Nibley City
Planning Commission Meeting
Thursday, June 1, 2023
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 23-26: Rezone of Parcel #03-007-0019, located at 2352 S Hwy 89/91 and containing approximately 25.6 acres, from Residential (R-2) to Commercial(C) (Applicant: Al Bingham)
2. **Discussion and Consideration:** Ordinance 23-26: Rezone of Parcel #03-007-0019, located at 2352 S Hwy 89/91 and containing approximately 25.6 acres, from Residential (R-2) to Commercial(C) (Applicant: Al Bingham)
3. **Workshop:** Land Use Chart Review
4. 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
June 1, 2023

Agenda Item #1 & #2: 2352 S Hwy 89/91: Residential (R-2) to Commercial(C)

Description

Public Hearing: Ordinance 23-26: Rezone of Parcel #03-007-0019, located at 2352 S Hwy 89/91 and containing approximately 25.6 acres, from Residential (R-2) to Commercial(C) (Applicant: Al Bingham)

Discussion and Consideration: Ordinance 23-26: Rezone of Parcel #03-007-0019, located at 2352 S Hwy 89/91 and containing approximately 25.6 acres, from Residential (R-2) to Commercial(C) (Applicant: Al Bingham)

Department

City Planning

Action Type

Legislative

Recommendation

Recommend approval of Ordinance 23-26: Rezone of Parcel #03-007-0019, located at 2352 S Hwy 89/91 and containing approximately 25.6 acres, from Residential (R-2) to Commercial(C) with the following condition:

The Rezone does not go into effect until the property is legally subdivided according to Nibley City Code Chapter 21

Reviewed By

City Planner, City Manager, Mayor

Background

Al Bingham, authorized representative for Nibley Development LLC, owner of parcel 03-007-0019, located at 2352 S Hwy 89/91, has submitted a rezone application for parcel 03-007-0019. The current zoning on the property is residential (R-2). The applicant has proposed to rezone the property to commercial(C). The proposed rezone area includes lots 1 & 2 of the included "preliminary site plan." Although the property has been split from the parent 54.87 acre parcel, the property has not been properly subdivided. The applicant has indicated that the purpose of the rezone is for commercial development. He has noted that the public benefit will consist of a grocery store and several mid-size retailers, which will result in a broader tax base for the City.

Site Context

The majority of the site currently sits vacant, with the exception of one single-family home and some farm-related out buildings on the north side of the property. The property is bordered by commercial/industrial uses to the north and east, including Stander, Mountain View Machinery, and Heritage Animal Hospital, with agricultural uses abutting the property to the west and south.

General Plan Guidance

The Future Land Use Map designates this property as 'Commercial and medium to high density residential.' The applicant's request for rezone is in line with this designation. Furthermore, this rezone is in support of the following stated goals of the Nibley City General Plan:

Land Use Goal 1*: Encourage development that respects and preserves the character of the City and provides a mix of commercial, residential housing and some light industrial uses. Carefully plan for growth within the City, ensuring that development occurs in suitable locations and can be efficiently served over the long term.*

Land Use Goal 2*: Guide land use and growth decisions through application of the General Plan, the Future Land Use Map, and relevant goals, principles, and projects.*

Commercial and Economic Development Goal 2*: Create and maintain a sustainable economic base for Nibley City that will provide tax revenues and increase local employment and convenience of shopping.*

Other Considerations

As noted above, the applicant has proposed to Rezone a property that has not been properly subdivided. While dividing the property into different zones is technically legal and there are several parcels in Nibley City that are divided into different zones, Staff does not recommend this practice. In addition to use regulations, a zoning designation dictates the setback requirements, design standards, and City standards. In many cases, these standards are difficult

to enforce and administer if the parcel has more than one zoning designation. Therefore, Staff recommends that the rezone does not go into effect until the property is legally subdivided according to Nibley City Code Chapter 21. This would be consistent with recent actions the City has taken for other rezone applications that propose to split the zoning on a single parcel.

Agenda Item #3: 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. Individual Planning Commissioners have reviewed the land-use chart and provided input regarding the appropriate designation for each use by zone. Staff will present those uses in which commissioners expressed changes compared to existing designations for the discussion.

