ 250' | 5 | - | - | - | - | - | B | B | - | - | - | B | B | B | B | B | B | B | - | - | - | - | - | - | - | - | - | - | - | - |
| Guyed Tower > 250' | 5 | - | - | - | - | - | A | A | - | - | - | B | B | B | A | B | B | B | - | - | - | - | - | - | - | - | - | - | - | - |
| **Electrical Transmission Lines and Substations (2)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stealth ≤ 104' | | A | A | A | A | - | P | P | P | P | P | P | P | P | P | P | P | P | A | A | P | P | A | A | A | A | A | A | P | - |
| Stealth > 104' ≤ 125' | | A | A | A | A | - | D | D | D | D | D | D | D | D | D | D | D | D | A | A | D | D | A | A | A | A | A | A | D | - |
| Stealth > 125' < 150' | | A | A | A | A | - | B | B | B | B | B | B | D | D | B | B | B | B | A | A | B | B | A | A | A | A | A | A | B | - |
| Full Array Urban ≤ 80' | | - | A | A | A | - | B | B | B | B | B | D | D | D | B | D | D | D | - | - | B | B | - | A | - | - | A | - | B | - |
| Full Array Urban > 80' ≤ 125' | | - | A | A | A | - | B | B | B | B | B | D | D | D | B | D | D | D | - | - | B | B | - | A | - | - | A | - | B | - |
| Full Array Urban > 125' < 150' | | - | A | A | A | - | A | A | A | A | A | D | D | D | A | D | D | D | - | - | A | A | - | A | - | - | A | - | A | - |
| Full Array Rural ≤ 250' | | - | - | - | - | - | - | - | - | - | - | A | A | A | - | A | - | A | - | - | - | - | - | - | - | - | - | - | - | - |
| Full Array Rural > 250' | | - | - | - | - | - | - | - | - | - | - | A | A | A | - | A | - | A | - | - | - | - | - | - | - | - | - | - | - | - |

[Ord. 2017-007] [Ord. 2017-025] [Ord. 2018-002] [Ord. 2021-023]

**Use Approval Process Key:**

| | | | |
|---|---|---|---|
| P | Permitted by Right | D | Subject to DRO approval |
| | | B | Subject to Zoning Commission approval (Class B Conditional Use) |
| | | A | Subject to BCC approval (Class A Conditional Use) |
| | | - | Prohibited use, unless stated otherwise within Supplementary Use Standards |

(1) Supplementary Use Standards for each use must be reviewed regardless of the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standards column.

(2) Uses may require a higher level of approval pursuant to Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, and Table 4.A.9.B, Thresholds for Projects Requiring Board of County Commissioners Approval, unless otherwise specified within the Supplementary Standards of the specific use. **[Ord. 2021-023]**

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2 ....

## Section 10 Excavation Uses

### A. Excavation Use Matrix

**Table 4.B.10.A – Excavation Use Matrix**

Standard Zoning Districts

| Use Type | Supplementary Use Standards # | AG/CON PC | AG/CON AGR | AG/CON AP | Residential AR RSA | Residential AR USA | Residential RE | Residential RT | Residential RS | Residential RM | Commercial CN | Commercial CLO | Commercial CC | Commercial CHO | Commercial CG | Commercial CRE | Commercial URAO UC1 | Commercial URAO UC2 | Commercial URAO UC3 | Commercial URAO UI1 | Commercial URAO UI2 | Commercial IRO FLU CL | Commercial IRO FLU CLO | Commercial IRO FLU CH | Commercial IRO FLU CHO | CMR IL | IND IL | IND IG | INST PO | INST IPF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Excavation Uses (2)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agricultural Excavation | 1 | - | A | A | A | A | A | A | A | A | A | A | A | A | A | A | - | - | - | - | - | - | - | - | - | - A | A | A | A | A |
| Type 1A Excavation | 2 | - | P | P | P | P | P | P | P | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P |
| Type 1B Excavation | 3 | - | D | D | D | D | D | D | D | D | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Type 2 Excavation | 4 | - | 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 |
| Type 3A Excavation | 5 | - | - | A | A | - | - | - | - | - | - | - | - | - | A | A | - | - | - | - | - | - | - | - | - | - | A | A | A | - |
| Type 3B Excavation | 5 | - | - | A | A | - | - | - | - | - | - | - | - | - | A | A | - | - | - | - | - | - | - | - | - | - | A | A | A | - |

