PAYSON UTAH

HOME TO ADVENTURE

**Development Services Department**

# City Council Meeting Staff Report
# Meeting Date: November 4, 2026

**Ordinance Amendment Request to Payson City Code Title 13:** Payson City staff request amendments to Payson City Code Sections 13.14.100, 13.14.110, and Title 13, Appendix A. The proposed amendments would modify development standards for the CC-1 Zone, which includes Payson's historic downtown. The proposal would also revise the permitted uses within the CC-1 Zone and remove the CAP Zone from the Payson City Code.

**Applicant:**
Payson City Staff

**Staff Coordinator:**
Anders Bake

**Commission/Council Action Required:**
Yes

**Alternative Actions:**

1. Approval of the requested Ordinance Amendment with modifications
2. Denial of the requested Ordinance Amendment
3. Table the request with guidance to staff on revisions

## Purpose for the Request

Payson City Development Services staff has received direction from members of the City Council to draft amendments to Title 13 of the Payson City Code. The proposed amendments include changes to Payson City Code Sections 13.14.100, 13.14.110, and Title 13, Appendix A. These changes are intended to align development standards in Payson's Historic Downtown with the goals and recommendations outlined in the adopted Payson Downtown Gateway Plan. These goals include improving Main Street's gateway experience for residents and visitors, with an emphasis on human-scale design and destination-oriented businesses and services.

## Summary of the Proposed Amendments

The proposed amendments include the following:

- Revisions to the purpose and zone characteristics of the CC-1 Zone.
- Updates to subdivision requirements in the CC-1 Zone, including standards for lot area, lot width, and frontage.
- Modifications to site planning requirements in the CC-1 Zone, including building setbacks, building height, lot coverage, and parking requirements.
- Revisions to building design standards in the CC-1 Zone, including requirements related to building materials, articulation, fenestration, building entrances, and other exterior architectural elements.
- The addition of language clarifying that compliance with zoning requirements will be required when a parcel's principal use changes.
- Elimination of the CAP Zone. The proposed amendments to the CC-1 Zone and Land Use Table achieve the intent of the CAP Zone through more enforceable development standards.
- Amendments to the land use table (Title 13, Appendix A), including the removal of the CAP Zone and revisions to Permitted Uses within the CC-1 Zone. These changes are summarized in Attachment C.

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**Planning Commission Recommendation and Public Hearing**

The Payson City Planning Commission held a public hearing to review the proposed amendments on October 14, 2026

- There were no public comments received during the public hearing. There were no public comments made to the Payson Development Services Department since the public hearing was advertised.
- The Planning Commission approved a motion to recommend approval of the proposed amendments. The approved motion requested the following additional changes:

| Requested Change | Adjustments made to the current proposal |
|---|---|
| That the CAP Zone column be removed from the Land Use Table in the Staff Report attachment. | This adjustment has been made. |
| That the limit of six beauty and barber shop businesses in the CC-1 Zone be removed. | This adjustment has not been made. The Proposed Land Use Table continues to include the language, recommended by two city council members, which limits the number of beauty and barber shop businesses to six total businesses in the CC-1 Zone. |
| That the asterisks shown in the land use table be altered to provide more clarity. | This adjustment has been made. |
| That all other changes presented by staff be updated in the proposed amendments. | This adjustment has been made. |

**Findings of Fact**

1. The proposed Ordinance Amendment impacts Payson City Code Title 13 Sections 13.14.100, 13.14.110, and Title 13 Appendix A.
2. The proposed Ordinance Amendment is intended to bring the City Code into alignment with the Payson Downtown Gateway Plan which was adopted as an amendment to the Payson City General Plan.
3. The Planning Commission unanimously approved a motion to recommend that the City Council approve the proposed Ordinance Amendments.

## CITY COUNCIL ACTIONS

1. **Staff Recommendation:** Move to **approve** the proposed amendments to Payson City Code Title 13 as shown in Attachments A and B.
2. Move to **deny** the proposed amendments.
3. Move to **table** the request with the following guidance to staff on revisions:
    a.
    b.
    c.

## ATTACHMENTS

- Attachment A: Proposed Ordinance Amendment
- Attachment B: Proposed Ordinance Amendment with redlines
- Attachment C: Summary of proposed changes to the Land Use Table (Title 13, Appendix A)
- Attachment D: Draft Planning Commission Meeting Minutes from October 14, 2026

# Attachment A:

# Proposed Ordinance Amendment

**13.14.100 CC-1 Central Commercial Zone** 13.14.100.1
Purpose And Zone Characteristics 13.14.100.2
Permitted, Conditional And Accessory Uses 13.14.100.3
Lot Area
13.14.100.4 Lot Width
13.14.100.5 Lot Frontage
13.14.100.6 Setback And Build-To-Line Requirements
13.14.100.7 Projections Into Setbacks
13.14.100.8 Building Height Requirements
13.14.100.9 Distance Between Buildings
13.14.100.10 Permissible Lot Coverage
13.14.100.11 Parking, Loading And Access
13.14.100.12 Project Plan Approval
13.14.100.13 Other Requirements

## 13.14.100.1 Purpose And Zone Characteristics

This area is key to preserving Payson's small town feel. The purpose of the CC-1 Central Commercial Zone is to preserve and strengthen Historic Downtown Payson as the Historic, civic, and cultural heart and soul of the City while protecting the character that makes downtown distinct. Payson City is committed to preserving its small-town feel and the historic downtown area plays a key role in this effort. New development, redevelopment, and changes in use shall reinforce not replace or diminish the established character, scale, form, and pedestrian-oriented environment of Historic Downtown Payson.

Uses should foster a vibrant, active, and continuous street presence that reinforces Payson's "Home to Adventure" brand and small-town feel. Ground-floor businesses should primarily include retail, dining, and experience-oriented establishments that attract residents and visitors to Historic Downtown at all hours of the day and throughout the week. Together, these uses should create a complementary mix of destinations that encourage people to explore multiple businesses and experience the unique character of downtown Payson in a single visit.

Development within the CC-1 Zone shall be compatible with the historic context and traditional development pattern of downtown. Buildings shall be designed and oriented to the street in a manner that maintains the established scale and character of the area, supports an active pedestrian environment, and complements existing historic buildings. Architecture, building materials, façade design, site layout, parking, and other improvements shall contribute to a cohesive downtown and shall not introduce development patterns or design elements that are incompatible with its historic character.

The intent of this Zone is not to remake Historic Downtown Payson, but to ensure growth, reinvestment and redevelopment without losing the physical character, pedestrian scale, commercial vitality, and sense of place that define it.

HISTORY

*Adopted by Ord. 05-18-2022-D on 5/18/2022*

## 13.14.100.2 Permitted, Conditional And Accessory Uses

Permitted and conditional uses in the CC-1 Zone are listed in Appendix A – Non-Residential Land Use Categories. A use is not permitted in the zone unless authorized in Payson City Code.

The street level of each building shall be reserved solely for commercial use. The primary street-facing façade shall include a public entrance providing access to a permitted commercial use that offers goods, services, dining, entertainment, or other customer-oriented uses. To ensure that buildings are primarily occupied by customer-oriented uses, no more than twenty-five (25) percent of a building's ground floor in the CC-1 Zone may be used for storage, manufacturing, or any non-commercial use.
Residential uses are prohibited on the street level. Second story and higher or basement residential units are allowed in commercial buildings as a permitted use. Residential units may be limited based on building height, building setback, parking, and other requirements in the Payson City Code. The minimum area of a residential dwelling unit in the CC-1 zone shall be 500 square feet. Each residential dwelling unit shall demonstrate compliance with all zoning and building code requirements through a Site Plan and Building Permit application review process.

HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

## 13.14.100.3 Lot Area

There shall be no minimum lot area requirement.

HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

## 13.14.100.4 Lot Width

The minimum width requirement in the CC-1 Zone shall be twenty (20) feet.

HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

## 13.14.100.5 Lot Frontage

All parcels in the CC-1 Zone shall abut a public street for at least twenty (20) feet.

HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

## 13.14.100.6 Setback And Build-To-Line Requirements

The following minimum and maximum setback requirements and build-to-line requirements shall apply to all structures in the CC-1 Zone. Each setback is measured from the property line of the lot or parcel.

A. **Front Setback**. Each lot or parcel shall have a front setback of zero (0) to ten (10) feet.

B. **Side Setback**. There is no minimum or maximum side setback, provided that each building satisfies the building and fire codes in effect at the time of approval, except for an imposed build-to-line on a corner lot or as follows:

1. **Side Setback For Corner Lot**. The requirements for street facing side yards on corner lots shall follow the setback and build-to-line requirements for a Font Setback.

2. **Side Setback For Driveway**. Each side setback, when used for vehicular access to a garage, carport, or parking area shall have a minimum setback of twenty (20) The Development Services Director may grant a reduction if it is determined the property is located along a pedestrian corridor and a reduced setback enhances the pedestrian experience. The access shall be hard surfaced as described in the Payson City Development Guidelines, and placed as far from the intersection as possible.

C. **Rear Setback**. There is no minimum or maximum rear setback for a primary structure adjacent to commercially zoned properties.

D. **Side and Rear Setbacks For Structures Constructed Adjacent to Residentially Zoned Areas:** The side and rear setbacks shall be a minimum of ten (10) feet.

E. The land use authority may impose a build-to-line that represents the distance from the property line that a structure will be constructed. The build-to-line may be imposed on any side of the structure. The build-to-line may be imposed in order to enhance the pedestrian experience, reduce the parking adjacent to the street, improve aesthetics of the site, for circulation purposes, or decrease impacts on existing development. The imposition of a build-to-line does not reduce the amount of required off-street parking or landscaping.

F. **Courtyards:** The Land Use Authority may allow front yard and street side yard setbacks to be extended if a public courtyard space is proposed which meets the following criteria:

1. The proposed courtyard will serve a legitimate public purpose,
2. The design of the courtyard enhances the public experience and will reasonably attract daily activity,
3. The courtyard is not raised more than two feet above street sidewalk

grade,
4. Landscaping or other elements do not obscure more than twenty-five percent (25%) of the street view into the setback,
5. The courtyards design will restrict any vehicle parking or access.

HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

## 13.14.100.7 Projections Into Setbacks

After completion of a survey to accurately determine the property line, the following structures may project into a required setback:

A. Fences and walls

B. Landscaping and irrigation systems

C. Necessary appurtenances for utility service

D. Patios and decks

E. Cornices, eaves, sills, buttresses, awnings, planter boxes or other similar architectural features may project up to four (4) feet into any required front or rear setback or up to two (2) feet into a side setback. These projections shall be entirely above grade and shall not include ground-supported structural elements within the required setback area.

HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

## 13.14.100.8 Building Height Requirements

A primary building or structure may not exceed thirty-five (35) feet in height, nor be lower than ten (10) feet in height.

HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

## 13.14.100.9 Distance Between Buildings

The distance between any building or structure shall satisfy the requirements of the building and fire codes in place at the time of approval and Certificate of Occupancy. This is in no way meant to eliminate the use of zero lot line development.

HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

## 13.14.100.10 Permissible Lot Coverage

The sum total of all buildings, structures, and impervious material on any parcel shall not be greater than eighty (80) percent of the total area of the parcel. However, the Development Services Director can increase permissible lot coverage to ninety-five percent (95%) if the City determines the development enhances the downtown environment and the amount of and type of landscaping is appropriate for the site. All unimproved areas shall be landscaped. Plants shall be limited to those that will not damage sidewalks, buildings, and infrastructure.

HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

## 13.14.100.11 Parking, Loading And Access

Each project shall satisfy the off-street parking requirements found in PCC 13.10. For parking design and standards refer to the Payson City Development Guidelines.

Loading and unloading areas shall be located in an area that can be secured from public access. Further, loading and unloading shall not occur on a public street.

**Parking Lot Location:** Parking lots shall be located behind buildings and not visible from the street. On corner lots and double fronted lots, parking areas that must be adjacent to a street, along a side yard or rear yard, shall be screened by a six-foot park strip behind the sidewalk.

HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

## 13.14.100.12 Project Plan Approval

Projects in the CC-1 Zone will be reviewed and approved in accordance with PCC 13.18, Commercial and Industrial Development. Any request for project plan approval is subject to any and all applicable City resolutions and ordinances including the Subdivision Ordinance, Development Guidelines, and the Payson City General Plan.

HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

## 13.14.100.13 Building Design Standards in the CC-1 Zone

**Primary Building Materials:** The following are permitted primary building materials for buildings withing the CC-1 Zone. Combinations of multiple primary materials are permitted and count towards total percentage coverage requirements. See the Façade Type Table for percent coverage requirements:

- Stone
- Brick
- Glass

**Secondary Building Materials:** The following are permitted to be used as accents only on any façade:

- Concrete
- Metal
- Adobe/stucco
- Fiber Cement Siding
- Timber/Wood

**Building Facades:** Facades are categorized by their relation to streets and other buildings. “Primary” facades face prominent streets (such as Main Street). “Secondary” facades face side streets. “Tertiary” facades face neighboring buildings and pedestrian corridors. “Rear” facades are opposite primary facades and typically face parking and back-of-building access points.
The design of building facades shall comply with the requirements in the following table:

| | **Façade Type** | | | |
|---|---|---|---|---|
| | **Primary** | **Secondary** | **Tertiary** | **Rear** |
| **Horizontal Articulation** | 1’ min. articulation every 15. Ft.* | 6” min. articulation every 20. Ft.* | 6” min. articulation every 25. Ft. | 6” min. articulation every 30. Ft. |
| **Vertical Articulation** | 6” min every story | 6” min. ground floor only | 6” min. ground floor only | 6” min. ground floor only |
| **Primary Material %** | 70% min. | 60% min. | 50% min. | 40% min. |

*When glass is used as a primary building material, a horizontal articulation is not required for Primary and Secondary facades.

The facades of any building in the CC-1 Zone shall:

1. Provide at least fifty percent (50%) uncovered fenestration at the street level of the primary façade,
2. Provide an identifiable break between the building’s street level floor and upper floors. This break may be accomplished by a change in material, a horizontal dividing element, a change in fenestration pattern, or similar means. Additionally, a masonry belt course, using contrasting colors and textures, that extends around the entire structure denoting the stories of the building will be placed on the exterior of the building,
3. Provide well marked entrances to cue access and use,
4. Prohibit exterior stairways, corridors, or landings on the primary or secondary facades of the building,
5. Provide roofline variations and a decorative cornice of at least one (1) foot in height along the top of all primary and secondary facades.