Nibley

Printed: 05/30/2023

3334 West 775 North

05/11/2023 - 05/10/2123

Rezone, Code Change, or Master Plan Change Application

Plan Check

Application Status

New

Permit/License #

8432046

Reference Number

a70d8ce0-f026-11ed-a058-0d279ed7ed24

Status

Active

Application Review Status

Final-Review Not Reviewed

Date Submitted

05/11/2023

Fees

Plan Check	$500.00
Public Notice Fee	$150.00
Subtotal	**$650.00**
Amount Paid	**$670.80**
Total Due	**-$20.80**

Payments

05/11/2023	Online	$650.00
Total Paid		**$670.80**

Application Form Data

(Empty fields are not included)

First Name

Al

Last Name

Bingham

Address Street

3334 West 775 North

City

Layton

State

Utah

Zip Code

84041

Phone
8012437800

Email
abingham@momentumloans.com

Is the property owner representative different from the listed property owner
no

Request Type:
Rezone

Project Address Street
2352 South Highway 89 / 91

Tax I.D. Number(s)
03-007-0019

Project Size (Acres)
20

Current Zoning (check all that apply)
A- Agricultural, R-2- Residential

Proposed Zoning (check all that apply)
C- Commercial

Site Plan and Map (please attach)
2023-03-31 WESLEY NELSON ROADWAY PREP.pdf

What is the need for the proposed zone change?
Commercial Development

What will the public benefit be if the zone change is granted?
Grocery Store - several mid-size retailers. A broader tax base for the city.

How does the proposal comply with the goals and policies of the Nibley City General Plan?
That's a good question - don't know.

Is there any annexation of property necessary?
No

Please explain how the anticipated use is appropriate for the surrounding area.
Right next to the Highway and in between housing and the highway.

What public infrastructure is in place to serve the type and intensity of the proposed use? If needed, could the infrastructure be reasonably extended, at the cost of the property owner or developer?
Already done

Please attach a statement from the County treasurer showing the current tax status of the property.

CORE - Parcel #03-007-0019 in 2022.pdf

Signature

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me concerning this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Nibley may rescind any approval, or take any other legal or appropriate action. I understand that any cost of engineering, legal, fire, or other review incurred by the City shall be my responsibility to pay. I also acknowledge that I have reviewed the applicable sections of the Nibley City Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses.

Posting. Not less than ten (10) days before the public hearing, Applicant is responsible for posting a sign in a prominent place on the property containing, in lettering that may be reasonably read by passersby, the time, date, and location of the public hearing. The posting shall not be required before the application being accepted. However, the City shall require that, not less than ten (10) days before the public hearing, the Applicant provides the City with evidence of compliance with this requirement.

Electronically Signed

Al Bingham - 05/11/2023 12:07 pm

Messages

05/15/2023 15:31 pm - Levi Roberts

Al,

Thanks for submitting the Rezone application. Can you please clarify which area you are proposing commercial zoning? I see the site plan that you provided but is it tied to specific lots noted on the site plan (i.e. Lot 1& 2?). Please clarify.

Also, will you be including any concept plans for the commercial development with your application or just a site plan of the area you are proposing to Rezone? The concept plan is not required but may inform P&Z and the City Council what your plans are for the area.

Thanks,

Levi Roberts, Nibley City Planner

Comments:

05/16/2023 9:59 am -

Sorry about that -- It is Lots 1 & 2 for the commercial zoning.

The commercial developer is redesigning the commercial area and that design will come at a later date because the grocery store tenant wants to redesign the layout.

05/18/2023 8:48 am - Levi Roberts

Ok, thanks for the clarification.