Planned Development Districts (PDDs) and Traditional Development Districts (TDDs)

| Use Type | PUD Pods RES | PUD Pods COM | PUD Pods REC | PUD Pods CIV | PUD Pods AGR/P | MUPD FLU CL | MUPD FLU CH | MUPD FLU CLO | MUPD FLU CHO | MUPD FLU CR | MUPD FLU IND | MUPD FLU EDC | MUPD FLU CMR | MUPD FLU INST | PIPD Pods IND/L | PIPD Pods COM | PIPD Pods IND/G | MHPD | RVPD | TND Tier U/S RES | TND Tier U/S NC | TND Tier U/S OSREC | TND Tier Exurban/Rural RES | TND Tier Exurban/Rural NC | TND Tier Exurban/Rural OSREC | TMD US | TMD EXRURAL | TMD AGR DEV | TMD AGR PRES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Excavation Uses (2)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agricultural Excavation | - | - | - | - | A | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Type 1A Excavation | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Type 1B Excavation | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Type 2 Excavation | 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 | |
| Type 3A Excavation | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | - | - | - | - | - | - | - | - | - | - | - | - |
| Type 3B Excavation | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | - | - | - | - | - | - | - | - | - | - | - | - |

[Ord. 2017-007] [Ord. 2017-025] [Ord. 2018-002] [Ord. 2021-023]

**Use Approval Process Key:**

| | | | |
|---|---|---|---|
| P | Permitted by Right | D | Subject to DRO approval |
| | | B | Subject to Zoning Commission approval (Class B Conditional Use) |
| A | Subject to BCC approval (Class A Conditional Use) | - | Prohibited use, unless stated otherwise within Supplementary Use Standards |

(1) Supplementary Use Standards for each use must be reviewed regardless of the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standards column.

(2) Uses may require a higher level of approval pursuant to Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, and Table 4.A.9.B, Thresholds for Projects Requiring Board of County Commissioners Approval, unless otherwise specified within the Supplementary Standards of the specific use. **[Ord. 2021-023]**

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## Section 11 Temporary Uses

### A. Temporary Use Matrix

**Table 4.B.11.A – Temporary Use Matrix**

Standard Zoning Districts

| AG/CON PC | AG/CON AGR | AG/CON AP | Residential AR RSA | Residential AR USA | Residential RE | Residential RT | Residential RS | Residential RM | Commercial CN | Commercial CLO | Commercial CC | Commercial CHO | Commercial CG | Commercial CRE | Commercial URAO UC1 | Commercial URAO UC2 | Commercial URAO UC3 | Commercial URAO UI1 | Commercial URAO UI2 | Commercial IRO FLU CL | Commercial IRO FLU CLO | Commercial IRO FLU CH | Commercial IRO FLU CHO | CMR IL | IND IL | IND IG | INST PO | INST IPF | Use Type | Supplementary Use Standards # |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | **Temporary Uses (2)** | |
| - | - | D | D | D | - | - | - | - | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | Communication Cell Sites on Wheels (COWs) | 1 |
| - | - | - | - | - | - | - | - | - | - | - | D | - | D | P | D | D | D | D | D | D | - | D | - | - | - | - | P | P | Day Camp | 2 |
| - | - | - | - | - | - | - | - | - | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | Mobile Retail Sales | 3 |
| - | - | - | D | D | D | D | D | D | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | Real Estate Sales Model and Management Office, Non-PDD | 4 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | Real Estate Sales and Management Office, PDD or TDD | 5 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | Real Estate Sales Model, PDD or TDD | 6 |
| - | - | - | - | - | - | - | - | - | D | D | D | D | D | D | D | D | D | D | D | D | - | D | - | D | D | D | D | D | Recycling Drop-Off Bin | 7 |
| - | - | D | D | D | - | - | - | - | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | D | Special Event | 8 |
| - | D | - | - | - | - | - | - | - | D | - | D | - | D | - | D | D | D | D | D | D | D | D | D | D | D | - | D | - | Temporary Green Market | 9 |
| - | D | - | - | - | - | - | - | - | D | D | D | D | D | D | D | D | D | D | D | D | - | D | - | D | D | D | D | - | Temporary Retail Sales | 10 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | D | - | - | - | - | - | - | - | - | - | - | D | D | - | - | - | Temporary Vehicle Sales | 11 |

Planned Development Districts (PDDs) / Traditional Development Districts (TDDs)

