



Nibley City
Planning Commission Meeting
Thursday, March 16, 2022
Nibley City Hall
455 W. 3200 S.
Nibley, UT

6:30 p.m. Call to Order and Roll Call
 Approval of Agenda
 Approval of Minutes

In accordance with Utah Code Annotated 52-4-207 and Nibley City Resolution 12-04, this meeting may be conducted electronically. The anchor location for the meeting will be Nibley City Hall, 455 West 3200 South, Nibley, Utah. The public may participate in the meeting either in person or via the Zoom meeting link provided at www.nibleycity.com.

1. **Public Hearing:** Ordinance 23-12: Amending NCC 21.14.040, NCC 21.14.060 and NCC 21.14.070 regarding building permit issuance in relation to required subdivision improvements and completion assurance, and form and method of guarantee of improvements
2. **Discussion and Consideration:** Ordinance 23-12: Amending NCC 21.14.040, NCC 21.14.060 and NCC 21.14.070 regarding building permit issuance in relation to required subdivision improvements and completion assurance, and form and method of guarantee of improvements
3. **Discussion and Consideration:** Ordinance 23-09: Amending 21.12.060: Blocks, Connectivity And Trail Standards
4. **Workshop:** Land Use Chart Review
5. Staff Report and Action Items

*Planning Commission agenda items may be tabled or continued if 1) Additional information is needed in order to take action on the item, OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. **No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission.** The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.*

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 752-0431 A MINIMUM OF 24 HOURS BEFORE THE MEETING.



**Nibley City Planning
Commission
Agenda Item Report
March 16, 2023**

Agenda Item #1 & #2: Building permit issuance and improvement completion assurance

Description

Public Hearing: Ordinance 23-12: Amending NCC 21.14.040, NCC 21.14.060 and NCC 21.14.070 regarding building permit issuance in relation to required subdivision improvements and completion assurance, and form and method of guarantee of improvements

Discussion and Consideration: Ordinance 23-12: Amending NCC 21.14.040, NCC 21.14.060 and NCC 21.14.070 regarding building permit issuance in relation to required subdivision improvements and completion assurance, and form and method of guarantee of improvements

Department

City Planning & Public Works

Action Type

Legislative

Recommendation

Recommend approval of Ordinance 23-12: Amending NCC 21.14.040, NCC 21.14.060 and NCC 21.14.070 regarding building permit issuance in relation to required subdivision improvements and completion assurance, and form and method of guarantee of improvements

Reviewed By

City Planner, City Engineer, City Manager, City Attorney

Background

Building Permit Issuance and Occupancy (21.14.040)

During the legislative session of 2022, Utah passed Utah Code; Utah Municipal Code Section 10-9a-802. Enforcement (Effective 5/12/2022) regulating a municipality's ability to withhold issuance of building permits and certificate of occupancy under certain conditions. The basis of the Code prohibits a municipality from denying issuance of building permits or certificate of occupancy for reason of incomplete construction of infrastructure improvements if the infrastructure is not essential to meet requirements for fire and building codes if the applicant has posted provided financial assurance for completion of non-essential infrastructure and/or landscaping improvements.

Nibley City Code Section 21.14.040- Building Permit Issuance- conflicts with State Code Section 10-9a-802 requiring an update to reflect Utah Code requirements. City Code 21.14.040 is amended to meet Utah Code 10-9a-802 allowing issuance of building permits and occupancy to structures prior to final completion of infrastructure improvements if all building and fire code requirements are met and completion and warranty surety are provided to the City.

Completion Assurance – Surety (21.14.060)

City staff reviewed City Code regarding the types of surety/guarantee allowed and the minimum period of time that surety must be valid. Surety to the City is to guarantee that improvements are correctly paid for, installed, constructed, and maintained in accordance with Nibley City Design Standards and that the improvements will not fail in any material respect due to workmanship or material through a 1-year warranty period.

City Code Section 21.14.060 is amended to allow 2 methods to determine the amount of surety that is required. One method allows providing surety in the amount of the estimated construction cost for the project with separate and additional surety to guarantee the 1-year warranty period. The other method allows surety in the amount of the estimated cost for construction but restricts reductions for draw down completion to no more than 90% of the estimated cost. The remaining 10% is retained for the 1-year warranty period.

