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## 14-200-06 Industrial use group

**14-200-06-E. ~~Residential Storage Warehouses~~Self-Storage Facility, Outdoor.** Storage or warehousing service within a building for individuals to store personal effects and for businesses to store materials for operation of an industrial or commercial enterprise elsewhere, where such storage space is not used for any retail, manufacturing, wholesale, business, or service use. ~~Incidental uses in a residential storage warehouse may include the repair and maintenance of stored materials by the tenant; but in no case may storage spaces in a residential storage warehouse facility function as an independent retail, wholesale, business, or service use. Spaces may not be used for workshops, hobby shops, manufacturing, or similar uses. Human occupancy is limited to that required to transport, arrange and maintain stored materials.~~

**Self-Storage Facility, Indoor.** A fully enclosed self-storage facility with independent, enclosed units for individuals to store personal effects and for businesses to store materials for operation of an industrial or commercial enterprise located elsewhere, where such storage spaces are not used for any retail, manufacturing, wholesale, business, or service use.

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## 14-201-01 General terms

Unless otherwise noted, the following words and terms shall apply to this chapter.

SCREENING (VISUAL). A method by which a view of one site from another adjacent site is shielded, concealed, or hidden. Screening techniques include fences, walls, hedges, tree rows, berms, or other features.

**SELF-STORAGE FACILITY, OUTDOOR. Storage or warehousing services within a building for individuals to store personal effects and for businesses to store materials for operation of an industrial or commercial enterprise located elsewhere, where such storage space is not used for any retail, manufacturing, wholesale, business or service use.**

**SELF-STORAGE FACILITY, INDOOR. A fully enclosed self-storage facility with independent, enclosed units for individuals to store personal effects and for businesses to store materials for operation of an industrial or commercial enterprise located elsewhere, where such storage space is not used for any retail, manufacturing, wholesale, business or service use.**

SETBACK. An open, unobstructed area that is required by this development ordinance to be provided from the furthestmost projection of a structure to the lot line of the lot on which the building is located.

## 14-301-03 Uses

**14-301-03-A.Use Table.** Uses are allowed in O and C zoning districts in accordance with Table 301-1, below.

**14-301-03-B.Use Classification System.** For the purpose of this development ordinance, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in Article 14-200. The first column of Table 301-1 lists the groups, categories and types allowed in one or more O/C districts.

**14-301-03-C.Permitted Uses.** Uses identified with a "P" in Table 301-1 are permitted as-of-right in the subject zoning district, subject to compliance with all other applicable standards of this development ordinance.

**14-301-03-D.Permitted Uses with Minimum Use Standards.** Uses identified with a "C" in Table 301-1 are permitted as-of-right in the subject zoning district, subject to compliance with the Use Standards referenced in the right column of the Table, and all other applicable standards of this development ordinance.

**14-301-03-E.Special Uses.** Uses identified with an "S" in Table 301-1 may be allowed if reviewed and approved in accordance with the special use procedures of Article 14-704.

**14-301-03-F.Prohibited Uses.** Uses not listed and those identified with a "—" are expressly prohibited.

**14-301-03-G.Use Standards.** The "use standards" column of Table 301-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required. Variances to use standards are prohibited.

Table 301-1 Office and Commercial Districts Use Table						
P: Permitted S: Special Use Permit Required C: Conditional Uses —: Not Allowed						
Use Category Specific use type	Zoning District					Use Standards
	O-1	O-2	C-1	C-2	C-3	
<b>RESIDENTIAL</b>						
<b>Household Living</b>						
Above ground floor or mixed in a building with 50% of the square footage on the main floor being commercial	P	P	P	P	—	
Multi-unit house (3—8 units)	P					
Multiplex (3—8 units)	P					
Apartments	P					
<b>Group Living</b>						
Group Home, Custodial	S	S	S	S	—	14-404
Group Home, Residential	S	S	S	S	—	14-404
Domestic Violence Residence/Shelter		S	S	S		14-404
Substance Abuse Treatment House		S	S	S		14-404
Penal Halfway House		S				14-404
Recovery Center				S	S	14-404
Nursing Home	P	P	P	P	P	
Homeless Shelter		S	S	S		14-404
Soup Kitchen		S	S	S		14-404
<b>PUBLIC/CIVIC</b>						
<b>College/University</b>	—	P	—	P	P	
<b>Day Care</b>						
Home-based (1—4)	C	C	C	C	—	
Family (5—10)	C	C	C	C	—	14-401
Group (11—20)	C	C	C	C	—	14-401