| Use Type | Supplementary Use Standards # | PUD Pods RES | PUD Pods COM | PUD Pods REC | PUD Pods CIV | PUD Pods AGR/P | MUPD FLU CL | MUPD FLU CH | MUPD FLU CLO | MUPD FLU CHO | MUPD FLU CR | MUPD FLU IND | MUPD FLU EDC | MUPD FLU CMR | MUPD FLU INST | PIPD Pods IND/L | PIPD Pods COM | PIPD Pods IND/G | MHPD | RVPD | TND Tier U/S RES | TND Tier U/S NC | TND Tier U/S OSREC | TND Tier Exurban/Rural RES | TND Tier Exurban/Rural NC | TND Tier Exurban/Rural OSREC | TMD Tier US | TMD Tier EXURAL | TMD Tier AGR DEV | TMD Tier AGR PRES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Temporary Uses (2)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Communication Cell Sites on Wheels (COWs) | 1 | - | D | D | D | - | D | D | D | D | D | D | D | D | D | D | D | D | - | - | - | - | - | - | - | - | D | D | D | - |
| Day Camp | 2 | - | D | P | P | - | - | D | - | - | P | - | - | - | P | - | D | - | - | - | - | D | - | - | D | - | D | D | D | - |
| Mobile Retail Sales | 3 | - | D | - | D | - | D | D | D | D | D | D | D | D | D | D | D | D | - | - | - | D | - | - | D | - | D | D | - | - |
| Real Estate Sales Model and Management Office, Non-PDD | 4 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Real Estate Sales and Management Office, PDD or TDD | 5 | D | D | D | D | - | D | D | - | - | - | - | - | - | - | - | D | - | - | D | D | D | - | D | - | - | D | D | D | - |
| Real Estate Sales Model, PDD or TDD | 6 | D | D | D | D | - | D | D | - | - | - | - | - | - | - | - | D | - | - | D | D | D | - | D | - | - | D | D | D | - |
| Recycling Drop-Off Bin | 7 | - | D | D | D | - | D | D | D | D | D | D | D | D | D | D | D | D | - | - | - | D | - | - | D | - | D | D | D | - |
| Special Event | 8 | - | D | D | D | - | D | D | D | D | D | D | D | D | D | D | D | D | - | - | - | D | - | - | D | - | D | D | D | - |
| Temporary Green Market | 9 | - | D | - | D | - | D | D | D | D | D | D | -D | D | - | D | D | - | - | - | - | D | - | - | D | - | D | D | D | - |
| Temporary Retail Sales | 10 | - | D | - | - | - | D | D | D | D | D | - | - | - | - | - | D | - | - | - | - | D | - | - | D | - | D | D | D | - |
| Temporary Vehicle Sales | 11 | - | - | - | - | - | - | D | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

[Ord. 2017-007] [Ord. 2017-025] [Ord. 2018-002] [Ord. 2021-023]

**Use Approval Process Key:**

| | | | | | |
|---|---|---|---|---|---|
| P | Permitted by Right | D | Subject to DRO approval | A | Subject to BCC approval (Class A Conditional Use) |
| | | B | Subject to Zoning Commission approval (Class B Conditional Use) | - | Prohibited use, unless stated otherwise within Supplementary Use Standards |

(1) Supplementary Use Standards for each use must be reviewed regardless of the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standards column.

(2) Uses may require a higher level of approval pursuant to Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, and Table 4.A.9.B, Thresholds for Projects Requiring Board of County Commissioners Approval, unless otherwise specified within the Supplementary Standards of the specific use. **[Ord. 2021-023]**

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# Exhibit 1-B - Commerce Future Land Use

## Article 3, Zoning Districts

**Revision Key:** Proposed revisions are shown with new text as underlined, deleted text in strike-out, and relocated text italicized.

**Part 2. ULDC Art. 3.E.3.D, Overlays and Zoning District, Planned Development Districts (PDDs), Multiple Use Planned Development (MUPDs), Property Development Regulations (pages 167-168, Supplement 30), is hereby amended as follows:**

**CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)**

**Section 3 Multiple Use Planned Development (MUPD)**

**….**

**D. Property Development Regulations**

The minimum lot dimensions, maximum FAR, maximum building coverage, and minimum setbacks in the MUPD district are indicated in Table 3.E.3.D, MUPD Property Development Regulations, unless otherwise stated.