Guarantee of Improvements (21.14.070)

City Code Section 21.14.070 allows 3 forms of guarantee for improvements. The City Code Section is amended to clarify term/duration requirements for each form of surety. The Code update requires a 3-year term for Irrevocable Letters of Credit and terms that do not expire for surety in the form of a Bond or Escrow. This ensures reasonable timeframes for construction and warranty and lessens the amount of staff time needed to track and request extension of guarantee.

Agenda Item #3: Blocks, Connectivity, and Trail Standards

Description

Public Hearing: Ordinance 23-09: Amending 21.12.060: Blocks, Connectivity And Trail Standards

Discussion and Consideration: Ordinance 23-09: Amending 21.12.060: Blocks, Connectivity and Trail Standards

Department

City Planning

Action Type

Legislative

Recommendation

Recommend approval of Ordinance 23-09: Amending 21.12.060: Blocks, Connectivity and Trail Standards

Reviewed By

City Planner, City Manager

Background

Council member Laursen has requested a consideration to amend the trail standards included in 21.12.060 to include ‘churches’ as a traffic generator listed to which trails should be provided. In addition to this amendment, Staff recommends considering a provision which requires that access be provided to and through commercial, institutional or industrial site is developed when a trail extends to the edge of the property. This will help ensure that pedestrian connectivity is provided to such traffic generators and that pedestrian connectivity be provided with new development. It is also recommended to allow for a gate to be installed for security, but the gate would need to be open during hours that the use is accessible to the public.

Update for 3/16/2023

During the first consideration of this ordinance, Commissioner Swenson thought it would help to find examples of other cities dealing with the issue of walking trails going into commercial property. Staff posed this question to the network of planners in the Utah Chapter of the American Planning Association. The following ordinance examples were offered:

Lehi, UT

Lehi's connectivity standards in 37.040, which are extensive, include the following provision:

5. Nonresidential to Residential Connections. New nonresidential and multi-family residential site plans shall:

a. connect all existing street and pedestrian walkway stubs to proposed streets and walkways within the site plan;

b. extend all existing street stubs through a proposed nonresidential or multi-family site plan to an adjacent collector or arterial street

Saratoga Springs, UT

Saratoga Springs has adopted the following standard:

19.16.03. Site Design Standards, General. The following standards are applicable to all new non-residential, two-family, three-family, and multi-family development: 1. Pedestrian Connectivity. a. All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways. b. Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars. c. All pedestrian connections shall be shown on the related site plan or plat.

Sandy, OR

Sandy, Oregon has standards in 17.84.30 to provide for pedestrian connectivity within and through development. Specifically, the following applicable standards are adopted:

C. Where a development site is traversed by or adjacent to a future trail linkage identified within the Transportation System Plan, improvement of the trail linkage shall occur concurrent with development. Dedication of the trail to the City shall be provided in accordance with 17.84.90.D. D. To provide for orderly development of an effective pedestrian network, pedestrian facilities installed concurrent with development of a site shall be extended through the site to the edge of adjacent property(ies).

E. To ensure improved access between a development site and an existing developed facility such as a commercial center, school, park, or trail system, the Planning Commission or Director may require off-site pedestrian facility improvements concurrent with development.

Agenda Item #4: Land Use Chart

Description

Workshop: Land Use Chart Review

Department

City Planning

Action Type

Legislative

Recommendation

Discuss potential amendments to NCC 19.20: Land Use Chart

Reviewed By

City Planner

Background

One of the Planning Commission goals for 2023 is to review and update the land use chart, which designates permitted, conditional and not permitted uses in each Zone. The purpose of this workshop is to review and discuss each use listed in the land use chart (and potentially other non-listed uses) to draft appropriate modifications in support of the purposes of each zone and the General Plan.