05/25/2023 13:57 pm - Levi Roberts

Al,

This application will be considered at the upcoming Planning Commission meeting on June 1. If they make a recommendation, the City Council will consider it on June 7. Staff's recommendation will be approval with the condition that the rezone does not go into effect until the property is subdivided. This is similar to the approach that the City took on a couple recent rezones that involved areas that have not gone through the City's subdivision process. Thanks,

Levi Roberts, Nibley City Planner

05/30/2023 8:08 am - Levi Roberts

Al,

Can you please provide a legal description for the rezone area? This will need to be incorporated into the ordinance for rezone. Thanks,

Levi

Internal Notes

05/15/2023 15:32 pm - Levi Roberts

@{{user||6335afab34aca09a0252a2c9||Tom Dickinson}} @{{user||63077fe551f62615a85ddcf1||Justin Maughan}} FYI, this application just came in from Al. I am trying to clarify his application a bit, but this will likely go on the first P&Z agenda in June.

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

ELEV = 4485.35'

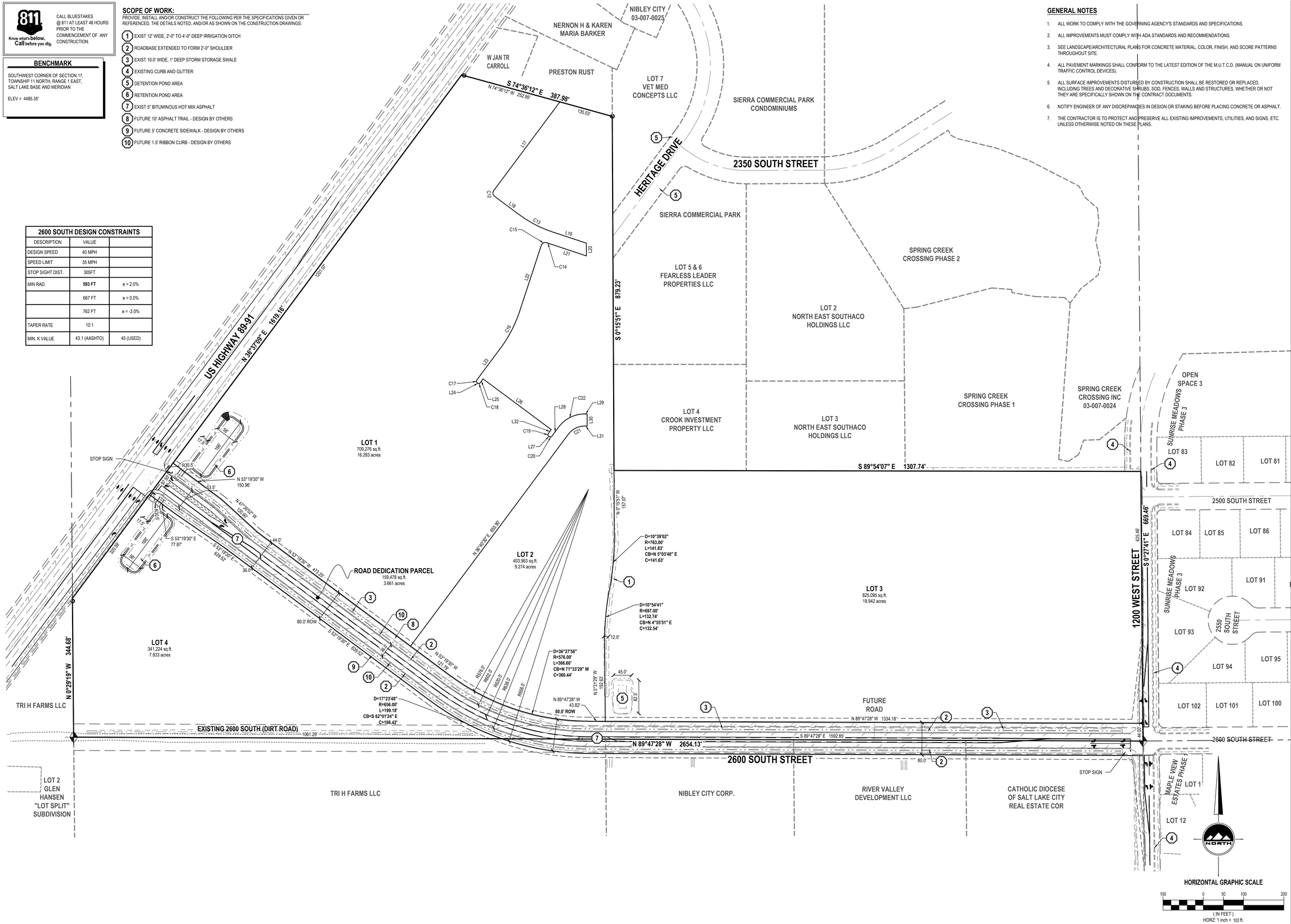
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. EXIST 12' WIDE, 2'-0" TO 4'-0" DEEP IRRIGATION DITCH
2. ROADBASE EXTENDED TO FORM 2'-0" SHOULDER
3. EXIST 10.0' WIDE, 1' DEEP STORM STORAGE SWALE
4. EXISTING CURB AND GUTTER
5. DETENTION POND AREA
6. RETENTION POND AREA
7. EXIST 5" BITUMINOUS HOT MIX ASPHALT
8. FUTURE 10' ASPHALT TRAIL - DESIGN BY OTHERS
9. FUTURE 5' CONCRETE SIDEWALK - DESIGN BY OTHERS
10. FUTURE 1.5' RIBBON CURB - DESIGN BY OTHERS