**Table 3.E.3.D – MUPD Property Development Regulations**

| FLU Designations | Min. Lot Dimensions | | | Max. FAR (2) | Max. Building Coverage | Min. Setbacks (1) | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Size (4) | Width and Frontage | Depth | | | Front | Side | Side Street | Rear |
| CL | 3 ac. | 200' | 200' | - | 25% | 25' | C – 15'<br>R – 30' | 25' | C – 20'<br>R – 30' |
| CH | 5 ac. | 300' | 300' | - | 40% (3) | 30' | C – 15'<br>R – 30' | 30' | C – 20'<br>R – 30' |
| CL-O | 3 ac. | 200' | 250' | - | 25% | 25' | C – 15'<br>R – 30' | 25' | C – 20'<br>R – 30' |
| CH-O | 5 ac. | 200' | 200' | - | 40% (3) | 30' | C – 15'<br>R – 30' | 30' | C – 20'<br>R – 30' |
| CMR | 3 ac. | 200' | 200' | - | 45% | 30' | C – 15'<br>R – 40' | 30' | C – 20'<br>R – 40' |
| IND | 5 ac. | 300' | 300' | - | 45% | 30' | C – 15'<br>R – 40' | 30' | C – 20'<br>R – 40' |
| EDC | 5 ac. | 300' | 300' | - | 45% | 30' | C – 15'<br>R – 40' | 30' | C – 20'<br>R – 40' |
| CR | 5 ac. | 300' | 300' | - | 30% | 30' | C – 15'<br>R – 40' | 30' | C – 20'<br>R – 40' |
| INST | 5 ac. | 300' | 300' | - | 30% | 30' | C – 15'<br>R – 30' | 30' | C – 20'<br>R – 30' |
| **Residential Uses and Recreation** | | | | | | | | | |
| ZLL | Refer to Art. 3.D.2.B, Zero Lot Line (ZLL). | | | | | | | | |
| TH | Refer to Art. 3.D.2.A, Townhouse. | | | | | | | | |
| MF | Apply the RM Zoning District regulations in Table 3.D.1.A, Property Development Regulations. | | | | | | | | |
| Recreation Pod | Apply PUD Recreation Pod regulations. | | | | | | | | |
| Neighborhood Park | Apply PUD neighborhood park regulations. | | | | | | | | |

**[Ord. 2007-001] [Ord. 2014-025] [Ord. 2015-031] [Ord. 2019-005] [Ord. 2021-023]**

**Notes:**

| | |
|---|---|
| C | Indicates the building setback if the lot abuts a parcel with a non-residential zoning district or FLU designation, that does not support a residential use. **[Ord. 2015-031]** |
| R | Indicates the setback from an adjacent parcel with residential zoning. **[Ord. 2015-031]** |
| 1. | Setbacks are measured in linear feet from the boundary of the MUPD. |
| 2. | The maximum FAR shall be in accordance with FLUE Table 2.2-e.1 of the Plan, and other related provisions, unless otherwise noted, and shall include all residential and non-residential buildings. **[Ord. 2019-005] [Ord. 2021-023]** |
| 3. | The maximum building coverage for CH and CH-O FLU designations may be increased to 60 percent for developments with both residential and non-residential uses. **[Ord. 2021-023]** |
| 4. | An MUPD with split or multiple FLU designations shall apply the minimum acreage of the more restrictive FLU designation. **[Ord. 2021-023]** |

# Exhibit 1-C - Commerce Future Land Use

## Article 4 - Development Thresholds

**Revision Key:** Proposed revisions are shown with new text as underlined, deleted text in strike-out, and relocated text italicized.

**Part 3. ULDC Table. 4.A.9.B, Use Regulations, User Guide and General Provisions, Development Thresholds, Thresholds for Projects Requiring Board of County Commission Approval (page 11, Supplement 30), is hereby amended as follows:**

**CHAPTER A USER GUIDE AND GENERAL PROVISIONS**

**Section 9 Development Thresholds**

**B. Public Hearing Approval**

Any amendment to an existing development, or new construction of residential, commercial, or industrial projects that meets or exceeds either the maximum square footage or units, or maximum acreage of Table 4.A.9.B, Thresholds for Projects Requiring Board of County Commission Approval, shall be reviewed and approved as a PDD or TDD in accordance with Art. 2.B.7.B, Conditional Uses and Official Zoning Map Amendment (Rezoning) to a PDD or TDD. Projects that meet or exceed the thresholds of this Table that do not meet the access and dimension requirements of a PDD or TDD; are not allowed to be a PDD or TDD by the Plan; or for non-residential projects, consist of only one use, shall be approved as a Class A Conditional Use.

**....**

**Table 4.A.9.B – Thresholds for Projects Requiring Board of County Commission Approval (1)**

| **FLU Designation ~~(3)~~** | **Threshold ~~Number of Square Footage or Units (4)~~** | **~~Acreage~~** |
|---|---|---|
| **Residential (Excluding RR FLU)** | 200 du (including density bonus), or 50 acres | ~~50 ac.~~ |
| **AGR (with Residential ~~Only~~) ~~(2)~~** | - 250 acres | ~~250 ac.~~ |
| **CLO, CL** | 30,000 sq. ft. | - |
| **CHO, CH, CR, MLU, INST** | 50,000 sq. ft. | - |
| **~~CL~~** | ~~30,000 sq. ft.~~ | - |
| **~~CH~~** | ~~50,000 sq. ft.~~ | - |
| **IND, CMR, EDC** | 100,000 sq. ft. | - |
| **~~INST~~** | ~~50,000 sq. ft.~~ | - |
| **~~CR~~** | ~~100,000 sq. ft.~~ | - |
| **~~MLU~~** | ~~50,000 sq. ft.~~ | - |
| **~~EDC~~** | ~~100,000 sq. ft.~~ | - |