ORDINANCE 23-12

AMENDING NCC 21.14040, NCC 21.14.060, AND NCC 21.14.070 REGARDING BUILDING PERMIT ISSUANCE IN RELATION TO REQUIRED SUBDIVISION IMPROVEMENTS AND COMPLETION ASSURANCE, AND FORM AND METHOD OF GUARANTEE OF IMPROVEMENTS

WHEREAS, Nibley City is authorized by Utah Code sections 10-3-702 and 10-3-711(2) and Nibley City Code 21.02.040 (H) to establish the Nibley City Engineering Design Standards and Details providing building, safety, and design standards and regulations.

NOW, THEREFORE, be it ordained by the City Council of Nibley City, Utah, as follows:

1. The City Council finds that there is good cause and that it is in the interest of the public welfare, health, safety, and City to amend Nibley City Code 21.14.040- Building Permit Issuance to align with State Code requirements.
2. The City Council finds that there is good cause and that it is in the interest of the public welfare, health, safety, and City to amend Nibley City Code 21.14.060- Guarantee Of Improvements.
3. The City Council finds that there is good cause and that it is in the interest of the public welfare, health, safety, and City amend Nibley City Code 21.14.070- Form And Method of Guarantee Of Improvements as presented.
4. All ordinances, resolutions, or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Ordinance shall be in full force and effect immediately upon its approval and adoption.

PASSED BY THE NIBLEY CITY COUNCIL THIS _____ day of _____, 2023.

Larry Jacobsen, Mayor

ATTEST: _____
Cheryl Bodily, City Recorder

21.14.040 Building Permit Issuance

A. No building permit for construction of any building on any lot within a subdivision shall be issued until after:

1. If no Improvement Completion Assurance is in place, all improvements required by this chapter are completed and accepted by the City; or
2. If an Improvement Completion Assurance is in place that covers all outstanding and incomplete improvements required by this chapter, all such improvements that are essential to meet the requirements for the issuance of a building permit under building code and fire code are completed and accepted by the City.

21.14.060 Guarantee Of Improvements

- A. Prior to the recording of the Final Plat, whereafter lots may be sold, and before the issuance of any building permit within the subdivision, subject to section 21.14.040, the subdivider shall guarantee, by an Improvement Completion Assurance, the installation and construction of the required improvements. Prior to the City's acceptance of the improvements and the final release of the Improvement Completion Assurance, the subdivider shall guarantee, by a Warranty Bond, that the improvements shall be maintained in a state of good repair, free from defective material or workmanship for the Guaranty Period. The provisions of both such guarantees, regardless of form, shall be as approved by the Public Works Director as to the amount of the bond and as approved by the City Attorney as to the form of the guarantee and shall provide for the following:
- B. The Improvement Completion Assurance and Warranty Bond may be provided for in one of the following ways:
 - 1. An Improvement Completion Assurance shall be provided in an amount equal to one hundred percent (100%) of the cost of all improvements, all of which may be released in connection with the completion of improvements as set forth in this chapter, and a separate Warranty Bond shall be provided contemporaneously with the Improvement Completion Assurance in an amount equal to ten percent (10%) of the cost of all improvements; or
 - 2. An Improvement Completion Assurance shall be provided in an amount equal to one hundred percent (100%) of the costs of all improvements, ninety percent (90%) of which may be released in connection with the completion of improvements as set forth in this chapter, and ten percent (10%) shall be retained as the Warranty Bond and shall not be released until after the Guarantee Period as set forth in this chapter.
- C. The cost of all improvements for the Improvement Completion Assurance and Warranty Bond shall be determined by the estimation by the subdivider, subject to verification by the City Engineer. The estimated improvements costs shall include only those costs for which the subdivider is responsible including the installation, improvement, and construction of, and payment for such improvements within the time period required by the City, and based on the circumstances, needs, and development plans of each subdivision. The estimated cost upon which the Improvements Security is based shall not include the subdivision processing fees, the fee for the initial seal coat application for roads built as part of the subdivision, or any improvements for which the subdivider has no responsibility, such as those improvements to be done at another time, those to be done by the City or other entity, or as otherwise agreed upon in the process of approving the subdivision.
- D. The subdivider shall have the right to partial release(s) against the Improvement Completion Assurance providing however no amount or assurance retained, kept, or provided as part of the Warranty Bond shall be released except pursuant to the provisions of this chapter related to release of the Warranty Bond. Any partial release(s) of the