**Orientation/Entrances:**

1. A public entrance shall be included at the Front Façade of each building. Entrances shall provide access to a commercial use permitted in the zone. Fire exit doors, doors to fire riser rooms, or other mechanical spaces, and doors to exterior courtyards shall not qualify as pedestrian building entrances.
2. Building entrances shall be directly accessible from and directly adjacent to the sidewalk.

3. Entrances shall prevent doors from swinging into the public right-of-way or beyond the front façade line for the building when opened.

**Commercial Ground Floor Spaces:**

1. Ground floor commercial spaces shall be designed for commercial orienting tenant spaces to the street and maximizing storefronts and entries along the sidewalks to sustain street level interest and promote pedestrian traffic.
2. Articulation and detailing of the street level with pedestrian entrances, quality materials and decorative details shall be used to promote pedestrian-scaled architecture along the street.
3. Electrical service, mechanical, or other equipment, storage spaces, blank walls, and other elements that are not pedestrian-oriented shall not be located along the street level wall unless required by applicable code and no workable alternative location exists. Mechanical and utility equipment shall be located or screened so as not to be visible from public streets. Screens shall be aesthetically incorporated into the design of the building whether located on the ground or the roof, and may include such treatments as balustrades, parapet walls, or landscaping. Screening materials shall be compatible with those of the building.

**Garages:**

1. An attached garage shall not be permitted on a building's primary or secondary façade.

**Building Lighting:**

1. All building lighting shall be dark-sky compliant. No up lit or backlit signage is permitted on signs which are attached to a building. Street lighting that reduces glare, light trespass, and skyglow is encouraged. Hanging (festoon) lights are permitted when glare is mitigated.
2. Neon lights and signs are prohibited in the CC-1 zone.

**Satellite Dishes & Antennae:**

1. Building mounted communications equipment shall be placed directly on a wall or parapet. The color of such equipment shall be the same as the color of the wall or parapet upon which it is placed or designed consistently with the design details of the building.
2. Equipment such as, but not limited to, roof mounted communications and mechanical equipment, vending machines and ice machines shall be screened from street view.

**Rain Gutters & Downspouts:**

1. Gutters and downspouts shall be designed and placed to be as inconspicuous as possible. Downspouts shall connect with an underground drain or short runs of underground piping to move the water away from the foundation; they shall not dump or exhaust on top of driveways or walks.

## 13.14.100.14 Other Requirements

A. **Signs**. Signs are allowed in accordance with PCC 13.32. Signs in specific areas of the CC-1 Zone may be subject to additional review as determined by the Land Use Authority.

B. **Landscaping**. Each lot or parcel shall be completely landscaped except those areas used for buildings or parking. Each project application shall be accompanied by a complete landscaping plan detailing the types and sizes of planting materials to be used. The landscaping shall be maintained using an automatic sprinkling system and shall be completed prior to issuance of a Certificate of Occupancy.

C. **Trash, Junk, And Other Debris**. No trash, used materials, unsightly storage of any kind, or non-licensed or abandoned vehicles shall be stored in an open area. All such materials shall be enclosed in a building.

D. **Land Use Transition Areas**. The planning commission may impose additional architectural and landscaping requirements on parcels adjacent to a land use transition.

E. No dust, odor, smoke, vibration, intermittent light, glare, or noise shall be emitted which is discernible beyond the premises, except for normal traffic movements.

HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

## 13.14.100.15 Compliance with City Code Requirements

Compliance Required Upon Substantial Investment or Redevelopment.

A. **Purpose.** The purpose of this Section is to allow the continued lawful use of existing properties while requiring substantial new investment and redevelopment to move properties toward compliance with the City's current development standards.

B. **Compliance Trigger.** Notwithstanding any other provision of this Code, when an owner of property proposes one or more improvements, additions, alterations, expansions, or redevelopment activities having an aggregate construction value of $500,000 or more, the property shall be brought into compliance with the applicable requirements of this Code to the extent provided in this Section.

C. **Aggregation.** For purposes of determining whether the $500,000 threshold has been reached, the City may aggregate the value of related improvements, additions, alterations, expansions, or redevelopment undertaken or permitted during any consecutive three-year period. An owner may not divide or phase a project for the purpose of avoiding the requirements of this Section.

D. **Scope of Required Compliance.** Upon reaching the threshold established in

Subsection B, the owner shall bring the property into compliance with the then-current requirements of this Code relating to landscaping, parking, screening, lighting, signage, architectural standards, access, pedestrian improvements, site design, and other identified development standards, provided that the City through a development agreement may limit or modify the required improvements when strict compliance is physically impracticable or would be disproportionate to the scope and value of the proposed project.

E. **Protected Nonconforming Uses.** Nothing in this Section shall be interpreted to terminate a legal nonconforming use contrary to Utah Code § 10-9a-511. Any termination or amortization of a legal nonconforming use shall occur only as authorized by state law and this Code.

F. **Building and Fire Code Compliance.** This section shall not be construed as an exception to any applicable Building Code, Fire Code, or life-safety requirement. Compliance with all such requirements shall be verified and enforced through the business license, building permit, site plan review, or any other applicable City approval process.

Void

## 13.14.110 CAP Commercial, Arts And Preservation

## Appendix A - Land Use Categories

**Non-Residential Land Use Categories: Permitted, Conditional, and Accessory Uses**

**Zoning Districts:**
I-1, Light Industrial Zone as found in PCC 13.14.150
I-2, Heavy Industrial Zone as found in PCC 13.14.160
R&D, R and D Research and Development Zone as found in PCC 13.14.170
PO-1, Professional Office Zone as found in PCC 13.14.090
CC-1, Central Commercial Zone as found in PCC 13.14.100
GC-1, General Commercial Zone as found in PCC 13.14.120
S-1, Special Highway Service Zone as found in PCC 13.14.130 ,
A-5, Agriculture Zone as found in PCC 13.14.040

**Definitions:**
P = Permitted Use - A use that is allowed in the zone indicated provided all regulations of the development ordinances are satisfied
C = Conditional Use - A use that is allowed in the zone indicated in accordance with PCC 13.28
A = Accessory Use - A use that is allowed in the zone indicated as an ancillary portion of a primary business allowed in the zone and does not occupy more than twenty five (25) percent of the building's area.
* = Second story of higher or basement only
** = Must satisfy specific parking requirements of PCC 13.10
***= Beauty and Barber Services shall be limited to a total of six (6) businesses in the CC-1 Zone. Existing Beauty and Barber Services shall be allowed to continue to operate until their business license closes. New businesses license applications for Beauty and Barber Services may only be approved if the total number of Existing Beauty and Barber Services in the CC-1 Zone is less than six (6).

| | Zoning District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | I-1 | I-2 | R&D | PO-1 | CC-1 | GC-1 | S-1 | A-5 |
| **Agricultural Related Activities** | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Contract sorting, grading, and packaging services (fruits/vegetables) | C | C | | | | | | C |
| 2 | Veterinarian services and small animal hospitals | P | | | P | | P | | P |
| 3 | Large animal hospitals | P | | | | | | | P |
| 4 | Kennels and small animal pens | C | C | | | | | | C |
| 5 | Greenhouses and nurseries | P | P | | | | C | | P |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 6 | Farm products warehousing and storage (excluding stockyards) | P | P | | | | | | P |
| 7 | Agricultural related exhibit and auction facilities | | | | | | | | P |
| 8 | Equestrian training and boarding facility | | | | | | | | P |
| 9 | Dairy farms and milk processing | | | | | | | | P |
| | | | | | | | | | |
| **Amusements** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Fairgrounds | | | | | | | | P |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 2 | Amusement parks (five or more acres) | | | | | | | C | |
| 3 | Amusement parks (less than five acres) | | | | | | P | P | |
| 4 | Arcades and video games | | | | | P | P | P | |
| 5 | Miniature golf (indoor) | | | | | P | P | P | |
| 6 | Miniature golf (outdoor) | | | | | | P | P | |
| 7 | Golf driving ranges (outdoor) | | | | | | | | C |
| 8 | Golf driving ranges (indoor) | | | | | P | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9 | Bowling centers | | | | | | P | P | |
| 10 | Roller skating and ice skating rinks | | | | | | P | P | |
| | | | | | | | | | |
| **Apparel and Textile - Manufacturing** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | All-purpose textile manufacturing | P | P | | | | | | |
| 2 | Luggage, handbags and miscellaneous textiles | P | P | | | | | | |
| 3 | All-purpose textile manufacturing | P | P | | | | | | |
| | | | | | | | | | |
| **Apparel and Accessories - Retail** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Clothing, apparel | | | | | P | P | P | |
| 2 | Sexually oriented clothing accessories and specialties | | C | | | | | | |
| | | | | | | | | | |
| **Automotive, Recreation, Marine and Equipment - Retail** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Automobile and passenger truck sales | P | | | | | P | P | |
| 2 | Recreational vehicle and travel trailers | P | | | | | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 3 | Construction and heavy equipment sales, animal trailer, tractor and farm implement | P | P | | | | | | |
| 4 | Automotive accessories | P | | | | | P | P | |
| 5 | Tire sales and minor automotive maintenance (no outdoor storage) | P | | | | | P | P | |
| 6 | Gas stations with convenience store | P | | | | | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 7 | Gas station without convenience store | P | | | | | A | A | |
| 8 | Marine craft sales, rental and accessories | P | | | | | P | P | |
| 9 | Marine craft service | P | | | | | A | A | |
| 10 | Motorcycles, snowmobiles and off-road vehicle sales | P | | | | | P | P | |
| | | | | | | | | | |
| **Building Materials - Retail** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Home improvement centers (greater than 10,000 square feet) | P | | | | | P | P | |
| 2 | Hardware store (less than 10,000 square feet) | P | | | | P | P | P | |
| 3 | Lumber yards | P | P | | | | | | |
| 4 | Heating and plumbing equipment | P | P | | | | P | P | |
| 5 | Paint, glass, and wallpaper | P | P | | | | P | P | |
| 6 | Electrical and lighting supplies | P | P | | | | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 7 | Flooring materials and products | P | P | | | | P | P | |
| 8 | Garage door sales and accessories | P | P | | | | P | P | |
| | | | | | | | | | |
| **Business Services** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Advertising agencies | | | | | P* | P | P | |
| 2 | Business and management consulting services | | | | | P* | P | P | |
| 3 | Travel agencies and arrangement services | | | | | P* | P | P | |
| | Outdo | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 4 | or advertising businesses | P | P | | | | | | |
| 5 | Credit reporting, adjustment and collection services | | | | P | P* | P | | |
| 6 | Blueprinting, retail photocopying, and other duplicating services | P | | | | P* | P | P | |
| 7 | Extermination and pest control services | P | P | | | | | | |
| 8 | Security systems and locksmithing | P | | | | | P | P | |
| | | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9 | Employment and recruiting services | | | | | P* | P | P | |
| 10 | Food lockers | P | P | | | | | | P |
| 11 | Household goods warehousing and storage (storage units) | P | P | | | | | | |
| 12 | Research, development and testing services | P | | P | P | | | | |
| 13 | Watch, clock, and jewelry sales and repair | P | | | | P | P | P | |
| 14 | Detective and protective | | | | | P* | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | services | | | | | | | | |
| 15 | Equipment and machinery rental and leasing | P | P | | | | C | | |
| 16 | Photography and photofinishing | | | | | P* | P | P | |
| 17 | Automobile rental services | P | | | | | P | P | |
| 18 | Service truck rental services | P | P | | | | C | | |
| 19 | Collection of recyclable materials (not to include processing or ferrous metals) | C | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 20 | Private postal services | | | | | A | P | P | |
| 21 | Call Centers, telemarketing and phone research businesses | P** | | | P** | | | | |
| 22 | Taxidermy | P | | | | P | | | |
| 23 | Gun smithing | P | | | | P | P | P | |