| **Notes:** | |
|---|---|
| **1.** | Land area devoted to retention pursuant to the requirements of the C-51 drainage basin, or land area devoted to vegetation preservation pursuant to Art. 14.C, Vegetation Preservation and Protection, excluding AGR or Sector Plan Preserve Areas, shall not be counted toward the maximum acreage threshold. |
| **~~2.~~** | ~~PDDs or TDDs in the AGR Tier are limited to the 80/20 PUD, 60/40 PUD, or AGR-TMD (FLUE Policy 1.5.1-a).~~ |
| **~~3.~~** | ~~There are no thresholds for the UC or UI FLU designations.~~ |
| **~~4.~~** | ~~Dwelling units shall include any density awarded as part of a density bonus program.~~ |

**....**

# Exhibit 1-D - Commerce Future Land Use

## Article 4 – Supplementary Standards

**Revision Key:** Proposed revisions are shown with new text as underlined, deleted text in strike-out, and relocated text italicized.

**Part 4. ULDC Art. 4.B, Use Regulations, Use Classification, (pages 38, 40, 44.1, 45, 46, 48, 51, 52, 56, 58, 60, and 65 Supplement 31), is hereby amended as follows:**

**CHAPTER B USE CLASSIFICATION**

**….**

**Section 2 Commercial Uses**

**….**

**C. Definitions and Supplementary Use Standards for Specific Uses**

**….**

**16. Gas and Fuel Sales, Retail**

**….**

**f. Accessory Use**

Retail Gas and Fuel Sales may be allowed as an accessory use to Wholesale Gas and Fuel in industrial districts with IND or EDC FLU designation, subject to Class A Conditional Use approval, and the following:

1) Gas and fuel sold retail shall be limited to motor fuels sold wholesale;
2) Maximum of four fueling positions;
3) Maximum of one wall or freestanding sign, where permitted, not to exceed six feet in height, or 25 square feet of sign face area.
4) Wholesale Gas and Fuel Sales may include regional corporate headquarters or maintenance facility for a State-regulated public utility that sells natural gas or other similar fuels.

**….**

**22. Laundry Service**

**….**

**c. Approval Process**

1) In all commercial zoning districts including Commercial Pod of PIPD and PUD, where the use is allowed, the use may be:
   a) Permitted by Right if less than 3,000 square feet of GFA.
   b) Allowed subject to DRO approval if less than 5,000 square feet of GFA.
2) **Industrial Districts, Except CMR FLU designation and Commercial Pod of a PIPD** May be allowed subject to DRO approval if less than 15,000 square feet of GFA.

**….**

**e. Zoning Districts – Industrial Except CMR FLU designation and Commercial Pod of a PIPD**

1) The use shall be limited to facilities serving the hospitality industry and commercial cleaner centers; and
2) Shall not include customer drop-off or pick-up on site, or utilize customer-operated machinery.

**….**

**30. Repair and Maintenance, Heavy**

**….**

**e. Nuisances**

**1) Enclosed Repair Activities**

All repair and maintenance activities shall be conducted within an enclosed structure, except in the IL and IG districts with IND FLU designation, and PDDs with an IND FLU designation, where in compliance with Art. 5.B.1.A.3, Outdoor Storage and Activities.

**….**

**f. Outdoor Parking or Storage**

1) The outdoor storage of disassembled vehicles, equipment, or parts shall be prohibited, except in the IL and IG districts with IND FLU designation, and PDDs with an IND FLU designation.

**….**

**40. Vehicle or Equipment Sales and Rental, Heavy**

**….**

**c. Approval Process**

**….**

**2) IL District with IND FLU Designation, MUPD with IND FLU Designation, and Light Industrial Pod of a PIPD – Rental Equipment**

The rental of construction equipment, moving trucks or trailers, farm equipment, and farm implement and machinery sales and rental uses may be allowed subject to DRO approval.

**….**

**e. Lot Size**

**….**

**2) IL District with IND FLU Designation**

A minimum of one acre.

**….**

**41. Vehicle Sales and Rental, Light**

**….**

**e. Zoning Districts**

**….**

**4) IL District with IND FLU Designation – Automobile Rental**

An Automobile Rental may be allowed in the IL Zoning District where the front or side street property line is adjacent to a Major Street, subject to a Class A Conditional Use approval. **[Ord. 2021-006]**

**….**

**43. Vocational Institution**

**a. Definition**

An establishment, that is not an Elementary or Secondary School, offering regularly scheduled instruction and training in industrial, mechanical, construction, technical, commercial, clerical, managerial, or artistic skills.