Improvement Completion Assurance shall be permitted only after the issuance of an “Improvements Completion and Acceptance Report” by the City Engineer and the Warranty Bond has been provided. The subdivider must show evidence of payment of all costs for the improvements and show that the lots and the improvements thereto are free from any liens before any release (partial or full) of funds from the Improvement Completion Assurance. The City Engineer may release a portion of this remaining part of the Improvement Completion Assurance (excluding any amount or assurance retained, kept, or provided as part of the Warranty Bond) if, in his opinion, there remains encumbered a sufficient amount of the Improvement Completion Assurance to ensure the completion of the required subdivision improvements.

- E. The Warranty Bond provided to the City is to guarantee that improvements are correctly paid for, installed, constructed, and maintained in accordance with the standards required in this title and Nibley City Design Standards and Specifications, and that the improvements will not fail in any material respect due to workmanship or materials through the Guarantee Period and to secure the City as to the costs of any required corrections of defects of such improvements.
- F. During said Guarantee Period, if all or any part of the required improvements are found not to be correctly installed, constructed and maintained, and paid for according to the standards required in this title and Nibley City Design Standards and Specifications, or if all or any part of the required improvements fail in any material respect due to workmanship or materials, the City shall notify the subdivider in writing of the defects or any other problems and shall make demand on the subdivider that defects/problems be corrected and paid for. If the defects are not corrected and paid for within thirty (30) days the municipality may correct the defects and charge to the subdivider the costs of correcting the defects as provided above, including administrative costs. There shall be no draw(s) made by the subdivider against the Warranty Bond. The cost of correcting any deficiencies must be borne by the subdivider without access to the Warranty Bond.
- G. After eleven (11) months of the Guarantee Period have expired, the subdivider shall call for Final Inspection by the City Engineer. If the required improvements remain substantially free from defects, or other problems, and free from liens, the municipality shall certify such fact to the subdivider and the municipality shall discharge the subdivider of its obligation to the municipality within thirty (30) days from the time of Final Inspection by releasing the Warranty Bond. Any items that need correcting following the Final Inspection must be corrected within thirty (30) days to have the Warranty Bond released. Any items not completed at the end of these last thirty (30) days, or in other words one year from the date of initial acceptance of the improvements, shall require an additional, or extension of the Warranty Bond be established to ensure the completion of any corrections, and/or the City may obtain draw(s) against the Warranty Bond for such purpose.

21.14.070 Form And Method Of Guarantee Of Improvements

- A. The form and method of the guarantee of improvements, for both the Improvement Completion Assurance and the Warranty Bond shall be as approved by the City Engineer as to the amount of the bond, escrow, or letter of credit and as approved by the City Attorney as to the form of said guarantee documents. All guarantee methods shall provide surety in accordance with this Title and may consist in the form of one or more of the following:
1. Bond. The subdivider may furnish and file with the City Recorder a bond issued by a licensed, reputable corporate surety in an amount as required by this ordinance. The bond agreement must include a provision that the bond may only be released, in whole or in part, by an order executed by an authorized officer of the City, subject to the requirements of this chapter.
 2. Escrow. The subdivider may deposit with a licensed, reputable and/or duly chartered insurance company, bank, title company or savings and loan institution in an escrow account an amount as required by this ordinance. The escrow agreement must include a provision that the funds in escrow may only be released, in whole or in part, by an order executed by an authorized officer of the City, subject to the requirements of this chapter.
 3. Irrevocable Letter of Credit. The subdivider may file with the municipality an irrevocable letter of credit from a duly chartered state or national bank or savings and loan institution in an amount as required by this ordinance. The letter of credit must include provisions that the guaranteed credit amount may only be reduced by an order executed by an authorized officer of the City and that the letter shall not expire prior to the approved expiration date, subject to the requirements of this chapter.
- B. Any of the above Forms and Methods for Guarantee of Improvements shall be subject to approval by the City Attorney, as to form and content of the documents used, and shall be signed by the subdivider, the municipality, and the entity providing the surety bond or holding the escrow, or the financial institution providing the letter of credit. The Guarantee of Improvement may include provisions that allow for partial release or reduction of the funds by an authorized officer of the City for partial completion of work as set forth in this chapter, provided that no part of the Warranty Assurance shall be released prior to the expiration of the Guarantee Period. The Guarantee of Improvements, regardless of form, shall contain the following provisions or terms:
1. The subdivider shall not have authority to release or reduce any amount provided with the Guarantee of Improvements, nor shall the subdivider have recourse to the Guarantee of Improvements in order to construct, complete, correct, or repair any improvement.
 2. The City shall be named as the payee or beneficiary, in the event of default or non-performance and shall provide for the City's access to all or any remaining