| **Chemical Products - Manufacturing** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Medicinal chemicals and botanical products | P | P | P | | | | | |
| 2 | Pharmaceutical preparations | P | P | P | | | | | |
| | | | | | | | | | |
| **Communication Facilities** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Telephone exchange stations | P | P | | | | P | | |
| 2 | Telephone relay towers (microwave) | C | C | | | | | | |
| 3 | Radio broadcasting studios | P | P | | | | P | | |
| | Radio trans | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 4 | mitting stations and towers | C | C | | | | | | |
| 5 | Television broadcasting studios | P | P | | | | C | | |
| 6 | Television transmitting stations and relay tower | C | C | | | | | | |
| 7 | Radio and television broadcasting studios (combined systems) | P | P | | | | C | | |
| 8 | Cellular and low power towers in accordance with PCC 13.36 | P | P | | | | | | P |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |
| **Construction Contractors and Services** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | general contractor (office only) | P | | | | P* | P | | |
| 2 | Landsing services and products | P | P | | | | C | | |
| 3 | General construction contractor | P | P | | | | | | |
| 4 | Plumbing, heating, and air conditioning | P | P | | | | P | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 5 | Painting, paper and decorating services | P | P | | | | P | | |
| 6 | Electrical contracting | P | P | | | | P | | |
| 7 | Masonry, stone work, tile setting, and plastering services | P | P | | | | | | |
| 8 | Carpentry and wood work | P | P | | | | P | | |
| 9 | Roofing services | P | P | | | | | | |
| 10 | Concrete services, finish work, form work/flat work | P | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | Water well drilling | P | P | | | | | | |
| 12 | Fencing contractors | P | P | | | | | | |
| 13 | Fencing manufacturing and fabrication | P | P | | | | | | |
| | | | | | | | | | |
| **Cultural Activities and Nature Exhibits** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Libraries | | | | | P | P | P | |
| 2 | Museums | | | | | P | P | P | |
| 3 | Art Galleries | | | | | P | P | P | |
| 4 | Planetaria | | | | | P | P | P | |
| 5 | Aquariums | | | | | P | P | P | |
| 6 | Botanical gardens and arboretums | | | P | | | | P | P |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 7 | Historic and monument sites | P | P | P | P | P | P | P | P |
| | | | | | | | | | |
| **Eating and Drinking Places - Retail** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Restaurants (no drive through facilities) | | | | | P | P | P | |
| 2 | Fast Food | | | | | | P | P | |
| 3 | Fast food (no drive through facilities) | | | | | P | P | P | |
| 4 | Taverns, bars, and sports bars | | | | | P | P | P | |
| 5 | Microbreweries and distilleries | | | | | A | A | A | |
| | | | | | | | | | |
| **Educational Services** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Commercial child care centers | | | | P | | P | P | |
| 2 | Preschool operations | | | | | | P | P | |
| 3 | Universities and colleges | P | | P | | | P | P | |
| 4 | Junior colleges | P | | P | | | P | P | |
| 5 | Vocational and trade schools | P | | | | | P | P | |
| 6 | Barber and beauty schools | | | | P | | P | P | |
| 7 | Art and music schools | | | | P | P | P | P | |
| 8 | Dancing schools | | | | P | P | P | P | |
| 9 | Private schools | | | | P | | P | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Fabricated Metal Products - Manufacturing** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Small arms and ammunition | P | P | | | | | | |
| 2 | Engines and turbines | | P | | | | | | |
| 3 | Farm machinery and equipment | | P | | | | | | |
| 4 | Construction and mining equipment | | P | | | | | | |
| 5 | Metalworking machinery and equipment | | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 6 | Computer and office machines | P | P | | | | | | |
| 7 | Electrical transmission and distribution equipment | P | P | | | | | | |
| 8 | Electrical lighting and wiring equipment | P | P | | | | | | |
| 9 | Household appliances | P | P | | | | | | |
| 10 | Radio and television devices | P | P | | | | | | |
| 11 | Electronic components and accessories | P | P | | | | | | |
| 12 | Aircraft and aerospace equipment | P | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | Boat buildi ng | | P | | | | | | |
| 14 | Boat repair | P | P | | | | | | |
| 15 | Railro ad equip ment | | P | | | | | | |
| 16 | Motor cycles , bicycl es, and associ ated parts | P | P | | | | | | |
| 17 | Cutler y, hand tools, and gener al hardw are | P | P | | | | | | |
| 18 | Aircraf t and associ ated parts | | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 19 | Fabricated structural metal products (no outdoor storage) | P | P | | | | | | |
| 20 | Bolts, nuts, screws, rivets, and washers | P | P | | | | | | |
| 21 | Metal stamping | | P | | | | | | |
| 22 | Fabricated wire products | | P | | | | | | |
| 23 | Sheet metal and ductile work | P | P | | | | | | |
| 24 | Decorative metal products | P | P | | | | | | |
| | | | | | | | | | |
| **Finance, Insurance and Real Estate Services** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Banking services and credit unions | | | | P | P | P | P | |
| 2 | Stock brokers, security and commodity dealers | | | | P | P* | P | P | |
| 3 | Insurance agents, broker, and services | | | | P | P* | P | P | |
| 4 | Real estates agents, brokers, and management | | | | P | P* | P | P | |
| 5 | Title abstracting | | | | P | P* | P | P | |
| 6 | Short term lending and pawn shops | | | | | | P | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 7 | Cash stores | | | | | | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Food - Manufacturing** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Meat, poultry and small game (slaughtering, packing and preparation) | | C | | | A | | | C |
| 2 | Canning fruits, vegetables and preserves | P | P | | | | | | |
| 3 | Drying and dehydrating fruits and vegetables | P | P | | | | | | |
| 4 | Frozen fruits, fruit juices, and vegetables | P | P | | | | | | |
| | Flour and | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 5 | other grain mill products | P | P | | | | | | |
| 6 | Preparing feeds for animal & fowls | P | P | | | | | | P |
| 7 | Candy, chocolate and other confectionery products | P | P | | | A | A | A | |
| 8 | Bottling and canning of soft drinks and carbonated water | P | P | | | | | | |
| 9 | Ice | P | P | | | | | | |
| 10 | Bakeries and baked goods | P | P | | | A | A | A | |
| 11 | Micro breweries | P | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | and distilleries | | | | | | | | |
| | | | | | | | | | |
| **Food - Retail** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Groceries | | | | | P | P | P | |
| 2 | Candy, nut and confectionery | | | | | P | P | P | |
| 3 | Bakeries and baked goods | | | | | P | P | P | |
| 4 | Health foods and diet plans | | | | | P | P | P | |
| 5 | Specialty foods | | | | | P | P | P | |
| 6 | Nonprofit distribution centers (i.e. food pantries) | P | | | | | P | | |
| | | | | | | | | | |
| **Furniture and Fixtures - Manufacturing** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Furniture and home furnishings | P | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 2 | Office furniture | P | P | | | | | | |
| 3 | Partitions, shelving, lockers, and office and store fixtures | P | P | | | | | | |
| 4 | Blinds and shades | P | P | | | | | | |
| 5 | Cabinets and other wood products | P | P | | | | | | |
| | | | | | | | | | |
| **Furnitur and Home Furnishings - Retail** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Furniture and home furnishings | | | | | P | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 2 | Floor coverings | | | | | | P | P | |
| 3 | Draperies, curtains, and upholstery | | | | | | P | P | |
| 4 | China, glassware, and metalwork | | | | | | P | P | |
| 5 | Household appliances | | | | | | P | P | |
| 6 | Electronic equipment | | | | | | P | P | |
| | | | | | | | | | |
| **Government Structure and Facilities** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Local government structures | P | P | P | P | P | P | P | P |
| 2 | Government facilities with storage | P | P | C | C | C | C | C | C |
| | | | | | | | | | |
| | | | | | | | | | |

| **Lumber, Wood and Composite Products - Manufacturing** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Hardwood flooring | P | P | | | | | | |
| 2 | Millwork | | P | | | | | | |
| 3 | Veneer and plywood | | P | | | | | | |
| 4 | Prefabricated wooden buildings | | P | | | | | | |
| 5 | Wooden containers | | P | | | | | | |
| 6 | Composite building materials and products | P | P | | | | | | |
| | | | | | | | | | |
| **Metal - Manufacturing** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| | Rollin | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | g, drawing, and extruding of aluminum | | P | | | | | | |
| 2 | Rolling, drawing, and extruding of nonferrous metals | | P | | | | | | |
| 3 | Drawing and insulating of nonferrous wire | | P | | | | | | |
| 4 | Safes and security products | P | P | | | | | | |
| | | | | | | | | | |
| **Other Retail Sales** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Department stores | | | | | | P | P | |
| 2 | Variety stores | | | | | P | P | P | P |
| | Sporti | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 3 | ng goods | | | | | P | P | P | |
| 4 | Wholesaler retailer | | | | | | P | P | |
| 5 | Arts, crafts, and hobbies | | | | | P | P | P | |
| 6 | Musical instruments | | | | | P | P | P | |
| 7 | Prescription drugs, pharmacy and major drug and related dispensing | | | | P | | P | P | |
| 8 | Liquor stores | | | | | P | P | P | |
| 9 | Antiques | | | | | P | P | P | |
| 10 | Secondhand merchant (no outdoor storage or displa | | | | | P | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | y areas) | | | | | | | | |
| 11 | Books, stationary and office supplies | | | | | P | P | P | |
| 12 | Accessory animal supplies and tack shops | | | | | P | P | P | |
| 13 | Bicycles | | | | | P | P | P | |
| 14 | Toy stores | | | | | P | P | P | |
| 15 | Hay, grains, and feeds | P | P | | | | | | P |
| 16 | Jewelry and precious metals | | | | | P | P | P | |
| 17 | Florists | | | | | P | P | P | |
| 18 | Cameras and photographic suppli | | | | | P | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | es | | | | | | | | |
| 19 | Gifts, novelties and souvenirs | | | | | P | P | P | |
| 20 | Video and music sales and rental | | | | | P | P | P | |
| 21 | Software, computer, and telecommunication sales | | | | | P | P | P | |
| 22 | Pet stores | | | | | P | P | P | |
| 23 | Botanical nurseries (no cultivating) | P | | | | | P | P | P |
| 24 | Tobacco specialty store | | | | | | P | P | |
| | | | | | | | | | |
| **Personal Services** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| | Laundering | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | and dry cleaning - including self service | P | | | | | P | P | |
| 2 | Laundering and dry cleaning - no self service | P | | | | | P | P | |
| 3 | Linen supply and industrial laundry | P | | | | | P | | |
| 4 | Carpet and furniture cleaning | P | | | | | P | | |
| 5 | House cleaning | P | | | | | P | P | |
| 6 | Commercial janitorial | P | | | | | P | | |
| 7 | Photography studios | | | | | P | P | P | |
| | | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 8 | Beauty and barber services | | | | | P*** | P | P | |
| 9 | Health spas | | | | | P | P | P | |
| 10 | Mortuaries and funeral homes | | | | | | P | | |
| 11 | Cemeteries | | | | | | | | C |
| 12 | Catering services | P | | | | A | P | P | |
| 13 | Reception centers | | | | | P | P | P | C |
| 14 | Automobile wash automatic | | | | | | P | P | |
| 15 | Automobile wash - self service | | | | | | P | P | |
| 16 | Pet grooming | | | | | P | P | P | P |
| | Personal fitness | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 17 | (training facility, gyms) | P | | | A | | P | P | |
| 18 | Tanning salons | | | | | P | P | P | |
| 19 | Tattooing and body art | | | | | | P | P | |
| 20 | Apparel repair and tailoring | | | | | | P | P | |
| | | | | | | | | | |
| **Printing, Publishing Industries** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Newspapers, books and periodicals; publishing and/or printing | P | | | | P* | | | |
| 2 | Commercial printing | P | | | | | | | |
| | Manifold | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 3 | business forms | P | | | | | | | |
| 4 | Greeting cards | P | | | | P* | | | |
| 5 | Bookbinding | P | | | | P* | | | |
| 6 | Typesetting | P | | | | | | | |
| 7 | Photoengraving | P | | | | | P | | |
| * | Second story or higher or basement only | | | | | | | | |
| **Professional Services** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Physician or dental services | | | | P | | P | P | |
| 2 | Hospitals and medical clinics | | | | P | | P | | |
| 3 | Medical or dental laboratory | | | P | P | | P | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 4 | Medical clinics - outpatient and residential health care | | | | P | | P | | |
| 5 | Chiropractors | | | | P | P | P | P | |
| 6 | Massage therapy and physical therapy | | | | P | | P | P | |
| 7 | Ophthalmology and optometry services | | | | P | | P | P | |
| 8 | Legal services and adoption agencies | | | | P | P* | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9 | Family and behavioral counsel services | | | | P | P* | P | P | |
| 10 | Computer software businesses | P | | P | P | P* | P | P | |
| 11 | Engineering, surveying, land planning, environmental and architectural | P | | | | | P | P | |
| 12 | Educational and scientific research | | | P | P | | | P | |
| 13 | Accounting, auditing and bookkeeping | | | | P | P* | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | Genealogical | | | | | | P | P | |
| 15 | Interior design | | | | | P* | P | P | |
| 16 | Motion picture production | P | P | | | | P | | |
| 17 | Dietician and weight loss centers | | | | | | P | P | |
| * | Second story or higher or basement only | | | | | | | | |
| | | | | | | | | | |
| **Professional, Scientific, Photographic and Optical - Manufacturing** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Laboratory, and scientific and research instruments | P | P | P | | | | | |
| 2 | Mechanical measuring and controlling instruments | P | P | P | | | | | |
| 3 | Automatic temperature controls | P | P | | | | | | |
| 4 | Optical instruments and lenses | P | P | P | P | | | | |
| 5 | Surgical and medical instruments and apparatus | P | P | P | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 6 | Orthopedic, prosthetic, and surgical appliance and supplies | P | P | P | | | | | |
| 7 | Dental equipment and supplies | P | P | P | | | | | |
| 8 | Ophthalmic goods | P | P | P | P | | | | |
| 9 | Surgical and medical instruments and apparatus | P | P | P | | | | | |
| 10 | Photographic equipment and supplies | P | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | Watches, clocks, clockwork operated devices, and parts | P | P | | | | P | | |
| 12 | Musical instruments and parts | P | P | | | | | | |
| 13 | Pens, pencils, and other office and artists' materials | P | P | | | | P | | |
| 14 | Costume jewelry and novelties | P | P | | | | P | | |
| 15 | Morticians' goods | P | P | | | | | | |
| | | | | | | | | | |
| **Public Assemblies** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Amphitheaters | | | | | | | A | C |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 2 | Movie or live production theater (no sexually oriented businesses) | | | | | P | P | P | |
| 3 | Drive-in movies | | | | | | C | | C |
| 4 | Dance hall | | | | | P | P | P | |
| 5 | Stadiums, exhibit halls or auditoriums | | | | | | C | P | C |
| 6 | Arenas and field houses | | | | | | C | P | C |
| 7 | Race tracks | | | | | | | | C |
| 8 | Convention center | | | | | | P | P | C |
| | | | | | | | | | |
| **Railroad and Motor Vehicle Transportation** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Railroad rights of way and transportation equipment and facilities | | P | | | | | | |
| 2 | Bus passenger terminals (inter-city and local) | | | P | P | | P | P | |
| 3 | Bus garaging and equipment maintenance | P | P | | | | | | |
| 4 | Motor freight terminals | P | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 5 | Motor freight garaging and equipment maintenance | P | P | | | | | | |
| | | | | | | | | | |
| **Recreation Activities** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Public or private golf courses | | | | | | | | P |
| 2 | Riding stables | | | | | | | | P |
| 3 | Recreation centers and athletic clubs | P | | | P | | P | P | |
| 4 | Swimming pools | | | | | | P | P | |
| 5 | Water slides | | | | | | P | A | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 6 | Archery and shooting ranges (indoor facilities) | P | | | | | A | A | P |
| 7 | Archery and shooting ranges (outdoor facilities) | | | | | | | | P |
| 8 | Ropes course | | | | | | | A | |
| | | | | | | | | | |
| **Repair Services** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Automobile repair | P | P | | | | C | | |
| 2 | Auto body work and restoration | P | P | | | | C | | |
| 3 | Automobile lube and tune-up | | | | | | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 4 | Automobile detailing | | | | | | P | | |
| 5 | Appliance and computer repair | P | | | | | | | |
| 6 | Machine repair | P | | | | | P | | |
| 7 | Small engine repair | P | | | | | P | | |
| 8 | RV repair | P | P | | | | | | |
| 9 | Diesel and heavy equipment repair | P | | | | | | | |
| 10 | Radio and television repair services | P | | | | | P | | |
| 11 | Watch, clock and jewelry repair services | P | | | | | P | P | |
| | Reup | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | holster and furniture repair services | P | | | | | P | | |
| 13 | Towing services - impound | C | C | | | | | | |
| 14 | Towing services - no impound | P | P | | | | A | | |
| 15 | Painting and powder coating services | P | P | | | | | | |
| 16 | Vehicular exterior application (pin stripping) | P | | | | | | | |
| | | | | | | | | | |
| **Sexually Oriented Businesses** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| | | | | | | | | | |