2600 SOUTH DESIGN CONSTRAINTS

DESCRIPTION	VALUE	
DESIGN SPEED	40 MPH	
SPEED LIMIT	35 MPH	
STOP SIGHT DIST.	305FT	
MIN RAD.	**593 FT**	e = 2.0%
	667 FT	e = 0.0%
	762 FT	e = -2.0%
TAPER RATE	10:1	
MIN. K VALUE	43.1 (AASHTO)	45 (USED)



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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RICHFIELD
Phone: 435.896.2983

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FOR:
WESLEY NELSON FARMS
2352 SOUTH HIGHWAY 89-91
LOGAN, UTAH 84321
CONTACT:
AL BINGHAM, PRESIDENT
PHONE: 801-243-7800

WESLEY NELSON FARMS ROADWAY PREP

2352 SOUTH HIGHWAY 89-91
NIBLEY, UTAH

PRELIMINARY SITE PLAN

PROJECT NUMBER 9196	PRINT DATE 3/31/23
DRAWN BY C. WRIGHT	CHECKED BY T.WILLIAMS
PROJECT MANAGER T.WILLIAMS	

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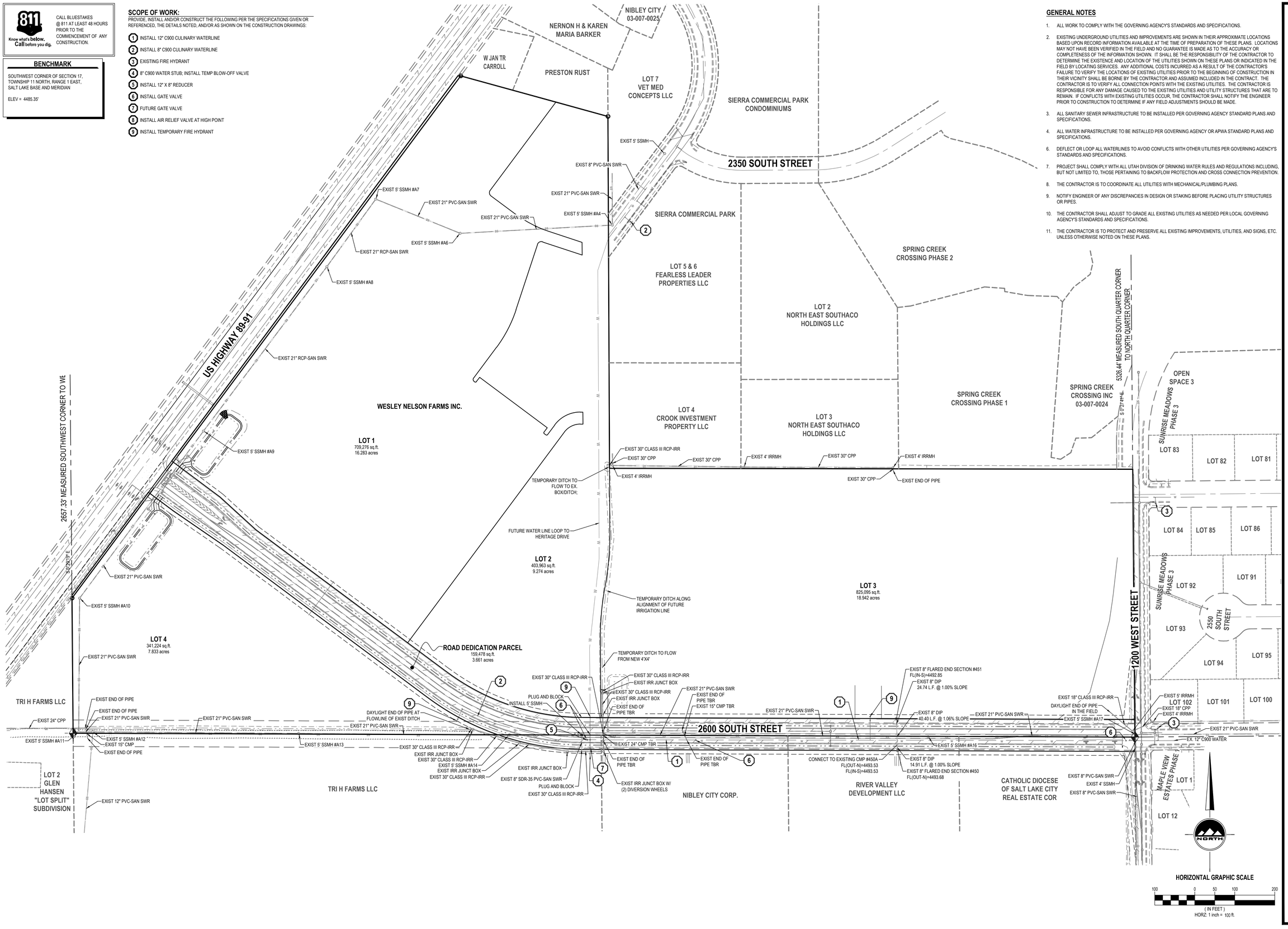
1. INSTALL 12" C900 CULINARY WATERLINE
2. INSTALL 8" C900 CULINARY WATERLINE
3. EXISTING FIRE HYDRANT
4. 8" C900 WATER STUB; INSTALL TEMP BLOW-OFF VALVE
5. INSTALL 12" X 8" REDUCER
6. INSTALL GATE VALVE
7. FUTURE GATE VALVE
8. INSTALL AIR RELIEF VALVE AT HIGH POINT
9. INSTALL TEMPORARY FIRE HYDRANT



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3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