Center (21+)	—	C	C	C	—	14-401
<b>Government Buildings/Facilities</b>	P	P	P	P	P	
<b>Hospital</b>	—	C	—	C	—	14-407
<b>Library/Cultural Exhibit</b>	C	C	C	C	C	14-407
<b>Park/Recreation</b>	C	C	C	C	C	14-407
<b>Religious Assembly</b>	P	P	P	P	P	
<b>Safety Service</b>	C	C	C	C	C	14-407
<b>School</b>	P	P	P	P	P	
<b>Utilities and Services</b>						
Basic, minor	P	P	P	P	P	
All other utilities and services	P	P	P	P	P	
<b>COMMERCIAL</b>						
<b>Animal Service</b>						
Sales and grooming	—	—	P	P	—	
Shelter or boarding [1]	—	—	—	P/S	P/S	
Veterinary	—	—	P	P	P	
Stable	—	—	—	—	P	
<b>Artist Work or Sales Space</b>	P	P	P	P	—	
<b>Building Maintenance Service</b>	—	—	—	P	P	
<b>Business Equipment Sales and Service</b>	—	—	—	P	P	
<b>Business Support Service</b>						
Day labor employment agency	—	—	—	—	P	
Employment agency	—	P	—	P	P	
All other business support service	—	P	—	S	P	
<b>Communication Service</b>	—	P	—	P	P	
<b>Construction Services</b>						
No outdoor storage of equipment or materials	—	—	P	P	P	
With outdoor storage of equipment and materials	—	—	—	—	C	14-503
<b>Drive-Through Facility</b>	—	—	P	P	P	
<b>Eating and Drinking Establishments</b>						
Tavern or nightclub	—	—	—	P	—	
All other eating/drinking establishments	P	P	P	P	P	
<b>Entertainment and Spectator Sports</b>						
Indoor small venue (1—149 capacity)	—	—	P	P	P	
Indoor medium venue (150—499 capacity)	—	—	—	P	P	
Indoor large venue (500+ capacity)	—	—	—	P	P	
Outdoor (all sizes)	—	—	—	C	C	14-411
<b>Financial Service</b>						
Pawn shop	—	—	—	C	C	14-402
Short-term loan service	—	—	—	C	C	14-402
All other financial services	P	P	P	P	P	
<b>Food and Beverage Retail Sales</b>	P	—	P	P	—	
<b>Funeral and Interment Service</b>						
Cemetery/columbarium/mausoleum	—	—	—	P	P	
Cremating	—	—	P	P	P	
Undertaking	—	—	P	P	P	