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|---|---|---|---|---|---|---|---|---|---|
| 1 | Sexually oriented businesses (as defined in PCC 3, Business License Ordinance) | | P | | | | | | |
| | | | | | | | | | |
| **Stone, Clay and Glass - Manufacturing** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Flat glass | | P | | | | | | |
| 2 | Glass containers | | P | | | | | | |
| 3 | Brick and structural clay tile | | P | | | | | | |
| 4 | Ceramic wall and floor | | P | | | | | | |
| | Vitreous china, plumb | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 5 | ing fixtures, and china | | P | | | | | | |
| 6 | Fine earthenware (white ware), table and kitchen articles | | P | | | | | | |
| 7 | Porcelain electrical supplies | | P | | | | | | |
| 8 | Concrete brick | | P | | | | | | |
| 9 | Concrete products (excluding brick and block) | | P | | | | | | |
| 10 | Cut stone and stone products | | P | | | | | | |
| 11 | Concrete batch | | C | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | plants | | | | | | | | |
| | | | | | | | | | |
| **Storage and Accessory Structures** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Storage condos | P | P | | | | | | |
| 2 | Storage units | P | P | | | | | | |
| 3 | Storage facilities for machinery and equipment | P | P | | | | | | |
| 4 | Silos for agricultural purposes | | | | | | | | P |
| | | | | | | | | | |
| **Transient Lodgings** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Hotels and motels | | | | | | P | P | |
| 2 | Bed and breakfast operations | | | | | P | P | P | |
| | | | | | | | | | |
| **Utilities** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Electric transmission right-of-way | C | C | C | C | C | C | C | C |
| 2 | Electric generation plants | | C | | | | | | |
| 3 | Electricity regulating substations | C | C | C | C | C | C | C | C |
| 4 | Gas pipeline right-of-way (high pressure) | C | C | C | C | C | C | C | C |
| 5 | Gas pressure control stations | C | C | | | | | | C |
| 6 | Water pipeline right-of-way | P | P | P | P | P | P | P | P |
| 7 | Water treatment plants | P | P | | | | | | P |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | (purification) | | | | | | | | |
| 8 | Water storage | P | P | | | | | | P |
| 9 | Irrigation distribution systems | P | P | P | P | P | P | P | P |
| 10 | Water pressure control stations | P | P | P | P | P | P | P | P |
| 11 | Sewage treatment plants | | C | | | | | | |
| 12 | Sewage sludge drying beds (municipal only) | | C | | | | | | |
| 13 | Sewage lift stations | P | P | P | P | | | P | P |
| 14 | Public and private utility | P | P | P | P | P | P | P | P |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | rights-of-way | | | | | | | | |
| 15 | Public and private maintenance and utility facilities (public) | P | P | P | P | P | P | P | P |
| 16 | Public and private maintenance and utility facilities (private) | C | C | C | C | C | C | C | C |
| | | | | | | | | | |
| **Wholesale Trade** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Automobiles and other motor vehicles | P | P | | | | | | |
| 2 | Tires and tubes | P | P | | | | | | |
| | Prescription drugs, | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 3 | drug proprietary and druggists' sundries | P | | P | P | | | | |
| 4 | Paints and varnishes | P | P | | | | | | |
| 5 | Dry goods, piece goods and notions | P | P | | | | | | |
| 6 | Apparel and accessories, hosiery and lingerie | P | P | | | | | | |
| 7 | Footwear | P | P | | | | | | |
| 8 | Groceries (general line) | P | P | | | | | | |
| 9 | Dairy products | P | P | | | | | | P |
| 10 | Poultry and products | P | P | | | | | | P |
| | Confe | | | | | | | | |

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|---|---|---|---|---|---|---|---|---|---|
| 11 | ctione ry | P | P | | | | | | |
| 12 | Meat and meat produ cts | P | P | | | | | | P |
| 13 | Fruits and veget ables | P | P | | | | | | P |
| 14 | Grain | P | P | | | | | | P |
| 15 | Electri cal equip ment, wiring suppli es and constr uction materi als | P | P | | | | | | |
| 16 | Electri cal appli a nces, televis ion and radio sets | P | P | | | | | | |
| 17 | Electr onic parts and equip ment | P | P | | | | | | |
| 18 | Hardw are | P | P | | | | | | |
| | Plumb | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 19 | ing and heating equipment and supplies | P | P | | | | | | |
| 20 | Air conditioning, refrigerated equipment and supplies | P | P | | | | | | |
| 21 | Commercial and industrial machinery, equipment and supplies | P | P | | | | | | |
| 22 | Farm machinery and equipment | P | P | | | | | | |
| 23 | Transportation equipment and supplies (except motor | P | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | vehicles) | | | | | | | | |
| 24 | Metals and minerals (except petroleum products and scrap) | | P | | | | | | |
| 25 | Tobacco and tobacco products | P | P | | | | | | |
| 26 | Beer, wine and distilled alcoholic beverages | P | P | | | | | | |
| 27 | Paper products | P | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 28 | Furniture and home furnishings | P | P | | | | | | |
| 29 | Lumber and construction materials | P | P | | | | | | |
| 30 | Firearms distribution | P | P | | | | | | |

HISTORY
*Amended by Ord. 07-03-2024-C on 7/3/2024*
*Amended by Ord. 09-04-2024-C on 9/4/2024*

# Attachment B:

# Proposed Ordinance Amendment with Redlines

**13.14.100 CC-1 Central Commercial Zone** 13.14.100.1
Purpose And Zone Characteristics 13.14.100.2
Permitted, Conditional And Accessory Uses 13.14.100.3
Lot Area
13.14.100.4 Lot Width
13.14.100.5 Lot Frontage
13.14.100.6 Setback And Build-To-Line Requirements
13.14.100.7 Projections Into Setbacks
13.14.100.8 Building Height Requirements
13.14.100.9 Distance Between Buildings
13.14.100.10 Permissible Lot Coverage
13.14.100.11 Parking, Loading And Access
13.14.100.12 Project Plan Approval
13.14.100.13 Other Requirements

### 13.14.100.1 Purpose And Zone Characteristics

~~The CC-1 Central Commercial Zone is established to preserve and grow the commercial heart of Payson. Effective growth is accomplished by enhancing the pedestrian experience and downtown environment. This is done through pedestrian connectivity, transit oriented development, establishment of third places – or places for people to visit and socialize, architecture that engages with street life, and the creation of a walkable urban core with uses in close proximity. Any development should be consistent with a downtown feel and be compatible with the historic nature of the area. Uses should contribute to vibrant and continuous street life.~~ The purpose of the CC-1 Central Commercial Zone is to preserve and strengthen Historic Downtown Payson as the commercial, civic, and cultural heart of the City while protecting the character that makes downtown distinct. New development, redevelopment, and changes in use shall reinforce not replace or diminish the established character, scale, form, and pedestrian-oriented environment of Historic Downtown Payson.

Uses should foster a vibrant, active, and continuous street presence that reinforces Payson's "Home to Adventure" brand. Ground-floor businesses should primarily include retail, dining, and experience-oriented establishments that attract residents and visitors to Historic Downtown at all hours of the day and throughout the week. Together, these uses should create a complementary mix of destinations that encourage people to explore multiple businesses and experience the unique character of downtown Payson in a single visit.

Development within the CC-1 Zone shall be compatible with the historic context and traditional development pattern of downtown. Buildings shall be designed and oriented to the street in a manner that maintains the established scale and character of the area, supports an active pedestrian environment, and complements existing historic buildings. Architecture, building materials, façade design, site layout, parking, and other improvements shall contribute to a cohesive downtown and shall not introduce development patterns or design elements that are incompatible with its historic character.

The intent of this Zone is not to remake Historic Downtown Payson, but to ensure growth, reinvestment and redevelopment without losing the physical character, pedestrian scale, commercial vitality, and sense of place that define it.

HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

**13.14.100.2 Permitted, Conditional And Accessory Uses**

~~The zone allows for a mix of commercial and retail with residential uses.~~ Permitted and conditional uses in the CC-1 Zone are listed in Appendix A – Non-Residential Land Use Categories. ~~The ground floor of each building shall not have residential uses and shall have commercial, retail, or business even when other floors are used for residential uses.~~ A use is not permitted in the zone unless authorized in Payson City Code.

The street level of each building shall be reserved solely for commercial use. The primary street-facing façade shall include a public entrance providing access to a permitted commercial use that offers goods, services, dining, entertainment, or other customer-oriented uses. To ensure that buildings are primarily occupied by customer-oriented uses, no more than twenty-five (25) percent of a building's ground floor in the CC-1 Zone may be used for storage, manufacturing, or any non-commercial use.
Residential uses are prohibited on the street level. Second story and higher or basement residential units are allowed in commercial buildings as a permitted use. Residential units may be limited ~~by the amount of parking available.~~ based on building height, building setback, parking, and other requirements in the Payson City Code. The minimum area of a residential dwelling unit in the CC-1 zone shall be 500 square feet. Each residential dwelling unit shall demonstrate compliance with all zoning and building code requirements through a Site Plan and Building Permit application review process.

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HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

**13.14.100.3 Lot Area**

There ~~is~~ shall be no minimum lot area requirement.

HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

**13.14.100.4 Lot Width**

~~There shall be no minimum width requirement, except that any new parcel smaller in width than the average width of the parcels on that block shall be reviewed and approved by the planning commission. If the commission finds that the width is not consistent with the nature of the historic downtown environment, the commission may approve the width if the proposed massing, uses, and design characteristics of all development on the parcel are compatible and consistent with surrounding buildings and uses.~~
The minimum width requirement in the CC-1 Zone shall be twenty (20) feet.

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HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

**13.14.100.5 Lot Frontage**

~~There shall be no frontage requirement, except that any parcel with less frontage than the average of the parcels on that block shall be reviewed and approved by the planning commission. If the commission finds the frontage is not consistent with the nature of the historic downtown environment, the commission may approve the frontage if the proposed massing, use, and design characteristics of all development on the parcel are compatible and consistent with surrounding buildings and uses.~~
All parcels in the CC-1 Zone shall abut a public street for at least twenty (20) feet.

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HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

**13.14.100.6 Setback And Build-To-Line Requirements**

The following minimum and maximum setback requirements and build-to-line requirements shall apply to all structures in the CC-1 Zone. Each setback is measured from the property line of the lot or parcel.

A. **Front Setback**. Each lot or parcel shall have a ~~minimum~~ front setback of zero (0) to ten (10) feet. ~~The Development Services Director may grant a front setback reduction if it is determined the property is located along a pedestrian corridor and a reduced setback enhances the pedestrian experience.~~

B. **Side Setback**. There is no minimum or maximum side setback, provided that each building satisfies the building and fire codes in effect at the time of approval, except for an imposed build-to-line on a corner lot or as follows:

1. ~~**Side Setback For Structures Constructed Adjacent To Residentially Zoned Areas**. The side setback shall be a minimum of ten (10) feet~~.

~~2.~~ **Side Setback For Corner Lot**. ~~Each corner lot or parcel shall have a~~

2. ~~minimum setback on all areas of road frontage of ten (10) feet. The Development Services Director may grant a reduction if it is determined the property is located along a pedestrian corridor and a reduced setback enhances the pedestrian experience.~~ The requirements for street facing side yards on corner lots shall follow the setback and build-to-line requirements for a Font Setback.

3. **Side Setback For Driveway**. Each side setback, when used for vehicular access to a garage, carport, or parking area shall have a minimum setback of twenty (20) ~~feet unless a setback reduction is granted by the Development Services Director in accordance with paragraph B as stated above.~~ The Development Services Director may grant a reduction if it is determined the property is located along a pedestrian corridor and a reduced setback enhances the pedestrian experience. The access shall be hard surfaced as described in the Payson City Development Guidelines, and placed as far from the intersection as possible.

4. ~~**Side Setback For Accessory Building**. The minimum side setback for an accessory building shall be ten (10) feet, unless it can be determined that all necessary public utility easements, landscaping, and line of sight can be accommodated, in which case the setback may be reduced to zero. In the granting a reduction on a corner side setback, the Development Services Director must also determine the structure is located along a pedestrian corridor and a reduced setback enhances the pedestrian experience and any enhancement outweighs any public harm.~~

C. **Rear Setback**. There is no minimum or maximum rear setback for a primary structure adjacent to commercially zoned properties. ~~Each lot or parcel shall have a minimum rear setback of twenty (20) feet unless it can be clearly demonstrated to the Development Services Director that a structure could be placed nearer to the property line without causing a negative impact on adjacent property owners.~~

1. ~~**Rear Setback For Accessory Building**. The rear setback for an accessory building shall be no less than five (5) feet of the rear property line, unless it can satisfy the requirements in paragraph B,4, in which case the same provisions as found in paragraph B,4 apply.~~

D. **Side and Rear Setbacks For Structures Constructed Adjacent to Residentially Zoned Areas:** The side and rear setbacks shall be a minimum of ten (10) feet.

E.

F. The land use authority may impose a build-to-line that represents the distance from the property line that a structure will be constructed. The build-to-line may be imposed on any side of the structure. The build-to-line may be imposed in order to enhance the pedestrian experience, reduce the parking adjacent to the street, improve aesthetics of the site, for circulation purposes, or decrease impacts on existing development. The imposition of a build-to-line does not reduce the amount of required off-street parking or landscaping.

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G. Courtyards: The Land Use Authority may allow front yard and street side yard setbacks to be extended if a public courtyard space is proposed which meets the following criteria:

1. The proposed courtyard will serve a legitimate public purpose,
2. The design of the courtyard enhances the public experience and will reasonably attract daily activity,
3. The courtyard is not raised more than two feet above street sidewalk grade,
4. Landscaping or other elements do not obscure more than twenty-five percent (25%) of the street view into the setback,
5. The courtyards design will restrict any vehicle parking or access.

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HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

**13.14.100.7 Projections Into Setbacks**

After completion of a survey to accurately determine the property line, the following

structures may project into a required setback:

A. Fences and walls

B. Landscaping and irrigation systems

C. Necessary appurtenances for utility service

D. Patios and decks

E. Cornices, eaves, sills, buttresses, awnings, planter boxes or other similar architectural features may project up to four (4) feet into any required front or rear setback or up to two (2) feet into a side setback.

~~F. Patio covers may be extended into a rear setback area but must be at least fifteen (15) feet from the property line. A patio cover may also extend into a side setback area but must be at least five (5) feet from the property line. If a patio cover is enclosed, the structure shall satisfy all setback requirements.~~

~~Aesthetic improvements similar to those listed above may be allowed to encroach into the front setback area or public right-of-way at the discretion of the Development Services Director, and after written approval based on, but not necessarily limited to, the following conditions:~~

~~A. No permanent structure may be erected in the public right-of-way.~~

~~B. The aesthetic improvement may not impede pedestrian or vehicular safety.~~

~~C. The property owner is willing to accept all liability in relation to the aesthetic improvement.~~

~~D. If the improvement is adjacent to a roadway owned by an entity other than Payson City, the applicant will need to obtain approval from that entity.~~

~~The Development Services Director is under no obligation to approve the request upon review of the proposed aesthetic improvement and no precedent is set by any approval or denial of such a request.~~

HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

**13.14.100.8 Building Height Requirements**

A primary building or structure may not exceed thirty-five (35) feet in height, nor be lower than ten (10) feet in height.~~, unless reviewed and approved by the Fire Chief, in accordance with the adopted building and fire codes. Accessory structures may not exceed eighteen (18) feet in total height as defined in PCC 13.04. Buildings located on 100 North to 100 South along Main Street and 100 West to 100 East along Utah Avenue shall not exceed two stories in height above grade.~~

HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

**13.14.100.9 Distance Between Buildings**

The distance between any building or structure shall satisfy the requirements of the building and fire codes in place at the time of approval and Certificate of Occupancy. This is in no way meant to eliminate the use of zero lot line development.

HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

**13.14.100.10 Permissible Lot Coverage**

The sum total of all buildings, structures, and impervious material on any parcel shall not be greater than eighty (80) percent of the total area of the parcel. However, the Development Services Director can increase permissible lot coverage to ninety-five percent (95%) if the City determines the development enhances the downtown environment and the amount of and type of landscaping is appropriate for the site. All unimproved areas shall be landscaped. Plants shall be limited to those that will not damage sidewalks, buildings, and infrastructure.

HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

**13.14.100.11 Parking, Loading And Access**

Each project shall satisfy the off-street parking requirements found in PCC 13.10. For parking design and standards refer to the Payson City Development Guidelines.

Loading and unloading areas shall be located in an area that can be secured from public access. Further, loading and unloading shall not occur on a public street.

**Parking Lot Location:** Parking lots shall be located behind buildings and not visible from the street. On corner lots and double fronted lots, parking areas that must be adjacent to a street, along a side yard or rear yard, shall be screened by a six-foot park strip behind the sidewalk.

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HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

**13.14.100.12 Project Plan Approval**

Projects in the CC-1 Zone will be reviewed and approved in accordance with PCC 13.18, Commercial and Industrial Development ~~herein~~. Any request for project plan approval is subject to any and all applicable City resolutions and ordinances including the Subdivision Ordinance, Development Guidelines, and the Payson City General Plan.

~~If the project requires city council approval, the city council may replace the planning commission as the legislative authority for any requirement of this zone.~~

HISTORY

*Adopted by Ord. 05-18-2022-D on 5/18/2022*

## 13.14.100.13 Building Design Standards in the CC-1 Zone

**Primary Building Materials:** The following are permitted primary building materials for buildings withing the CC-1 Zone. Combinations of multiple primary materials are permitted and count towards total percentage coverage requirements. See the Façade Type Table for percent coverage requirements:

- Stone
- Brick
- Glass

**Secondary Building Materials:** The following are permitted to be used as accents only on any façade:

- Concrete
- Metal
- Adobe/stucco
- Fiber Cement Siding
- Timber/Wood

**Building Facades:** Facades are categorized by their relation to streets and other buildings. "Primary" facades face prominent streets (such as Main Street). "Secondary" facades face side streets. "Tertiary" facades face neighboring buildings and pedestrian corridors. "Rear" facades are opposite primary facades, and typically face parking and back-of-building access points.

The design of building facades shall comply with the requirements in the following table:

| | **Façade Type** | | | |
|---|---|---|---|---|
| | **Primary** | **Secondary** | **Tertiary** | **Rear** |
| **Horizontal Articulation** | 1' min. articulation every 15. Ft.* | 6" min. articulation every 20. Ft.* | 6" min. articulation every 25. Ft. | 6" min. articulation every 30. Ft. |
| **Vertical Articulation** | 6" min every story | 6" min. ground floor only | 6" min. ground floor only | 6" min. ground floor only |
| **Primary Material %** | 70% min. | 60% min. | 50% min. | 40% min. |

*When glass is used as a primary building material, a horizontal articulation is not required for Primary and Secondary facades.

The facades of any building in the CC-1 Zone shall:

1) Provide at least fifty percent (50%) uncovered fenestration at the street level of the primary façade,
2) Provide an identifiable break between the building's street level floor and upper floors. This break may be accomplished by a change in material, a horizontal dividing element, a change in fenestration pattern, or similar means. Additionally, a masonry belt course, using contrasting colors and textures, that extends around the entire structure denoting the stories of the building will be placed on the exterior of the building,
3) Provide well marked entrances to cue access and use,
4) Prohibit exterior stairways, corridors, or landings on the primary or secondary facades of the building,
5) Provide roofline variations and a decorative cornice of at least one (1) foot in

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height along the top of all primary and secondary facades.

**Orientation/Entrances:**
1) A public entrance shall be included at the Front Façade of each building. Entrances shall provide access to a commercial use permitted in the zone. Fire exit doors, doors to fire riser rooms, or other mechanical spaces, and doors to exterior courtyards shall not qualify as pedestrian building entrances.
2) Building entrances shall be directly accessible from and directly adjacent to the sidewalk.
3) Entrances shall prevent doors from swinging into the public right-of-way or beyond the front façade line for the building when opened.

**Commercial Ground Floor Spaces:**
1) Ground floor commercial spaces shall be designed for commercial orienting tenant spaces to the street and maximizing storefronts and entries along the sidewalks to sustain street level interest and promote pedestrian traffic.
2) Articulation and detailing of the street level with pedestrian entrances, quality materials and decorative details shall be used to promote pedestrian-scaled architecture along the street.
3) Electrical service, mechanical, or other equipment, storage spaces, blank walls, and other elements that are not pedestrian-oriented shall not be located along the street level wall unless required by applicable code and no workable alternative location exists. Mechanical and utility equipment shall be located or screened so as not to be visible from public streets. Screens shall be aesthetically incorporated into the design of the building whether located on the ground or the roof, and may include such treatments as balustrades, parapet walls, or landscaping. Screening materials shall be compatible with those of the building.

**Garages:**
1. An attached garage shall not be permitted on a building's primary or secondary façade.

**Building Lighting:**
1. All building lighting shall be dark-sky compliant. No up lit or backlit signage is permitted. Street lighting that reduces glare, light trespass, and skyglow is encouraged. Hanging (festoon) lights are permitted when glare is mitigated.
2. Neon lights and signs are prohibited in the CC-1 zone.

**Satellite Dishes & Antennae:**
1. Building mounted communications equipment shall be placed directly on a wall or parapet. The color of such equipment shall be the same as the color of the wall or parapet upon which it is placed or designed consistently with the design details of the building.
2. Equipment such as, but not limited to, roof mounted communications and mechanical equipment, vending machines and ice machines shall be screened from street view.

**Rain Gutters & Downspouts:**
1. Gutters and downspouts shall be designed and placed to be as inconspicuous as possible. Downspouts shall connect with an underground drain or short runs of

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underground piping to move the water away from the foundation; they shall not dump or exhaust on top of driveways or walks.

**13.14.100.13 Other Requirements**

A. **Signs**. Signs are allowed in accordance with PCC 13.32. Signs in specific areas of the CC-1 Zone may be subject to additional review as determined by the Land Use Authority. ~~City Council.~~

B. **Landscaping**. Each lot or parcel shall be completely landscaped except those areas used for buildings or parking. Each project application shall be accompanied by a complete landscaping plan detailing the types and sizes of planting materials to be used. The landscaping shall be maintained using an automatic sprinkling system and shall be completed prior to issuance of a Certificate of Occupancy.

C. **Trash, Junk, And Other Debris**. No trash, used materials, unsightly storage of any kind, or non-licensed or abandoned vehicles shall be stored in an open area. All such materials shall be enclosed in a building.

~~D. **Design Guidelines**. The planning commission may require specific design guidelines be employed in the project. Design is a vital component of downtown development. The design guidelines may include, but are not limited to, architectural controls, colors, materials, building mass, innovative design of buildings and access, and any other features deemed appropriate by the planning commission. The design guidelines apply to all structures in a development including accessory structures.~~

~~All buildings shall be oriented toward and facing public streets. This includes doors and large windows oriented toward public streets. Buildings on corner lots shall face both streets. Unless proven impractical, parking shall be located behind, or under, buildings, and buildings shall be located close to public streets, plazas, or other gathering areas. Building design shall enhance the pedestrian experience. Upper floors shall engage with street life through balconies, windows, and architectural features that provide a pleasant pedestrian environment.~~

~~E.~~D. **Land Use Transition Areas**. The planning commission may impose additional architectural and landscaping requirements on parcels adjacent to a land use transition.

~~F.~~E. No dust, odor, smoke, vibration, intermittent light, glare, or noise shall be emitted which is discernible beyond the premises, except for normal traffic movements.

HISTORY
*Adopted by Ord. 05-18-2022-D on 5/18/2022*

**13.14.100.14 Compliance with City Code Requirements**

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Compliance Required Upon Substantial Investment or Redevelopment.
A. Purpose. The purpose of this Section is to allow the continued lawful use of existing properties while requiring substantial new investment and redevelopment to

move properties toward compliance with the City's current development standards.

B. Compliance Trigger. Notwithstanding any other provision of this Code, when an owner of property proposes one or more improvements, additions, alterations, expansions, or redevelopment activities having an aggregate construction value of $500,000 or more, the property shall be brought into compliance with the applicable requirements of this Code to the extent provided in this Section.

C. Aggregation. For purposes of determining whether the $500,000 threshold has been reached, the City may aggregate the value of related improvements, additions, alterations, expansions, or redevelopment undertaken or permitted during any consecutive three-year period. An owner may not divide or phase a project for the purpose of avoiding the requirements of this Section.

D. Scope of Required Compliance. Upon reaching the threshold established in Subsection B, the owner shall bring the property into compliance with the then-current requirements of this Code relating to landscaping, parking, screening, lighting, signage, architectural standards, access, pedestrian improvements, site design, and other identified development standards, provided that the City through a development agreement may limit or modify the required improvements when strict compliance is physically impracticable or would be disproportionate to the scope and value of the proposed project.

E. Protected Nonconforming Uses. Nothing in this Section shall be interpreted to terminate a legal nonconforming use contrary to Utah Code § 10-9a-511. Any termination or amortization of a legal nonconforming use shall occur only as authorized by state law and this Code.

F. Building and Fire Code Compliance. This section shall not be construed as an exception to any applicable Building Code, Fire Code, or life-safety requirement. Compliance with all such requirements shall be verified and enforced through the business license, building permit, site plan review, or any other applicable City approval process.

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Void

~~13.14.110 CAP Commercial, Arts And Preservation.~~

~~13.14.110.1 Purpose And Zone Characteristics~~
~~13.14.110.2 Permitted, Conditional And Accessory Uses~~
~~13.14.110.3 Lot Area, Width And Frontage~~
~~13.14.110.4 Setback And Build-To-Line Requirements~~
~~13.14.110.5 Projections Into Setbacks~~
~~13.14.110.6 Building Height Requirements~~ ~~13.14.110.7 Distance Between Buildings~~ ~~13.14.110.8 Parking, Loading And Access~~ ~~13.14.110.9 Project Plan Approval~~ ~~13.14.110.10 Other Requirements~~
~~13.14.110.11 Parcels Constricted By Land Constraints~~
~~13.14.110.12 Building Renovation, Demolition And Reconstruction~~
~~13.14.110.13 Relationship With Main Street And Other Historic Preservation Programs~~

~~Purpose And Zone Characteristics~~

~~The CAP Commercial, Arts and Preservation Zone is established to create an environment where historic preservation, building restoration, and viable commercial activities can co-exist in a positive manner. In order to accomplish the development goals supported by the City Council for this district, it is recognized that building renovations will need to occur so that the structures can accommodate the latest technological advances. Furthermore, public and private infrastructure will need to be updated to provide efficient and effective municipal services. All of this work must be completed while maintaining a business friendly atmosphere. Obviously, public/private cooperation is critical and all funding opportunities must be explored.~~

~~HISTORY~~

~~*Adopted by Ord. 05-18-2022-D on 5/18/2022*~~

~~Permitted, Conditional And Accessory Uses~~

~~Specific uses in the CAP Zone can be identified by referring to the chart attached hereto as Appendix A – Non-Residential Land Use Categories. The chart will specify whether each use is a permitted, conditional or accessory use. Unless specifically listed, any other use is not a permitted use in the zone.~~

~~HISTORY~~

~~*Adopted by Ord. 05-18-2022-D on 5/18/2022*~~

~~Lot Area, Width And Frontage~~

~~There is no minimum lot area, width or frontage requirements in the CAP Zone, except that all other regulations of this Title can be satisfied (i.e. clear view areas).~~

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~~HISTORY~~

*Adopted by Ord. 05-18-2022-D on 5/18/2022*

Setback And Build-To-Line Requirements

The following minimum setback requirements and build-to-line requirements shall apply in the CAP Zone. Each setback is measured from the property line of the lot or parcel.

A. **Front Setback**. There are no front setback requirements in the CAP Zone. However, all structures shall provide ample space for necessary public utility easements.

B. **Side Setback.** There is no side setback in the CAP Zone provided that each building satisfies the building and fire codes in effect at the time of approval and issuance of a Certificate of Occupancy, except as follows:

1. **Side Setback For Structures Constructed Adjacent To Residentially Zoned Areas**. The side setback for structures constructed adjacent to residentially zoned areas shall be a minimum of ten (10) feet.

2. **Side Setback For Corner Lot**. Each corner lot or parcel in the CAP Zone shall have a minimum setback on all areas of road frontage of ten (10) feet.

3. **Side Setback For Driveway**. Each side setback, when used for access to a garage, carport, or parking area shall have a minimum setback of twenty (20) feet and shall be hard surfaced as described in the Payson City Development Guidelines.

C. **Rear Setback**. Each lot or parcel in the CAP Zone shall have a minimum rear setback of ten (10) feet unless it can be clearly demonstrated to the City Council that a structure could be placed nearer the property line without causing a negative impact on adjacent property owners.

D. The land use authority may impose a build-to-line that represents the distance from the property line that a structure will be constructed. The build-to-line may be imposed on any side of the structure. The build-to-line may be imposed in order to reduce the parking adjacent to the street, improve aesthetics of the site, or for circulation purposes. The imposition of a build-to-line does not reduce the amount of required off-street parking or landscaping.

HISTORY

*Adopted by Ord. 05-18-2022-D on 5/18/2022*

Projections Into Setbacks

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~~The following structures may be erected on or projected into any required setback:~~

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A. Fences, railings and walls in conformance with all applicable City ordinances and resolutions.

B. Landscaping features.

C. Necessary appurtenances for utility service.

D. Awnings, cornices, eaves, planter boxes, sills, or other similar architectural features that do not impede pedestrian or vehicular circulation.