funds, without the subdivider's approval or consent, for both Improvement Completion Assurance and Warranty Bond purposes, in the event of default or non-performance by the subdivider. In the case of both the Improvement Completion Assurance and Warranty Bond, the provisions shall provide for use of all or any remaining funds by the City in order to complete required improvements and/or make repairs not completed in a timely manner by the subdivider.

3. The subdivider shall agree to pay all administrative costs, legal fees, and other costs of enforcement incurred by the City in connection with enforcing the Guarantee of Improvements and completing or correcting any improvement, and that the subdivider's failure to pay such costs shall allow the City to recoup such costs from the Guarantee of Improvements.
4. An Improvement Completion Assurance shall not expire, nor any amount provided in connection therewith reduced for reason, for a period of at least three years from issuance of the assurance, except pursuant to the release terms set forth in this chapter.
5. A Warranty Bond shall not expire, nor any amount provided in connection therewith reduced for any reason, for the entire remaining duration of the Improvement Completion Assurance and the Guarantee Period.
6. If the subdivider elects to combine the Improvement Completion Assurance and Warranty Bond in one instrument, as permitted by this chapter, the instrument shall contain all requirements applicable to both an Improvement Completion Assurance and a Warranty Bond.

21.12.060 Blocks, Connectivity And Trail Standards

- A. Block Length is defined as the distance along any given road frontage between two intersections with three or more connecting links. Links that connect into a cul-de-sac shall not be considered the termination point of a block length.
 - 1. Blocks shall not be longer than one thousand six hundred feet (1,600'). Blocks intended for business or industrial use shall be designed specifically for such purposes with adequate space set aside for off-street parking and delivery facilities.
- B. Cul-de-sac: Cul-de-sacs shall not exceed one-eighth (1/8) mile in length, except in R-E zones where they shall not exceed one-fourth (1/4) mile in length. If surface water drainage runs into the turnaround due to the grade of the street, necessary catch basins and drainage easements shall be provided. Where a street is designed to remain only temporarily as a dead-end street, an adequate temporary turning area shall be provided at the dead-end street. It shall remain and be available to the public so long as the dead-end exists.
 - 1. The subdivider shall provide a pedestrian right-of-way (ROW) as outlined below linking the cul-de-sac to the nearest adjacent public ROW, park, or school unless expressly prohibited by conflict with previously developed subdivisions or land uses.
 - 2. In the event that this provision requires a pedestrian ROW that terminates adjacent to a compatible or undeveloped land use, viz. agriculture or undeveloped subdivision, the ROW and sidewalk shall be provided to the subdivision property line. Upon development of the adjacent land, the sidewalk and ROW shall be continued from that point through the new subdivision to the nearest public trail or street. If the adjacent property is instead developed as a commercial, industrial or institutional use, the pedestrian access and ROW shall be continued, with access provided and maintained to the building(s), to a paved parking area, or to another adjacent pedestrian ROW. A gate may be installed on the private property to prevent access from the sidewalk during hours that are not open to the public, but access must remain open during hours that are open to the public.
 - 3. All pedestrian ROWs shall be designed for compliance with the Transportation Master Plan to maximize non-motorized transportation network efficiency.
 - 4. The right-of-way shall consist of a minimum 8' sidewalk. The Developer shall install fencing that complies with Nibley City fencing code on each side of the right-of-way. The ROW shall be dedicated to the City upon completion and acceptance by the Public Works Director.
- C. Alleys: Alleys may be required in the rear of business lots, but will not be accepted in residential blocks except under unusual conditions where such alleys are considered necessary by the planning commission.
- D. Access Roads:

1. Subdividers shall provide sufficient access to the development from an established public road or street. Subdivision of 30 lots or more shall provide two functioning access roads that comply with Nibley City street standards.
2. Access Roads outside of development: If a developer cannot provide sufficient access to a development with adjacent roads, the developer shall construct access road(s) from an improved public road. Access roads shall be a minimum of 22' asphalt and provide a sidewalk built to City Standards. Sidewalks and roads shall be built to Nibley City Design Standards and Specifications and shall be placed where the full roadway shall be built in the future. Sufficient stormwater drainage shall be provided for each access road.

E. Traffic Calming:

1. In developments that contain arterial or collector roadways, developer must provide traffic calming features, as described in Nibley City's Transportation Master Plan, at each entrance/exit of the development along the arterial or collector road. Each traffic calming feature shall be designed to meet projected traffic levels and speeds. Traffic calming features must be approved by the City Engineer.

F. Trails, Bicycles, and Pedestrian Connectivity:

1. Trails, bike paths, and horse trails shall be provided by the Developer in accordance with the City Trails Master Plan and where otherwise necessary as determined by the Approval Authority. Trails should connect traffic generators such as schools, recreation facilities, commercial areas, churches and other gathering areas, parks, future and existing city trails and other significant natural features. Such trails shall be built to City specifications and ROW shall be dedicated for such trails. The trails shall be constructed with the accompanying phase and development, unless the Approval Authority determines otherwise.
2. Bicycle lanes and facilities shall be added to roads and trails according to Nibley Design Standards, Transportation Master Plan and Trails Master Plan.
3. Blocks longer than 660 feet shall provide a pedestrian ROW at minimum 660-foot intervals as outlined below linking the block to the nearest adjacent public or private street, cul-de-sac, park, school, or City trail unless expressly prohibited by conflict with previously developed subdivisions or land uses.
 - a. In the event that this provision requires a trail or other pedestrian right-of-way (ROW) that terminates adjacent to a compatible or undeveloped land use, viz. agriculture or undeveloped subdivision, the ROW and sidewalk shall be provided to the subdivision property line. Upon development of the adjacent land, the sidewalk and ROW shall be continued from that point through the new subdivision to the nearest public trail or street. The right-of-way shall consist of a minimum 8' sidewalk. The Developer shall install fencing that

complies with Nibley City fencing code on each side of the right-of-way. If the adjacent property is developed as a commercial, industrial or institutional use, the pedestrian access and ROW shall be continued, with access provided and maintained to the building(s) on site, to a paved parking area, or to another adjacent pedestrian ROW. A gate may be installed on the private property to prevent access from the sidewalk during hours that are not open to the public, but access must remain open during hours that are open to the public.

- b. The Approval Authority may make an exception to the requirements if the block street makes a 90-degree connecting turn towards an existing ROW.
- 4. All pedestrian ROWs shall be designed in compliance with the Transportation Masterplan and Trails Master Plan to maximize non-motorized transportation network efficiency.

19.20.010 Classification Of New And Unlisted Uses

For those uses not listed in the following chart as a permitted or conditional use, the applicant shall take such request to the planning commission. The planning commission may determine the appropriate classification if it determines that the new or unlisted use is the same as a use listed under another name in the land use chart. The planning commission shall so document this information and the applicant may proceed under such regulations as are applicable to that use. Should the planning commission determine the use is not considered by the land use chart, the applicant may petition the city council to amend the zoning title to specify and locate an appropriate zone or zones for the new use.