<b>Gasoline and Fuel Sales</b>						
Convenience store with fuel sales	—	—	—	C	C	14-403
<b>Lodging</b>						
Short Term Rental	—	—	C	C	—	14-420
Bed and Breakfast	—	—	C	C	—	14-420
Hotel/motel	—	—	—	P	—	
Recreational vehicle park	—	—	—	C	C	14-405
<b>Medical Marijuana Facility</b>						
Medical marijuana cultivation facility	—	—	—	—	C	14-421
Medical marijuana dispensary facility	—	—	—	C	C	14-421
Medical marijuana infused products manufacturing facility	—	—	—	—	C	14-421
Medical marijuana testing facility	—	—	—	C	C	14-421
<b>Medical Service</b>	P	P	P	P	P	
<b>Office</b>	P	P	P	P	P	
<b>Parking, Non-accessory</b>	—	—	—	P	P	
<b>Personal Improvement Service</b>						
Body art service	—	—	—	C/S	—	14-416
Fortune telling service	—	—	—	P	—	
Yoga and fitness studios, health clubs, martial arts studios		P	P	P	P	
All other personal improvement services	P	P	P	P	—	
<b>Repair or Laundry Service</b>	—	—	P	P	P	
<b>Retail Sales</b>	—	—	P	P	P	
Tobacco/Convenience Store	—	—	C/S	C/S	—	14-419
<b>Sports and Recreation, Participant</b>						
Indoor	—	—	—	P	P	
Outdoor	—	—	—	P	P	
<b>Vehicle Sales and Service</b>						
Car wash/cleaning service	—	—	—	S	S	14-413
Heavy equipment sales/rental	—	—	—	—	P	
Light equipment sales/rental (indoor)	—	—	—	P	P	
Light equipment sales/rental (outdoor)	—	—	—	C/S	C/S	14-409
Motor vehicle repair, limited	—	—	—	C	C	14-418
Motor vehicle repair, general	—	—	—	—	C	14-418
<b>Vehicle Storage and Towing</b>						
Vehicle storage/tow lots	—	—	—	—	S	14-408
Tow lot, limited				C	C	14-408
Tow service dispatch center					C	14-408
<b>INDUSTRIAL</b>						
<b>Manufacturing, Production and Industrial Service</b>						
Artisan	—	—	P	P	P	
Limited	—	—	—	—	P	
General	—	—	—	—	—	
<b>Recycling Service</b>						
Limited	—	—	—	—	P	

<del>Residential Storage Warehouse</del> <b>Self-Storage Facility, Outdoor</b>	—	—	—	—	<b>C</b>	<b>14-423</b>
<b>Self-Storage Facility, Indoor</b>				<b>S</b>	<b>C</b>	<b>14-423</b>
<b>Warehousing, Wholesaling, Freight Movement</b>						
Indoor	—	—	—	—	P	
Outdoor	—	—	—	—	P	Not allowed w/in 500' of R district
<b>OTHER</b>						
<b>Agriculture, Crop</b>	P	P	P	P	P	
<b>Agriculture, Urban</b>						
Home Garden	P	P	P	P	P	
Community Garden	C	C	C	C	C	14-417
<b>Outdoor Advertising</b>						
Off-premise sign	—	—	—	S	—	14-406
<b>Wireless Communication Facility</b>						
Cellular towers	C	C	C	C	C	14-410
Non-cellular towers (television, radio, microwave)	—	—	S	S	S	14-410

Notes to Table 301-1:

[1] Outdoor animal confinement areas within 200 feet of R zoning districts require a Special Use Permit.

(Ord. No. 17446; Ord. No. 17496; Ord. No. 17534; Ord. No. 17713; Ord. No. 17727; Ord. No. 17782; Ord. No. 17942; Ord. No. 17988; Ord. No. 18055; Ord. No. 18261; Ord. No. 18286; Ord. No. 18571; Ord. No. 18636; Ord. No. 18790; Ord. No. 18941; Ord. No. 19023; Ord. No. 19089)

## 14-302-03 Uses

**14-302-03-A.Use Table.** Uses are allowed in I zoning districts in accordance with Table 302-1, below.

**14-302-03-B.Use Classification System.** For the purpose of this development ordinance, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in Article 14-200. The first column of Table 302-1 lists the groups, categories and types allowed in one or more I districts.

**14-302-03-C.Permitted Uses.** Uses identified with a "P" in Table 302-1 are permitted as-of-right in the subject zoning district, subject to compliance with all other applicable standards of this development ordinance.

**14-302-03-D.Permitted Uses with Minimum Use Standards.** Uses identified with a "C" in Table 302-1 are permitted as-of-right in the subject zoning district, subject to compliance with the Use Standards referenced in the right column of Table 302-1, and all other applicable standards of this development ordinance.