Following review of any proposed project that contains an existing structure, aesthetic improvements may be allowed to encroach into the public right-of-way at the discretion of the Development Services Director, and after written approval based on, but not necessarily limited to, the following conditions:

A. No permanent structure may be erected in the public right-of-way.

B. The aesthetic improvement may not impede pedestrian or vehicular safety.

C. The property owner is willing to accept all liability in relation to the aesthetic improvement.

D. The aesthetic improvement does not have the effect of enlarging the enclosed area of the building.

E. The request shall be reviewed by all appropriate staff members and the alteration shall satisfy all conditions of staff.

F. If the improvement is adjacent to a roadway owned by an entity other than Payson City, the applicant will need to obtain approval from that entity.

The Development Services Director is under no obligation to approve the request upon review of the proposed aesthetic improvement and no precedent is set by any approval or denial of such a request.

HISTORY

*Adopted by Ord. 05-18-2022-D on 5/18/2022*

Building Height Requirements

A primary building or structure may not exceed thirty-five (35) feet in height, nor be lower than ten (10) feet in height, unless reviewed and approved by the Fire Chief, in accordance with the adopted building and fire codes. Accessory structures may not exceed eighteen (18) feet in total height as defined in PCC 13.04.

HISTORY

*Adopted by Ord. 05-18-2022-D on 5/18/2022*

Distance Between Buildings

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~~The distance between any building or structure shall satisfy the requirements of the building and fire codes in place at the time of a request for development approval. This is in no way meant to eliminate the use of zero lot line development.~~

~~HISTORY~~

~~*Adopted by Ord. 05-18-2022-D on 5/18/2022*~~

~~Parking, Loading And Access~~

~~Each project in the CAP Zone shall satisfy the off-street parking requirements found in PCC 13.10. For parking design and standards refer to the Payson City Development Guidelines.~~

~~Whenever practical, loading and unloading areas shall be located in an area that can be secured from public access and shall not occur on a public street.~~

~~HISTORY~~

~~*Adopted by Ord. 05-18-2022-D on 5/18/2022*~~

~~Project Plan Approval~~

~~Any request for project plan approval in the CAP Zone is subject to any and all applicable City resolutions and ordinances including the Subdivision Ordinance, Development Guidelines, and the Payson City General Plan.~~

~~Projects in the CAP Zone will be reviewed and approved in accordance with PCC 13.18, Commercial Development, Site Plans, herein.~~

~~HISTORY~~

~~*Adopted by Ord. 05-18-2022-D on 5/18/2022*~~

~~Other Requirements~~

~~The following requirements are in addition to the requirements found in this Chapter, the General Provisions or Supplementary Provisions of this ordinance, or any other applicable resolution or ordinance.~~

~~A. Signs are allowed in the CAP Zone in accordance with PCC 13.32. Signs in the CAP Zone may be subject to additional review, such as review by the Utah State Historic Architect as determined by the City Council.~~

~~B. Each lot or parcel shall be completely landscaped except those areas used for buildings or parking. Each project application shall be accompanied by a complete landscaping plan, which complies with the provisions of PCC 13.21, detailing the types and sizes of planting materials to be used. The landscaping shall be maintained using an automatic sprinkling system and shall be completed prior to issuance of a Certificate of Occupancy.~~

~~C. No trash, used materials, unsightly storage of any kind, or non-licensed or~~

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abandoned vehicles shall be stored anywhere in the CAP Zone.

D. Each project in the CAP Zone is subject to the design criteria adopted by the City Council. The design guidelines include, but are not limited to, architectural controls, colors, materials, building mass, innovative design of buildings and access, and any other features deemed appropriate by the City Council.

E. No dust, odor, smoke, vibration, intermittent light, glare, or noise shall be emitted which is discernible beyond the premises, except for normal traffic movements.

HISTORY

*Adopted by Ord. 05-18-2022-D on 5/18/2022 Amended by Ord. 07-05-2023-B on 7/5/2023*

Parcels Constricted By Land Constraints

In order to effectively utilize existing infrastructure and promote commercial use on existing parcels within the CAP Zone, any project that cannot comply with the requirements on this Section concerning parking, access, landscaping or other constraints based on lot size, location, or configuration will be reviewed on a case-by-case basis. If the applicant can show that the project will be consistent and compatible with surrounding uses and will not negatively impact the purposes and objectives of the CAP Zone or adjacent property owners, the Fire Chief and Development Services Director will review and may approve the project. There shall be a two (2) week review period to receive input from the Planning Commission and City Council prior to a determination being made by the Fire Chief and Development Services Director. The Fire Chief and Development Services Director are under no obligation to approve the request to modify the regulations herein and no precedent is set by any approval or denial of such a request.

This Section in not intended to relieve the applicant from complying with any and all other requirements of this ordinance or any law, code, ordinance or resolution of Payson City.

HISTORY

*Adopted by Ord. 05-18-2022-D on 5/18/2022*

Building Renovation, Demolition And Reconstruction

Due to age, lack of appropriate maintenance, access requirements, or to encourage a safe environment, it may become necessary to significantly renovate or possibly even demolish and reconstruct buildings in the CAP Zone. However, these practices shall be conducted in a manner that reflects the unique historic elements of the district. Each structure shall satisfy the design guidelines established for the district, with special attention given to the following:

A. The architectural features shall be incorporated on all sides of the structure.

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~~B. All utility appurtenances shall be hidden, screened, or at the very least painted to blend into the design of the building.~~

~~C. Each structure shall satisfy all regulations of the adopted building (conservation) and fire codes, even if improvements to adjacent structures are required.~~

~~D. Whenever the primary use of a structure changes from a use that is no longer permitted or from a non-conforming use, the structure shall be modified to satisfy the design guidelines of the zoning district.~~

~~HISTORY~~

~~*Adopted by Ord. 05-18-2022-D on 5/18/2022*~~

~~Relationship With Main Street And Other Historic Preservation Programs~~

~~The City Council may authorize the assistance of other entities to aid in the preservation, renovation, and improvement of the CAP Zone. The regulations of this Title are intended to complement the efforts of these entities. Some, but not necessarily all of these groups include:~~

~~A. The Main Street Program~~

~~B. The Utah Pioneer Communities Program~~

~~C. The Certified Local Government Program~~

~~During the review process for any project in the CAP Zone, the regulations and requirements of these programs shall be considered and implemented into project approval. Some of these regulations may include project signage, color usage, lighting features, road regulatory signs, and other specific project details beyond basic building design.~~

~~HISTORY~~

~~*Adopted by Ord. 05-18-2022-D on 5/18/2022*~~

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## Appendix A - Land Use Categories

**Non-Residential Land Use Categories: Permitted, Conditional, and Accessory Uses**

**Zoning Districts:**
I-1, Light Industrial Zone as found in PCC 13.14.150
I-2, Heavy Industrial Zone as found in PCC 13.14.160
R&D, R and D Research and Development Zone as found in PCC 13.14.170
PO-1, Professional Office Zone as found in PCC 13.14.090
CC-1, Central Commercial Zone as found in PCC 13.14.100
GC-1, General Commercial Zone as found in PCC 13.14.120
S-1, Special Highway Service Zone as found in PCC 13.14.130
~~CAP, Commercial, Arts, and Preservation as found in PCC 13.14.110~~
A-5, Agriculture Zone as found in PCC 13.14.040

**Definitions:**
P = Permitted Use - A use that is allowed in the zone indicated provided all regulations of the development ordinances are satisfied
C = Conditional Use - A use that is allowed in the zone indicated in accordance with PCC 13.28
A = Accessory Use - A use that is allowed in the zone indicated as an ancillary portion of a primary business allowed in the zone and does not occupy more than twenty five (25) percent of the building's area.
* = ~~Uses that include unique regulations~~Second story of higher or basement only
** = Must satisfy specific parking requirements of PCC 13.10
*** = Beauty and Barber Services shall be limited to a total of six (6) businesses in the CC-1 Zone. Existing Beauty and Barber Services shall be allowed to continue to operate until their business license closes. New businesses license applications for Beauty and Barber Services may only be approved if the total number of Existing Beauty and Barber Services in the CC-1 Zone is less than six (6).

| | Zoning District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | I-1 | I-2 | R&D | PO-1 | CC-1 | GC-1 | S-1 | A-5 |
| **Agricultural Related Activities** | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Contract sorting, grading, and packaging services (fruits/vegetables) | C | C | | | | | | C |
| 2 | Veterinarian services and small animal hospitals | P | | | P | | P | | P |
| 3 | Large animal hospitals | P | | | | | | | P |
| 4 | Kennels and small animal pens | C | C | | | | | | C |
| 5 | Greenhouses and nurseries | P | P | | | | C | | P |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 6 | Farm products warehousing and storage (excluding stockyards) | P | P | | | | | | P |
| 7 | Agricultural related exhibit and auction facilities | | | | | | | | P |
| 8 | Equestrian training and boarding facility | | | | | | | | P |
| 9 | Dairy farms and milk processing | | | | | | | | P |
| | | | | | | | | | |
| **Amusements** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Fairgrounds | | | | | | | | P |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 2 | Amusement parks (five or more acres) | | | | | | | C | |
| 3 | Amusement parks (less than five acres) | | | | | | P | P | |
| 4 | Arcades and video games | | | | | P | P | P | |
| 5 | Miniature golf (indoor) | | | | | P | P | P | |
| 6 | Miniature golf (outdoor) | | | | | | P | P | |
| 7~~6~~ | Golf driving ranges (outdoor) | | | | | | | | C |
| 8~~7~~ | Golf driving ranges (indoor) | | | | | P | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 98 | Bowling centers | | | | | | P | P | |
| 109 | Roller skating and ice skating rinks | | | | | | P | P | |
| | | | | | | | | | |
| **Apparel and Textile - Manufacturing** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | All-purpose textile manufacturing | P | P | | | | | | |
| 2 | Luggage, handbags and miscellaneous textiles | P | P | | | | | | |
| 3 | All-purpose textile manufacturing | P | P | | | | | | |
| | | | | | | | | | |
| **Apparel and Accessories - Retail** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Clothing, apparel | | | | | P | P | P | |
| 2 | Sexually oriented clothing accessories and specialties | | C | | | | | | |
| | | | | | | | | | |
| **Automotive, Recreation, Marine and Equipment - Retail** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Automobile and passenger truck sales | P | | | | | P | P | |
| 2 | Recreational vehicle and travel trailers | P | | | | | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 3 | Construction and heavy equipment sales, animal trailer, tractor and farm implement | P | P | | | | | | |
| 4 | Automotive accessories | P | | | | ~~P~~ | P | P | |
| 5 | Tire sales and minor automotive maintenance (no outdoor storage) | P | | | | | P | P | |
| 6 | Gas stations with convenience store | P | | | | | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 7 | Gas station without convenience store | P | | | | | A | A | |
| 8 | Marine craft sales, rental and accessories | P | | | | | P | P | |
| 9 | Marine craft service | P | | | | | A | A | |
| 10 | Motorcycles, snowmobiles and off-road vehicle sales | P | | | | | P | P | |
| | | | | | | | | | |
| **Building Materials - Retail** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Home improvement centers (greater than 10,000 square feet) | P | | | | | P | P | |
| 2 | Hardware store (less than 10,000 square feet) | P | | | | P | P | P | |
| 3 | Lumber yards | P | P | | | | | | |
| 4 | Heating and plumbing equipment | P | P | | | | P | P | |
| 5 | Paint, glass, and wallpaper | P | P | | | | P | P | |
| 6 | Electrical and lighting supplies | P | P | | | | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 7 | Flooring materials and products | P | P | | | | P | P | |
| 8 | Garage door sales and accessories | P | P | | | | P | P | |
| | | | | | | | | | |
| **Business Services** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Advertising agencies | | | | | P* | P | P | |
| 2 | Business and management consulting services | | | | | P* | P | P | |
| 3 | Travel agencies and arrangement services | | | | | P* | P | P | |
| | Outdo | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 4 | or advertising businesses | P | P | | | | | | |
| 5 | Credit reporting, adjustment and collection services | | | | P | P* | P | | |
| 6 | Blueprinting, retail photocopying, and other duplicating services | P | | | | P* | P | P | |
| 7 | Extermination and pest control services | P | P | | | | | | |
| 8 | Security systems and locksmithing | P | | | | | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9 | Employment and recruiting services | | | | | P* | P | P | |
| 10 | Food lockers | P | P | | | | | | P |
| 11 | Household goods warehousing and storage (storage units) | P | P | | | | | | |
| 12 | Research, development and testing services | P | | P | P | | | | |
| 13 | Watch, clock, and jewelry sales and repair | P | | | | P | P | P | |
| 14 | Detective and protective | | | | | P* | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | servic es | | | | | | | | |
| 15 | Equip ment and machi nery rental and leasin g | P | P | | | | C | | |
| 16 | Photo graph y and photof inishin g | | | | | P* | P | P | |
| 17 | Autom obile rental servic es | P | | | | | P | P | |
| 18 | Servic e truck rental servic es | P | P | | | | C | | |
| 19 | Collec tion of recycl able materi als (not to includ e proce ssing or ferrou s metals ) | C | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 20 | Private postal services | | | | | A | P | P | |
| 21 | Call Centers, telemarketing and phone research businesses | P** | | | P** | | | | |
| 22 | Taxidermy | P | | | | P | | | |
| 23 | Gun smithing | P | | | | P | P | P | |

| **Chemical Products - Manufacturing** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Medicinal chemicals and botanical products | P | P | P | | | | | |
| 2 | Pharmaceutical preparations | P | P | P | | | | | |
| | | | | | | | | | |
| **Communication Facilities** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Telephone exchange stations | P | P | | | | P | | |
| 2 | Telephone relay towers (microwave) | C | C | | | | | | |
| 3 | Radio broadcasting studios | P | P | | | | P | | |
| | Radio trans | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 4 | mitting stations and towers | C | C | | | | | | |
| 5 | Television broadcasting studios | P | P | | | | C | | |
| 6 | Television transmitting stations and relay tower | C | C | | | | | | |
| 7 | Radio and television broadcasting studios (combined systems) | P | P | | | | C | | |
| 8 | Cellular and low power towers in accordance with PCC 13.36 | P* | P* | | | | | | P* |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| * | ~~In accordance with PCC 13.36~~ | | | | | | | | |
| | | | | | | | | | |
| **Construction Contractors and Services** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | ~~Building construction~~ general contractor (office only) | P | | | | P* | P | | |
| 2 | Landsc~~ap~~ing services and products | P | P | | | | C | | |
| 3 | General construction contractor | P | P | | | | | | |
| 4 | Plumbing, heating, and air conditioning | P | P | | | | P | | |