**b. Typical Uses**

A Vocational Institution may include but is not limited to business, real estate, building, and construction trades; machinery operation and repair; electronics, computer programming, and technology; automotive or aircraft mechanics and technology; beauty or art school; or, instruction leading to a high school diploma.

**c. Zoning District – CN and CC**

Shall be limited to 3,000 square feet of GFA.

**d. Industrial FLU Designation ~~– Industrial~~**

A Vocational Institution that requires the use of heavy machinery, mechanical, construction, or industrial equipment such as auto repair, masonry, automotive operation or repair, metal fabrication, welding, mechanical, or electrical repair shall be limited to sites with the IND ~~industrial~~ FLU designation excluding Commercial Pod of a PIPD.

**e. Nuisances**

The use shall be conducted within an enclosed building in a non-industrial zoning district where the use is allowed unless separated 250 feet from a parcel of land with a residential FLU designation or use.

**….**

## CHAPTER B USE CLASSIFICATION

**….**

### Section 2 Recreation Uses

**….**

**C. Definitions and Supplementary Use Standards for Specific Uses**

**….**

**3. Entertainment, Indoor**

**….**

**b. Typical Uses**

Indoor Entertainment may include, but not be limited to: bowling alleys, bingo parlors, pool halls, billiard parlors, banquet and reception facilities, and video game arcades.

**c. Approval Process – CC, CG, MUPD with CL or CH FLU designation, and PIPD Zoning Districts**

An Indoor Entertainment use encompassing less than 3,000 square feet of floor area may be Permitted by Right. **[Ord. 2021-023]**

**….**

**5. Fitness Center**

**a. Definition**

An establishment containing multi-use facilities for conducting individual and/or group recreational sport activities.

**b. Typical Activities**

Typical sport activities may include but is not limited to aerobic exercises, weight lifting, running, swimming, racquetball, pickle-ball, gymnastics, ~~handball, squash,~~ dance studios, and martial arts studios.

**c. Approval Process**

**1) CC Zoning District and MUPD with CL FLU Designation**

a) A Fitness Center that has less than 8,000 square feet of GFA shall be Permitted by Right.

b) A Fitness Center with more than 8,000 square feet but less than 15,000 square feet shall be subject to DRO approval.

**2) Commercial Pod of PUD**

A Fitness Center less than 10,000 square feet may be Permitted by Right. **[Ord. 2018-018]**

**d. Zoning District – CN Zoning District**

The use shall be limited to 3,000 square feet of GFA when located in CN Zoning District and shall not include outdoor activities.

**e. IND, EDC, and CMR FLU ~~Existing Approvals – IL Zoning District and Light Industrial Pod of PIPD~~**

No more than 20% of the square footage of the development may be utilized as Fitness Center.

~~*A Fitness Center* legally established in the IL Zoning District or Light Industrial Pod of a PIPD prior to March 2, 2017 shall be considered legal conforming.~~

**….**

**CHAPTER B USE CLASSIFICATION**

**….**

**Section 5 Industrial Uses**

**A. Industrial Use Matrix**

**….**

**C. Definitions and Supplementary Use Standards for Specific Uses**

**….**

**6. Heavy Industry**

**a. Definition**

An establishment engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes utilizing flammable, hazardous, or explosive materials, or processes which potentially involve hazardous or commonly recognized offensive conditions.

**b. Typical Uses**

Typical uses include asphalt or concrete plant; manufacturing and warehousing of chemicals, dry ice, fertilizers, fireworks and explosives, pulp and paper products, and radioactive materials; fat rendering plants; slaughterhouses and tanneries; and, steel works.

**c. FLU Designation – EDC and CMR**

Heavy Industry shall be prohibited in the EDC and CMR FLU designations.

**d. Fireworks**

The retail sale of fireworks from a permanent fireworks storage facility or establishment shall be limited to an accessory use.

**8. Manufacturing and Processing**

**….**

**d. Heavy Industry Manufacturing and Processing**

A facility engaged in manufacturing and/or processing that causes or results in the dissemination of dust, smoke, fumes, odor, noise, vibration, light, or other potentially objectionable effects beyond the boundaries of the lot on which the use is conducted shall be considered a "Heavy Industry" use. Heavy industrial uses can include those that engage in the processing, manufacturing, or storage of flammable, hazardous, or explosive materials or products, or processes which potentially involve hazardous or commonly recognized offensive conditions

**….**

**14. Salvage or Junk Yard**

**a. Definition**

An establishment used primarily for the collecting, storage, and sale of scrap metal or discard material; or for the collecting, dismantling, storage, and salvaging of machinery or vehicles not in running condition; or for the sale of parts thereof. Salvage may also include architectural salvage which consists of building materials and fixtures recovered prior to the demolition of buildings or structures.