**14-302-03-E.Special Uses.** Uses identified with an "S" in Table 302-1 may be allowed if reviewed and approved in accordance with the special use procedures of Article 14-704.

**14-302-03-F.Prohibited Uses.** Uses not listed and those identified with a "—" are expressly prohibited.

**14-302-03-G.Use Standards.** The "use standards" column of Table 302-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required. Variances to use standards are prohibited.

Table 302-1 Industrial Districts Use Table				
P: Permitted    S: Special Use Permit Required    C: Conditional Uses    —: Not Allowed				
Use Category Specific use type	Zoning District			Use Standards
	B-P/PUD	I-1	I-2	
<b>PUBLIC/CIVIC</b>				
College/University	C	C	—	14-407
Day Care	C	C	—	14-401
Detention/Correctional Facility	—	—	S	14-407, 14-415
Government Buildings/Facilities	P	P	P	
Hospital	C	—	—	14-407
Religious Assembly	P	P	P	
Safety Service	C	C	—	14-407
Utilities and Services				
Basic, minor	P	P	P	
All other utilities and services	P	P	P	
<b>COMMERCIAL</b>				
Animal Service				
Sales and grooming	—	—	—	
Shelter or boarding	—	P	—	
Veterinary	P	P	—	
Stable	—	P	—	
Artist Work Space	P	P	—	
Building Maintenance Service	P	P	—	
Business Equipment Sales and Service	P	P	—	
Business Support Service				
Day labor employment agency	—	P	—	
Employment agency	P	P	—	
All other business support service	P	P	—	

Created: 2022-04-04 10:07:10 [EST]

(Supp. No. 3)

<b>Carpet and Floor Covering Stores</b>	P	—	—	
<b>Communication Service</b>	P	P	P	
<b>Computer Product Manufacturing</b>	P	—	—	
<b>Conference and Retreat Center</b>	P	—	—	
<b>Construction Services</b>				
No outdoor storage of equipment or materials	P	P	—	
With outdoor storage of equipment and materials	—	C	—	14-503
<b>Data Processing and Hosting</b>	P	—	—	
<b>Gasoline and Fuel Sales</b>	C	C	—	14-403
<b>Health Club and Gyms</b>	P	—	—	
<b>Hotel</b>	P	—	—	
<b>HVAC and Electrical Equipment</b>	P	—	—	
<b>Medical Marijuana Facility</b>				
Medical marijuana cultivation facility	—	C	—	14-421
Medical marijuana dispensary facility	—	—	—	14-421
Medical marijuana infused products manufacturing facility	—	C	—	14-421
Medical marijuana testing facility	C	C	—	14-421
<b>Medical Services</b>	P	—	—	
<b>Office</b>	P	P	—	
<b>Parking, Non-accessory</b>	P	P	P	
<b>Repair or Laundry Service</b>	P	P	—	
<b>Research and Development</b>	P	—	—	
<b>Restaurants Sit-Down</b>	P	—	—	
<b>Retail Sales [1]</b>	P	—	—	
<b>Sports and Recreation, Participant</b>				
Indoor	P	P	P	
Outdoor	—	—	—	
<b>Vehicle Sales and Service</b>				
Car wash/cleaning service	—	P	—	14-413
Heavy equipment sales/rental	—	P	—	
Motor vehicle repair, limited	—	C	—	14-418
Motor vehicle repair, general	—	C	—	14-418
All other vehicle sales/service	—	C	—	14-409
<b>Vehicle Storage and Towing</b>				
Vehicle storage/tow lots	—	C	—	14-408
Tow lot, limited	—	C	—	14-408
Tow service dispatch center	—	C	—	14-408
<b>INDUSTRIAL</b>				
<b>Junk/Salvage Yard</b>	—	—	—	
<b>Manufacturing, Production and Industrial Service</b>				
Artisan	P	P	—	
Light	P	P	—	
Limited	—	P	—	
General	—	P	P	
Intensive	—	—	S	
<b>Mining/Excavation</b>	—	—	S	14-414