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| 5 | Painting, paper and decorating services | P | P | | | | P | | |
| 6 | Electrical contracting | P | P | | | P | P | | |
| 7 | Masonry, stone work, tile setting, and plastering services | P | P | | | | | | |
| 8 | Carpentry and wood work | P | P | | | | P | | |
| 9 | Roofing services | P | P | | | | | | |
| 10 | Concrete services, finish work, form work/flat work | P | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | Water well drilling | P | P | | | | | | |
| 12 | Fencing contractors | P | P | | | | | | |
| 13 | Fencing manufacturing and fabrication | P | P | | | | | | |
| | | | | | | | | | |
| **Cultural Activities and Nature Exhibits** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Libraries | | | | | P | P | P | |
| 2 | Museums | | | | | P | P | P | |
| 3 | Art Galleries | | | | | P | P | P | |
| 4 | Planetaria | | | | | P | P | P | |
| 5 | Aquariums | | | | | P | P | P | |
| 6 | Botanical gardens and arboretums | | | P | | | | P | P |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 7 | Historic and monument sites | P | P | P | P | P | P | P | P |
| | | | | | | | | | |
| **Eating and Drinking Places - Retail** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Restaurants (no drive through facilities) | | | | | P | P | P | |
| 2 | Fast Food | | | | | | P | P | |
| 3 | Fast food (no drive through facilities) | | | | | P | P | P | |
| 4 | Taverns, bars, and sports bars | | | | | P | P | P | |
| 5 | Micro breweries and distilleries | | | | | A | A | A | |
| | | | | | | | | | |
| **Educational Services** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Commercial child care centers | | | | P | | P | P | |
| 2 | Preschool operations | | | | | | P | P | |
| 3 | Universities and colleges | P | | P | | | P | P | |
| 4 | Junior colleges | P | | P | | | P | P | |
| 5 | Vocational and trade schools | P | | | | | P | P | |
| 6 | Barber and beauty schools | | | | P | | P | P | |
| 7 | Art and music schools | | | | P | P | P | P | |
| 8 | Dancing schools | | | | P | P | P | P | |
| 9 | Private schools | | | | P | | P | | |

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|---|---|---|---|---|---|---|---|---|---|
| **Fabricated Metal Products - Manufacturing** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Small arms and ammunition | P | P | | | | | | |
| 2 | Engines and turbines | | P | | | | | | |
| 3 | Farm machinery and equipment | | P | | | | | | |
| 4 | Construction and mining equipment | | P | | | | | | |
| 5 | Metal working machinery and equipment | | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 6 | Computer and office machines | P | P | | | | | | |
| 7 | Electrical transmission and distribution equipment | P | P | | | | | | |
| 8 | Electrical lighting and wiring equipment | P | P | | | | | | |
| 9 | Household appliances | P | P | | | | | | |
| 10 | Radio and television devices | P | P | | | | | | |
| 11 | Electronic components and accessories | P | P | | | | | | |
| 12 | Aircraft and aerospace equipment | P | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | Boat buildi ng | | P | | | | | | |
| 14 | Boat repair | P | P | | | | | | |
| 15 | Railro ad equip ment | | P | | | | | | |
| 16 | Motor cycles , bicycl es, and associ ated parts | P | P | | | | | | |
| 17 | Cutler y, hand tools, and gener al hardw are | P | P | | | | | | |
| 18 | Aircraf t and associ ated parts | | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 19 | Fabricated structural metal products (no outdoor storage) | P | P | | | | | | |
| 20 | Bolts, nuts, screws, rivets, and washers | P | P | | | | | | |
| 21 | Metal stamping | | P | | | | | | |
| 22 | Fabricated wire products | | P | | | | | | |
| 23 | Sheet metal and ductile work | P | P | | | | | | |
| 24 | Decorative metal products | P | P | | | | | | |
| | | | | | | | | | |
| **Finance, Insurance and Real Estate Services** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Banking services and credit unions | | | | P | P | P | P | |
| 2 | Stock brokers, security and commodity dealers | | | | P | P* | P | P | |
| 3 | Insurance agents, broker, and services | | | | P | P* | P | P | |
| 4 | Real estates agents, brokers, and management | | | | P | P* | P | P | |
| 5 | Title abstracting | | | | P | P* | P | P | |
| 6 | Short term lending and pawn shops | | | | | | P | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 7 | Cash stores | | | | | | P | P | |

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|---|---|---|---|---|---|---|---|---|---|
| **Food - Manufacturing** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Meat, poultry and small game (slaughtering, packing and preparation) | | C | | | A | | | C |
| 2 | Canning fruits, vegetables and preserves | P | P | | | | | | |
| 3 | Drying and dehydrating fruits and vegetables | P | P | | | | | | |
| 4 | Frozen fruits, fruit juices, and vegetables | P | P | | | | | | |
| | Flour and | | | | | | | | |

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| 5 | other grain mill products | P | P | | | | | | |
| 6 | Preparing feeds for animal & fowls | P | P | | | | | | P |
| 7 | Candy, chocolate and other confectionery products | P | P | | | ~~P~~A | A | A | |
| 8 | Bottling and canning of soft drinks and carbonated water | P | P | | | | | | |
| 9 | Ice | P | P | | | | | | |
| 10 | Bakeries and baked goods | P | P | | | A | A | A | |
| 11 | Micro breweries | P | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | and distilleries | | | | | | | | |
| | | | | | | | | | |
| **Food - Retail** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Groceries | | | | | P | P | P | |
| 2 | Candy, nut and confectionery | | | | | P | P | P | |
| 3 | Bakeries and baked goods | | | | | P | P | P | |
| 4 | Health foods and diet plans | | | | | P | P | P | |
| 5 | Specialty foods | | | | | P | P | P | |
| 6 | Nonprofit distribution centers (i.e. food pantries) | P | | | | | P | | |
| | | | | | | | | | |
| **Furniture and Fixtures - Manufacturing** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Furniture and home furnishings | P | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 2 | Office furniture | P | P | | | | | | |
| 3 | Partitions, shelving, lockers, and office and store fixtures | P | P | | | | | | |
| 4 | Blinds and shades | P | P | | | | | | |
| 5 | Cabinets and other wood products | P | P | | | | | | |
| | | | | | | | | | |
| **Furnitur and Home Furnishings Retail** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Furniture and home furnishings | | | | | P | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 2 | Floor coverings | | | | | ~~A~~ | P | P | |
| 3 | Draperies, curtains, and upholstery | | | | | ~~A~~ | P | P | |
| 4 | China, glassware, and metalwork | | | | | ~~P~~ | P | P | |
| 5 | Household appliances | | | | | ~~P~~ | P | P | |
| 6 | Electronic equipment | | | | | ~~P~~ | P | P | |
| | | | | | | | | | |
| **Government Structure and Facilities** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Local government structures | P | P | P | P | P | P | P | P |
| 2 | Government facilities with storage | P | P | C | C | C | C | C | C |
| | | | | | | | | | |

| **Lumber, Wood and Composite Products - Manufacturing** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Hardwood flooring | P | P | | | | | | |
| 2 | Millwork | | P | | | | | | |
| 3 | Veneer and plywood | | P | | | | | | |
| 4 | Prefabricated wooden buildings | | P | | | | | | |
| 5 | Wooden containers | | P | | | | | | |
| 6 | Composite building materials and products | P | P | | | | | | |
| | | | | | | | | | |
| **Metal - Manufacturing** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| | Rollin | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | g, drawing, and extruding of aluminum | | P | | | | | | |
| 2 | Rolling, drawing, and extruding of nonferrous metals | | P | | | | | | |
| 3 | Drawing and insulating of nonferrous wire | | P | | | | | | |
| 4 | Safes and security products | P | P | | | | | | |
| | | | | | | | | | |
| **Other Retail Sales** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Department stores | | | | | | P | P | |
| 2 | Variety stores | | | | | P | P | P | P |
| | Sporti | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 3 | ng goods | | | | | P | P | P | |
| 4 | Wholesaler retailer | | | | | | P | P | |
| 5 | Arts, crafts, and hobbies | | | | | P | P | P | |
| 6 | Musical instruments | | | | | P | P | P | |
| 7 | Prescription drugs, pharmacy and major drug and related dispensing | | | | P | ~~A~~ | P | P | |
| 8 | Liquor stores | | | | | P | P | P | |
| 9 | Antiques | | | | | P | P | P | |
| 10 | Secondhand merchant (no outdoor storage or displa | | | | | P | P | P | |

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| | y areas) | | | | | | | | |
| 11 | Books, stationary and office supplies | | | | | P | P | P | |
| 12 | Accessory animal supplies and tack shops | | | | | P | P | P | |
| 13 | Bicycles | | | | | P | P | P | |
| 14 | Toy stores | | | | | P | P | P | |
| 15 | Hay, grains, and feeds | P | P | | | | | | P |
| 16 | Jewelry and precious metals | | | | | P | P | P | |
| 17 | Florists | | | | | P | P | P | |
| 18 | Cameras and photographic suppli | | | | | P | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | es | | | | | | | | |
| 19 | Gifts, novelties and souvenirs | | | | | P | P | P | |
| 20 | Video and music sales and rental | | | | | P | P | P | |
| 21 | Software, computer, and telecommunication sales | | | | | P | P | P | |
| 22 | Pet stores | | | | | P | P | P | |
| 23 | Botanical nurseries (no cultivating) | P | | | | | P | P | P |
| 24 | Tobacco specialty store | | | | | | P | P | |
| | | | | | | | | | |
| **Personal Services** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| | Laundering | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | and dry cleaning - including self service | P | | | | | P | P | |
| 2 | Laundering and dry cleaning - no self service | P | | | | | P | P | |
| 3 | Linen supply and industrial laundry | P | | | | | P | | |
| 4 | Carpet and furniture cleaning | P | | | | | P | | |
| 5 | House cleaning | P | | | | | P | P | |
| 6 | Commercial janitorial | P | | | | | P | | |
| 7 | Photography studios | | | | | P | P | P | |
| | | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 8 | Beauty and barber services | | | | | P*** | P | P | |
| 9 | Health spas | | | | | P | P | P | |
| 10 | Mortuaries and funeral homes | | | | | | P | | |
| 11 | Cemeteries | | | | | | | | C |
| 12 | Catering services | P | | | | A | P | P | |
| 13 | Reception centers | | | | | P | P | P | C |
| 14 | Automobile wash automatic | | | | | | P | P | |
| 15 | Automobile wash - self service | | | | | | P | P | |
| 16 | Pet grooming | | | | | P | P | P | P |
| | Personal fitness | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 17 | (training facility, gyms) | P | | | A | ~~P~~ | P | P | |
| 18 | Tanning salons | | | | | P | P | P | |
| 19 | Tattooing and body art | | | | | ~~P~~ | P | P | |
| 20 | Apparel repair and tailoring | | | | | ~~P~~ | P | P | |
| | | | | | | | | | |
| **Printing, Publishing Industries** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Newspapers, books and periodicals; publishing and/or printing | P | | | | P* | | | |
| 2 | Commercial printing | P | | | | | | | |
| | Manifold | | | | | | | | |

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| 3 | business forms | P | | | | | | | |
| 4 | Greeting cards | P | | | | P* | | | |
| 5 | Bookbinding | P | | | | P* | | | |
| 6 | Typesetting | P | | | | | | | |
| 7 | Photoengraving | P | | | | | P | | |
| * | Second story or higher or basement only | | | | | | | | |
| **Professional Services** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Physician or dental services | | | | P | ~~P~~ | P | P | |
| 2 | Hospitals and medical clinics | | | | P | | P | | |
| 3 | Medical or dental laboratory | | | P | P | | P | | |

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| 4 | Medical clinics - outpatient and residential health care | | | | P | | P | | |
| 5 | Chiropractors | | | | P | P | P | P | |
| 6 | Massage therapy and physical therapy | | | | P | | P | P | |
| 7 | Ophthalmology and optometry services | | | | P | | P | P | |
| 8 | Legal services and adoption agencies | | | | P | P* | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9 | Family and behavioral counsel services | | | | P | P* | P | P | |
| 10 | Computer software businesses | P | | P | P | P* | P | P | |
| 11 | Engineering, surveying, land planning, environmental and architectural | P | | | | | P | P | |
| 12 | Educational and scientific research | | | P | P | | | P | |
| 13 | Accounting, auditing and bookkeeping | | | | P | P* | P | P | |