HISTORY

Adopted by Ord. 09-01 on 2/5/2009

19.20.020 Land Use Chart

Nibley City Land Use Chart

Key

P:	Permitted Use
NP:	Not Permitted Use
C:	Conditional use
A:	Agriculture Zone
R-E:	Rural Estate Zone
R-1:	Residential Zone R-1
R-1A:	Residential Zone R-1A

Use	A	R-E	R-1	R-1A	R-2	R-2A	R-M	P/S	C	C-N	I
Residential/Commercial Mixed Use ⁶	C	C	C	C	C	C	C	NP	C	C	C
Group Living Facility ¹	C	C	C	C	C	C	C	NP	NP	NP	NP
Home Occupation	C	C	C	C	C	C	C	NP	NP	NP	NP
Home Office	P	P	P	P	P	P	P	NP	NP	NP	NP
Housing, Short-Term Rental ⁴	P	P	P	P	P	P	P	NP	P	P	P
Housing, Single-Family	P	P	P	P	P	P	P	NP	C	C	C
Housing, Multi-Family	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP
Housing, Two-Family ⁵	P	P	P	P	P	P	P	NP	C	C	C
Nursing Home	C	C	C	C	C	C	C	NP	C	C	NP
Temporary Office/Model Home	C	C	C	C	C	C	C	NP	C	C	C
Accessory Dwelling Unit ³	P	P	P	P	P	P	P	P	P	P	P
Use	A	R-E	R-1	R-1A	R-2	R-2A	R-M	P/S	C	C-N	I

Use	A	R-E	R-1	R-1A	R-2	R-2A	R-M	P/S	C	C-N	I
Agricultural/Animal											
Ag Implement Sales and Service	C	NP	NP	NP	NP	NP	NP	NP	C	NP	C
Agricultural Production	P	P	P	P	P	P	P	P	C	C	C
Animal Crematorium	NP	NP	NP	NP	NP	NP	NP	NP	C	NP	C
Arboretum/Nature Center	C	C	C	C	C	C	C	C	C	C	C
Farmers' Market	C	C	C	NP	NP	NP	C	C	C	C	C
Floral Shop	C	C	C	C	NP	NP	P	NP	P	P	P
Garden Center/Nursery	C	C	NP	NP	NP	NP	C	NP	C	P	C
Pet Services	NP	NP	NP	NP	NP	NP	NP	NP	C	C	C
Veterinary Clinic, Large Animal	P	NP	NP	NP	NP	NP	C	NP	C	NP	C
Veterinary Clinic, Small Animal	P	NP	NP	NP	NP	NP	C	NP	C	C	C
Use	A	R-E	R-1	R-1A	R-2	R-2A	R-M	P/S	C	C-N	I

Use	A	R-E	R-1	R-1A	R-2	R-2A	R-M	P/S	C	C-N	I
Use	A	R-E	R-1	R-1A	R-2	R-2A	R-M	P/S	C	C-N	I
Commercial											
Auditorium	NP	NP	NP	NP	NP	NP	C	P	C	C	C
Bail Bonds/Pawnbroker	NP	NP	NP	NP	NP	NP	NP	NP	C	NP	C
Bakery	NP	NP	NP	NP	NP	NP	P	NP	P	P	P
Banks/Financial Institutions	NP	NP	NP	NP	NP	NP	P	NP	P	P	P
Beauty Salon/Spa	NP	NP	NP	NP	NP	NP	P	NP	P	P	P
Business Equipment Sales and Service	NP	NP	NP	NP	NP	NP	C	NP	C	C	C
Car Wash	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P
Check Cashing/Credit Services	NP	NP	NP	NP	NP	NP	NP	NP	C	NP	C
Construction Sales and Service	NP	NP	NP	NP	NP	NP	NP	NP	C	NP	C
Daycare/Preschool, Commercial	NP	NP	NP	NP	NP	NP	P	NP	P	P	P
Funeral Home	NP	NP	NP	NP	NP	NP	P	NP	P	P	P

[illegible]

[illegible]

[illegible]

Use	A	R-E	R-1	R-1A	R-2	R-2A	R-M	P/S	C	C-N	I
Warehousing, Residential Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
Welding/Machine Shop	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	C

Notes

1. Group living facilities are governed by NCC 19.42
2. Any land use not listed is not permitted
3. Accessory dwelling units are governed by NCC 19.24.250
4. Short-term rental housing is governed by NCC 19.24.260
5. For Two-family housing, one of the units shall be owner-occupied, except for bona fide temporary absences
6. Residential/Commercial Mixed-Use is limited to residential and commercial uses allowed for each zone. Any mix of commercial and residential uses on a single lot shall be located within the same building.