**b. Approval Process**

Architectural salvage may be allowed subject to DRO approval in the following zoning districts:

1) IL or IG with an IND FLU designation;

2) MUPD with an IND FLU designation; or,
3) IND/L or IND/G Pod of a PIPD.

# Exhibit 1-E - Commerce Future Land Use

## Article 4 – Microbrewery Changes

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**Revision Key:** Proposed revisions are shown with new text as underlined, deleted text in strike-out, and relocated text italicized.

**Part 4. ULDC Art. 4.B, Use Regulations, Use Classification, (pages 38, 40, 44.1, 45, 46, 48, 51, 52, 56, 58, 60, and 65 Supplement 31), is hereby amended as follows:**

**CHAPTER B USE CLASSIFICATION**

**….**

**Section 2 Commercial Uses**

~~**25. Microbrewery**~~

~~**a. Definition**~~

~~An indoor establishment engaged in the production and packaging of alcohol for distribution, wholesale, or retail on or off premise.~~

~~**b. Approval Process**~~

~~1) A Microbrewery limited to 5,000 square feet of GFA, where allowed in commercial and mixed-use zoning districts, may be Permitted by Right; or~~

~~2) A Microbrewery located in the CG Zoning District or in a TDD or PDD with a CH FLU designation, may be Permitted by Right when in compliance with the separation distance below.~~

~~**c. Zoning Districts – Commercial and Mixed-Use Zoning Districts**~~

~~Where permitted, Microbreweries shall be subject to the following:~~

~~**1) Commercial Districts**~~

~~No more than 50 percent of the total GFA shall be used for brewery manufacturing or production, including packaging with the balance consisting of office, retail sales and taprooms, or other permitted collocated uses.~~

~~**2) Industrial Districts**~~

~~No more than 30 percent of the total GFA shall be used for accessory office, retail sales, or taprooms.~~

~~**d. Accessory Uses – Taproom**~~

~~A Microbrewery where allowed in industrial zoning districts, FLU designations, and pods, excluding the Commercial Pod of a PIPD, may include a taproom, subject to the following:~~

~~1) A taproom shall be limited to the purchasing or consumption of alcoholic beverages produced on site;~~

~~2) Guest taps, consisting of alcohol not produced on site, may be allowed in conjunction with a taproom not to exceed 30 percent of the number of taps or on-site production;~~

~~3) Food service may be permitted; and,~~

~~4) Hours of operation shall be limited from 5:00 p.m. to 10:00 p.m. weekdays and 11:00 a.m. to 10:00 p.m. weekends.~~

~~**e. Separation Distance**~~

~~1) A Microbrewery with accessory taproom shall not be located within 500 feet from a School as required by F.S. § 562.45, as periodically amended.~~

~~2) A Microbrewery in an MUPD with a CL FLU designation shall be separated a minimum of 750 feet from another Microbrewery.~~

**….**

**6. Cocktail Lounge**

**a. Definition**

A use engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises.

**b. Approval Process – CG, and TDD or PDD with CH FLU**

A Cocktail Lounge located in the CG Zoning District, or in a TDD or PDD with a CH FLU designation, may be subject to the following: **[Ord. 2017-029]**

1) Permitted by Right when located outside the separation requirements; or **[Ord. 2017-029]**

2) the BCC may allow the use within the distances established in the separation requirements, subject to Class A Conditional Use approval. **[Ord. 2017-029]**

**c. Typical Uses**

Examples of a ~~A~~ Cocktail Lounge ~~may~~ include but ~~is~~ are not limited to taverns, bars, nightclubs, pubs, and similar uses.

**d. Zoning District – CN District**

A Cocktail Lounge shall not exceed 3,000 square feet of GFA.

**e. Accessory Use**

An accessory Cocktail Lounge to an office, Hotel, or Motel shall not exceed ten percent of the GFA.

**f. Separation Requirements**

A Cocktail Lounge, which includes outdoor areas, shall not be located within 250 feet of a parcel of land with a residential FLU designation or use and shall be separated a minimum

of 750 feet from another Cocktail Lounge. The Zoning Director may ask for a signed/sealed survey certifying that another lounge does not exist within 750 feet off the subject lounge, a residential district is more than 250 feet from the subject lounge, or the subject lounge is more than 500 feet from a school as required by the State of Florida, F.S. § 562.45, as amended. Measurement shall be taken from the structure to the property line of a residential use or FLU designation. **[Ord. 2017-029]**

**g. Restaurant**

A Cocktail Lounge is distinct from a restaurant that sells alcohol when the establishment cannot qualify for a "Consumption on Premises, Special Restaurant Exemption" pursuant to the State Beverage Law.

**h. Brewery-Distillery**

A Cocktail Lounge with MUPD Zoning with CL or CH future land use may include a Manufacturing and Processing Brewery-Distillery use on up to 50% of the gross floor area (including outdoor seating) for that establishment.