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|---|---|---|---|---|---|---|---|---|---|
| 14 | Genealogical | | | | | | P | P | |
| 15 | Interior design | | | | | P* | P | P | |
| 16 | Motion picture production | P | P | | | | P | | |
| 17 | Dietician and weight loss centers | | | | | | P | P | |
| * | Second story or higher or basement only | | | | | | | | |
| | | | | | | | | | |
| **Professional, Scientific, Photographic and Optical - Manufacturing** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Laboratory, and scientific and research instruments | P | P | P | | | | | |
| 2 | Mechanical measuring and controlling instruments | P | P | P | | | | | |
| 3 | Automatic temperature controls | P | P | | | | | | |
| 4 | Optical instruments and lenses | P | P | P | P | | | | |
| 5 | Surgical and medical instruments and apparatus | P | P | P | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 6 | Orthopedic, prosthetic, and surgical appliance and supplies | P | P | P | | | | | |
| 7 | Dental equipment and supplies | P | P | P | | | | | |
| 8 | Ophthalmic goods | P | P | P | P | | | | |
| 9 | Surgical and medical instruments and apparatus | P | P | P | | | | | |
| 10 | Photographic equipment and supplies | P | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | Watches, clocks, clock work operated devices, and parts | P | P | | | ~~P~~ | P | | |
| 12 | Musical instruments and parts | P | P | | | | | | |
| 13 | Pens, pencils, and other office and artists' materials | P | P | | | | P | | |
| 14 | Costume jewelry and novelties | P | P | | | ~~P~~ | P | | |
| 15 | Morticians' goods | P | P | | | | | | |
| | | | | | | | | | |
| **Public Assemblies** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Amphitheaters | | | | | | | A | C |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 2 | Movie or live production theater (no sexually oriented businesses) | | | | | P | P | P | |
| 3 | Drive-in movies | | | | | | C | | C |
| 4 | Dance hall | | | | | P | P | P | |
| 5 | Stadiums, exhibit halls or auditoriums | | | | | | C | P | C |
| 6 | Arenas and field houses | | | | | | C | P | C |
| 7 | Race tracks | | | | | | | | C |
| 8 | Convention center | | | | | ~~P~~ | P | P | C |
| | | | | | | | | | |
| **Railroad and Motor Vehicle Transportation** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Railroad rights of way and transportation equipment and facilities | | P | | | | | | |
| 2 | Bus passenger terminals (inter-city and local) | | | P | P | | P | P | |
| 3 | Bus garaging and equipment maintenance | P | P | | | | | | |
| 4 | Motor freight terminals | P | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 5 | Motor freight garaging and equipment maintenance | P | P | | | | | | |
| | | | | | | | | | |
| **Recreation Activities** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Public or private golf courses | | | | | | | | P |
| 2 | Riding stables | | | | | | | | P |
| 3 | Recreation centers and athletic clubs | P | | | P | | P | P | |
| 4 | Swimming pools | | | | | | P | P | |
| 5 | Water slides | | | | | | P | A | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 6 | Archery and shooting ranges (indoor facilities) | P | | | | | A | A | P |
| 7 | Archery and shooting ranges (outdoor facilities) | | | | | | | | P |
| 8 | Ropes course | | | | | | | A | |
| | | | | | | | | | |
| **Repair Services** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Automobile repair | P | P | | | | C | | |
| 2 | Auto body work and restoration | P | P | | | | C | | |
| 3 | Automobile lube and tune-up | | | | | | P | P | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 4 | Automobile detailing | | | | | ~~P~~ | P | | |
| 5 | Appliance and computer repair | P | | | | | | | |
| 6 | Machine repair | P | | | | | P | | |
| 7 | Small engine repair | P | | | | | P | | |
| 8 | RV repair | P | P | | | | | | |
| 9 | Diesel and heavy equipment repair | P | | | | | | | |
| 10 | Radio and television repair services | P | | | | | P | | |
| 11 | Watch, clock and jewelry repair services | P | | | | ~~P~~ | P | P | |
| | Reup | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | holster and furniture repair services | P | | | | | P | | |
| 13 | Towing services - impound | C | C | | | | | | |
| 14 | Towing services - no impound | P | P | | | | A | | |
| 15 | Painting and powder coating services | P | P | | | | | | |
| 16 | Vehicular exterior application (pin stripping) | P | | | | | | | |
| | | | | | | | | | |
| **Sexually Oriented Businesses** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| | | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Sexually oriented businesses (as defined in PCC 3, Business License Ordinance) | | P | | | | | | |
| | | | | | | | | | |
| **Stone, Clay and Glass - Manufacturing** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Flat glass | | P | | | | | | |
| 2 | Glass containers | | P | | | | | | |
| 3 | Brick and structural clay tile | | P | | | | | | |
| 4 | Ceramic wall and floor | | P | | | | | | |
| | Vitreous china, plumb | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 5 | ing fixtures, and china | | P | | | | | | |
| 6 | Fine earthenware (white ware), table and kitchen articles | | P | | | | | | |
| 7 | Porcelain electrical supplies | | P | | | | | | |
| 8 | Concrete brick | | P | | | | | | |
| 9 | Concrete products (excluding brick and block) | | P | | | | | | |
| 10 | Cut stone and stone products | | P | | | | | | |
| 11 | Concrete batch | | C | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | plants | | | | | | | | |
| | | | | | | | | | |
| **Storage and Accessory Structures** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Storage condos | P | P | | | | | | |
| 2 | Storage units | P | P | | | | | | |
| 3 | Storage facilities for machinery and equipment | P | P | | | | | | |
| 4 | Silos for agricultural purposes | | | | | | | | P |
| | | | | | | | | | |
| **Transient Lodgings** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Hotels and motels | | | | | | P | P | |
| 2 | Bed and breakfast operations | | | | | P | P | P | |
| | | | | | | | | | |
| **Utilities** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Electric transmission right-of-way | C | C | C | C | C | C | C | C |
| 2 | Electric generation plants | | C | | | | | | |
| 3 | Electricity regulating substations | C | C | C | C | C | C | C | C |
| 4 | Gas pipeline right-of-way (high pressure) | C | C | C | C | C | C | C | C |
| 5 | Gas pressure control stations | C | C | | | | | | C |
| 6 | Water pipeline right-of-way | P | P | P | P | P | P | P | P |
| 7 | Water treatment plants | P | P | | | | | | P |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | (purification) | | | | | | | | |
| 8 | Water storage | P | P | | | | | | P |
| 9 | Irrigation distribution systems | P | P | P | P | P | P | P | P |
| 10 | Water pressure control stations | P | P | P | P | P | P | P | P |
| 11 | Sewage treatment plants | | C | | | | | | |
| 12 | Sewage sludge drying beds (municipal only) | | C | | | | | | |
| 13 | Sewage lift stations | P | P | P | P | | | P | P |
| 14 | Public and private utility | P | P | P | P | P | P | P | P |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | rights-of-way | | | | | | | | |
| 15 | Public and private maintenance and utility facilities (public) | P | P | P | P | P | P | P | P |
| 16 | Public and private maintenance and utility facilities (private) | C | C | C | C | C | C | C | C |
| | | | | | | | | | |
| **Wholesale Trade** | | **I-1** | **I-2** | **R&D** | **PO-1** | **CC-1** | **GC-1** | **S-1** | **A-5** |
| 1 | Automobiles and other motor vehicles | P | P | | | | | | |
| 2 | Tires and tubes | P | P | | | | | | |
| | Prescription drugs, | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 3 | drug proprietary and druggists' sundries | P | | P | P | | | | |
| 4 | Paints and varnishes | P | P | | | | | | |
| 5 | Dry goods, piece goods and notions | P | P | | | | | | |
| 6 | Apparel and accessories, hosiery and lingerie | P | P | | | | | | |
| 7 | Footwear | P | P | | | ~~A~~ | | | |
| 8 | Groceries (general line) | P | P | | | | | | |
| 9 | Dairy products | P | P | | | | | | P |
| 10 | Poultry and products | P | P | | | | | | P |
| | Confe | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | ctionery | P | P | | | | | | |
| 12 | Meat and meat products | P | P | | | | | | P |
| 13 | Fruits and vegetables | P | P | | | | | | P |
| 14 | Grain | P | P | | | | | | P |
| 15 | Electrical equipment, wiring supplies and construction materials | P | P | | | | | | |
| 16 | Electrical appliances, television and radio sets | P | P | | | | | | |
| 17 | Electronic parts and equipment | P | P | | | | | | |
| 18 | Hardware | P | P | | | | | | |
| | Plumb | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 19 | ing and heating equipment and supplies | P | P | | | | | | |
| 20 | Air conditioning, refrigerated equipment and supplies | P | P | | | | | | |
| 21 | Commercial and industrial machinery, equipment and supplies | P | P | | | | | | |
| 22 | Farm machinery and equipment | P | P | | | | | | |
| 23 | Transportation equipment and supplies (except motor | P | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | vehicles) | | | | | | | | |
| 24 | Metals and minerals (except petroleum products and scrap) | | P | | | | | | |
| 25 | Tobacco and tobacco products | P | P | | | | | | |
| 26 | Beer, wine and distilled alcoholic beverages | P | P | | | | | | |
| 27 | Paper products | P | P | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 28 | Furniture and home furnishings | P | P | | | | | | |
| 29 | Lumber and construction materials | P | P | | | | | | |
| 30 | Firearms distribution | P | P | | | | | | |

HISTORY
*Amended by Ord. 07-03-2024-C on 7/3/2024*
*Amended by Ord. 09-04-2024-C on 9/4/2024*

# Attachment C:

# Summary of Proposed Changes to the Land Use Table

Attachment C:

Summary of Proposed Changes to the Land Use Table

(Payson City Code Title 13 Appendix A)

| | |
|---|---|
| **Additional Permitted Uses:** | Secondhand Merchant (no outdoor storage or display areas) |
| | Miniature golf (indoor) |
| **Removal of Permitted or Accessory Uses:** | Automotive Accessories |
| | Hospitals and Medical Clinics |
| | Tattooing and Body Art |
| | Personal Fitness (Training Facility, Gyms) |
| | Furniture and home furnishings |
| | Floor coverings |
| | Draperies, curtains, and upholstery |
| | China, glass ware, and metal work |
| | Household appliances |
| | Electronic equipment |
| | Miniature golf (outdoor) |
| | Prescription Drugs, Pharmacy and Major Drug and Related Dispensing |
| **Permitted uses changed to Accessory uses:** | Food Manufacturing of Meat, Poultry and Small Game (Slaughtering, Packing and Preparation) |
| **Permitted uses changed to Permitted with a limit of 6 businesses in the CC-1 zone** | Beauty and Barber Services |
| **Permitted uses changed to Permitted on a second story or higher or basement only:** | Advertising Agencies |
| | Business and Management Consulting Services |
| | Travel Agencies and Arrangement Services |

| | |
|---|---|
| | Credit Reporting, Adjustment and Collection Services |
| | Blueprinting, Retail Photocopying, and Other Duplicating Services |
| | Employment and Recruiting Services |
| | Detective and Protective Services |
| | Photography and Photofinishing |
| | Building Construction General Contractor (Office Only) |
| | Newspapers, Books and Periodicals; Publishing and/or Printing |
| | Greeting Cards |
| | Bookbinding |
| | Legal Services and Adoption Agencies |
| | Family and Behavioral Counseling Services |
| | Computer Software Businesses |
| | Accounting, Auditing and Bookkeeping |
| | Interior Design |

# Attachment D:

# Draft Planning Commission Meeting Minutes from October 14, 2026

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, October 14, 2026 6:00 p.m.

Conducting: Kirk Beecher, Planning Commission Chair

Commissioners: Perry Adams, Ryan Frisby, Bob Gedeborg, Ric Johnson

Absent: Camarie Brinkerhoff, Kepi Heimuli

Staff: Jill Spencer, Development Services Director (arrived 6:30pm)
Anders Bake, Senior Planner
Amalie Ottley, City Recorder
Joshua Reidhead, City Engineer

Others:

1. Call to Order

This meeting of the Planning Commission of Payson, Utah, having been properly noticed, was called to order at 6:00 p.m.

2. Invocation/Inspirational Thought – Commissioner Adams

3. Consent Agenda

   3.1 Approval of minutes for the regular meeting of September 23, 2026.

**MOTION: Commissioner Adams - To approve the Consent Agenda.** Motion seconded by Commissioner Frisby. Those voting yes – Perry Adams, Kirk Beecher, Ryan Frisby, Bob Gedeborg, Ric Johnson. The motion carried.

4. Public Forum

   No public comment.

5. Action Items

   5.1 PUBLIC HEARING - Review and recommendation of amendments to the following sections for the Payson City Code regarding the CC-1 and CAP Zones: 13.14.100, 13.14.110, and Chapter 13 Appendix A – Land Use Categories.

Staff Presentation:
Anders presented the proposed amendments to the Payson City Code as part of the Historic Downtown City Code Update. Thes proposed amendments are intended to implement the Downtown Gateway Plan.

The Downtown Gateway Plan provides guidance for future land use, development, and transportation, with an emphasis on improving Main Street's gateway experience, preserving Payson's small-town identity, and encouraging high-quality development. The plan also seeks to revitalize the downtown core, establish it as a destination for residents and visitors, and preserve the historic character of the downtown district.

Staff explained that the proposed amendments would update the Historic District Overlay Code and establish more enforceable development standards. No changes to the zoning map were proposed at this time. Property owners may initiate zone change requests in the future if their properties are better suited to residential or commercial zoning under the General Plan.

Anders reviewed proposed amendments to the Land Use Categories table in Appendix A, which identifies permitted uses by zoning district. The amendments would eliminate the CAP Zone, remove its associated code chapter and permitted uses, and update the list of permitted uses within the CC-1 Zone. Staff explained that the proposed uses were evaluated with input from City Council members Brian Hulet and Anne Moss, with the goal of preserving the downtown's small-town character while encouraging businesses that attract residents and visitors.

Staff reviewed proposed revisions to the CC-1 Zone, including updates to the zone's purpose and characteristics, subdivision standards, lot dimensions, building setbacks, height, lot coverage, parking, and architectural design requirements. Building design standards address materials, articulation, windows, entrances, and other exterior features appropriate for a downtown setting.

The proposed amendments also clarify that compliance with the updated standards would be evaluated through building permit applications for new development and remodels exceeding $500,000.

Chair Kirk Beecher asked whether a change of use in an existing building would trigger the updated requirements. Anders clarified that a change of use alone would not require compliance with the revised standards.

The Commission discussed proposed code language regarding awnings, signage, building materials, and the compliance threshold. Commissioners also discussed how to clearly identify footnotes in the land use table, with numeric footnotes suggested as an alternative to asterisks.

Commissioner Ryan Frisby questioned the proposed limitation on additional barber and beauty businesses. Anders explained that the intent was to encourage a wider variety of businesses that would attract visitors throughout the week and support the downtown's role as a destination. Following discussion, the Commission supported removing the proposed limitation on barber and beauty businesses.

The Commission also discussed architectural materials and facade requirements, including whether materials such as faux brick or stone, would be permitted. Staff emphasized the importance of maintaining compatibility with the surrounding historic architecture while allowing flexibility and creativity for future businesses. Staff recommended retaining the proposed language and evaluating building material requests through the review process.

**MOTION: Commissioner Gedeborg – To open the public hearing.** Motion seconded by Commissioner Frisby. Those voting yes: Perry Adams, Kirk Beecher, Frisby, Bob Gedeborg, Ric Johnson. The motion carried.

Public Comment:

No Public Comment.

**MOTION: Commissioner Frisby – To close the public hearing.** Motion seconded by Commissioner Adams. Those voting yes: Perry Adams, Kirk Beecher, Ryan Frisby, Bob Gedeborg, Ric Johnson. The motion carried.

Commission Discussion:

Commissioners all agreed they were in favor of the request.

**MOTION: Commissioner Frisby – To recommend the changes to the CC-1 zone as presented by Staff, void the entire Cap zone based on the staff presentation, remove the limit on barber and beauty businesses in the area, and add clarification to the asterisks in the table.** Motion seconded by Commissioner Adams. A roll-call vote was taken. Those voting yes: Perry Adams, Kirk Beecher, Ryan Frisby, Bob Gedeborg, Ric Johnson. The motion carried.

6. Commission and Staff Reports and Training

   A reminder was provided regarding the South Utah County Planning Commission Training scheduled for October 29. Staff is making efforts to avoid scheduling a Planning Commission meeting on October 28 to allow all commissioners the opportunity to attend the training.

   Anders stated that in observance of National City Planning Awareness Month, he invited local youth to come to the building after the meeting to talk about city planning and local government.

7. Adjournment

**MOTION: Commissioner Frisby – To adjourn.** Motion seconded by Commissioner Gedeborg. Those voting yes: Perry Adams, Kirk Beecher, Ryan Frisby, Bob Gedeborg, Ric Johnson. The motion carried.

The meeting adjourned at 6:45 p.m.

/s/ *Marty Dargel*
Marty Dargel, Planning Technician

DRAFT