<b>Recycling Service</b>				
Limited	—	P	P	
General	—	P	P	
<del>Residential Storage Warehouse</del> <b>Self-Storage Facility, Outdoor</b>	—	<u>C</u>	—	<b>14-423</b>
<b>Self-Storage Facility, Indoor</b>	—	<u>C</u>	—	<b>14-423</b>
<b>Warehousing, Wholesaling, Freight Movement</b>				
Indoor	—	C	C	14-503
Outdoor	—	C	C	14-503
<b>Wholesaling and Warehousing</b>				
Indoor	C	—	—	14-302-04-B
<b>Waste-related Use</b>	—	—	—	
<b>OTHER</b>				
<b>Agriculture, Crop</b>	P	P	—	
<b>Agriculture, Urban</b>				
Home Garden	P	P	P	
Community Garden	C	C	C	14-417
<b>Wireless Communication Facility</b>				
Cellular towers	C	C	C	14-410
Non-cellular towers (television, radio, microwave)	S	S	S	14-410
<b>Outdoor Advertising</b>	—	S	—	14-406

Notes to Table 302-1:

- [1] Retail sales establishments may not exceed 5,000 square feet (gross floor area). Sales include commodities manufactured, processed, fabricated, assembled, warehoused or stored on the premises. Business machines or office supplies; sales and repair. Appliances; sales and repair. Electronics; sales and repair.
- [2] Car wash cleaning services not allowed in BP.

(Ord. No. 17446; Ord. No. 17534; Ord. No. 17642; Ord. No. 17727; Ord. No. 17782; Ord. No. 17942; Ord. No. 17988; Ord. No. 18790; Ord. No. 19023; Ord. No. 19089; Ord. No. 19207, § 3, 4-19-2021)

## **14-423 Self-Storage Facilities**

### **14-423-01 Self-Storage Facilities, Indoor.**

**14-423-01-A. Indoor self-storage facilities are subject to the following minimum standards:**

- 1. All activities shall be carried out inside the structure.**
- 2. No outside storage of any kind shall be permitted on the premises.**
- 3. Individual storage units shall be located within the facility and only accessible from the interior corridors.**
- 4. No unit(s) within the facility shall be utilized as living quarters or as a place of business.**

**14-423-01-B. Indoor self-storage facilities are subject to the following minimum building design standards:**

- 1. All buildings must conform to the Nonresidential Design Standards of Section 14-506.**
- 2. Facilities shall be designed to be entirely self-contained, with no individual storage unit doors placed on the exterior of the structure.**
- 3. All newly constructed stand-alone indoor self-storage facilities must be designed with four-sided architecture.**

### **14-423-01-C. Special Use Permit Required**

**In addition to the above standards, indoor self-storage facilities in a C-2 General Commercial zoning district shall be subject to the special use permit requirements of Section 14-704.**

**14-423-02 Self Storage Facilities, Outdoor. Outdoor self-storage facilities are subject to the following minimum standards:**

- A. All activities shall be carried out inside a unit.**
- B. No unit(s) within the facility shall be utilized as living quarters or as a place of business.**

**14-423-03 Outdoor vehicle storage areas. Outdoor vehicle storage areas associated with self-storage facilities are permitted with the following minimum standards:**

- A. Outdoor vehicle storage areas shall only be used for the storage of vehicles, recreational vehicles, boats, trailers, campers, and similar items which are in operational condition.**
- B. Outdoor vehicle storage areas shall be set back at least 25 feet from all street right-of-way lines.**
- C. No outdoor vehicle storage area shall be located in any required bufferyards or landscaped areas.**
- D. The outdoor vehicle storage area shall be screened from view from streets, rights-of-way, public property, and from abutting residential uses and zoning districts in accordance with Section 14-503.**
- E. Outdoor vehicle storage areas shall be surfaced with a dust-free material including asphalt, concrete, masonry pavers, or approved equivalent.**
- F. Outdoor vehicle storage areas may be added to existing self-storage warehouse facilities in accordance with the standards of this section.**