....

**34. Restaurant, Type 2**

**a. Definition**

An establishment with no drive-through , equipped to sell food and beverages, served and consumed primarily on the premises, that includes three or more of the following: host or hostess assists patrons upon entry; food and beverage choices are offered from a printed menu provided by wait staff at a table; orders are taken at the table; food is served on dishes and metal utensils are provided; and, payment is made after meal consumption.

**b. Approval Process – DRO Approval**

**1) ~~CLO and CHO Districts; PDDs with a CL-O or CH-O FLU;~~ TND NCs**

A Type 2 Restaurant less than 3,000 square feet of GFA per establishment including outdoor dining areas, may be approved by the DRO, provided the total of all Type 2 Restaurants do not exceed 30 percent of the GFA of the development.

**2) CHO District; and PDDs with a CH-O FLU**

If contained in an office, or Hotel or Motel structure that does not exceed 30 percent of the GFA of the structure, or 5,000 square feet, whichever is less, may be approved by the DRO.

**3) CRE District; PDDs with a CL or CR FLU; PUD Commercial Pods and PIPD Commercial Pod**

A Type 2 Restaurant less than 5,000 square feet of GFA per establishment, including outdoor dining areas, may be approved by the DRO.

**c. Brewery-Distillery**

A Restaurant may include a Manufacturing and Processing Brewery-Distillery use on up to 50% of the gross floor area, including outdoor seating, for that establishment.

**~~Zoning Districts – TND and TMD~~**

~~Take-out windows designed for vehicular use are prohibited unless located in the rear of a building, with access from an alley or the interior of a parking area, and covered by a canopy or the second story of a building.~~

**d. Accessory Alcohol Sales**

A Type 2 Restaurant may include the on-premises accessory sale, service, and consumption of alcoholic beverages ~~as an accessory use~~.

**e. Accessory Take-Out Service**

Accessory Take-out service shall ~~may~~ be allowed ~~as an accessory use~~ provided there are no vehicle take-out windows that include exterior menu boards, queuing lanes, or order services.

....

**Section 5 Industrial Uses**

**A. Industrial Use Matrix**

**….**

**C. Definitions and Supplementary Use Standards for Specific Uses**

**….**

**8. Manufacturing and Processing**

**a. Definition**

An establishment engaged in the manufacture of products, ~~predominantly from previously prepared materials, of finished products or parts,~~ including processing, fabrication, assembly, treatment, and packaging of such products. This use also includes incidental storage, sales, and distribution of such products, but excludes heavy industrial processing.

**b. Typical Uses**

Typical uses include factories, large-scale production, ~~wholesale distribution,~~ publishing, and food and beverage manufacture and processing.

**c. Zoning Districts with a CH FLU Designation**

A facility located in these zoning districts: CG, IRO, MUPD, or Commercial Pod of a PIPD shall comply with the following additional requirements: **[Ord. 2020-001] [Ord. 2021-023]**

1) Outdoor Storage ~~and activities~~ shall be prohibited. **[Ord. 2020-001]**

**d. Brewery-Distillery**

A Brewery-Distillery is a Manufacturing and Processing use primarily engaged in the manufacturing, purifying, bottling, and distribution of alcoholic beverage products.

1) No drive-up, drive-through, or drive-in facilities shall be allowed.

2) No food or beverage service is allowed on premises on sites with an IND, EDC, or CMR FLU designation unless approved with a Taproom.

**3) Taproom.** A Brewery-Distillery allows a Taproom (also called Tasting Room) for consumption of beverages by the public on the premises, including indoor and outdoor seating areas and event hosting, subject to the following:

**(1) Approval Process.** A Brewery-Distillery Manufacturing and Processing use with MUPD or PIPD zoning may include a Taproom on up to 30% of the gross floor area, including square footage for outdoor dining, for that establishment by Class A Conditional Use Approval.

**(2) Location.** The MUPD or PIPD shall front an arterial street. In addition, in the Agricultural Reserve Tier, development shall be limited to sites fronting Boynton Beach Boulevard or Atlantic Avenue east of SR7.

**(3) Hours of Operation.** Hours for the Taproom, tasting room, and/or facility tours shall not be open to the public after 10:00 p.m., except Fridays and Saturdays, whereby it may remain open until 11:00 p.m.

**(4) Separation.** The Taproom shall not be located within 500 feet from a School as required by F.S. § 562.45, as periodically amended

**(5) Parking.** The Taproom shall be subject to the parking requirements for Cocktail Lounge.

**(6) Food Service.** Food service and preparation is allowed within the Taproom. Mobile Retail Sales limited to selling food (e.g. food trucks) are allowed.

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