WESLEY NELSON FARMS ROADWAY PREP

2352 SOUTH HIGHWAY 89-91
NIBLEY, UTAH

PRELIMINARY UTILITY PLAN

PROJECT NUMBER 9196	PRINT DATE 3/31/23
DRAWN BY C. WRIGHT	CHECKED BY T.WILLIAMS
PROJECT MANAGER T.WILLIAMS	

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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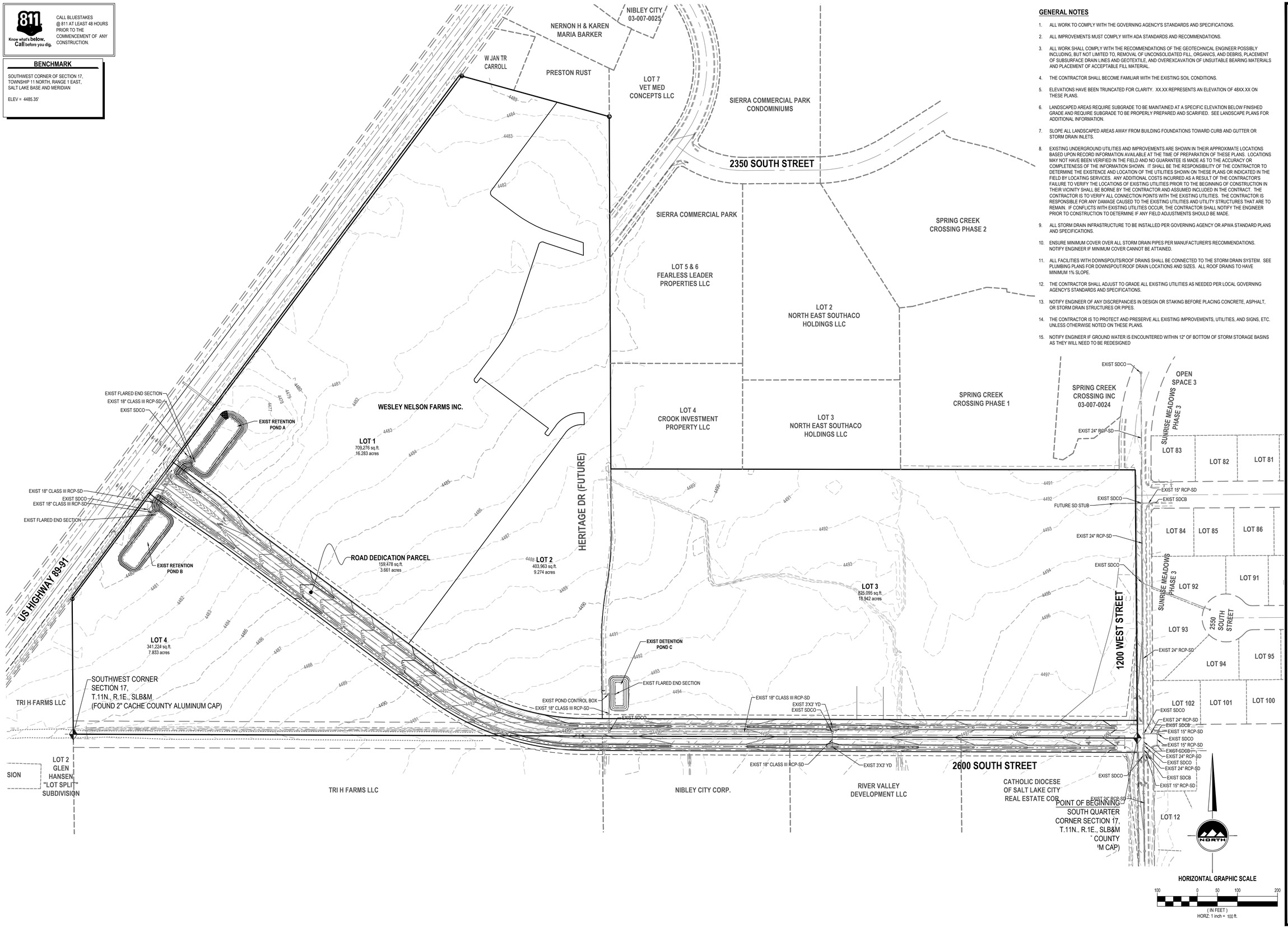
ELEV = 4485.35'



GENERAL NOTES

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2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
15. NOTIFY ENGINEER IF GROUND WATER IS ENCOUNTERED WITHIN 12" OF BOTTOM OF STORM STORAGE BASINS AS THEY WILL NEED TO BE REDESIGNED

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WESLEY NELSON FARMS ROADWAY PREP

2352 SOUTH HIGHWAY 89-91
NIBLEY, UTAH

PRELIMINARY GRADING AND DRAINAGE PLAN

PROJECT NUMBER 9196	PRINT DATE 3/31/23
DRAWN BY C. WRIGHT	CHECKED BY T.WILLIAMS
PROJECT MANAGER T.WILLIAMS	

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.

1 Commissioner suggested change
2+ Commissioners suggested change
Other staff suggested change

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

R-2:	Residential Zone R-2
R-2A:	Residential Zone R-2A
R-M:	Mixed Residential Zone
P/S:	Park/School
C:	Commercial Zone
C-N:	Neighborhood Commercial Zone
I:	Industrial Zone

Use	**A**	**R-E**	**R-1**	**R-1A**	**R-2**	**R-2A**	**R-M**	**P/S**	**C**	**C-N**	**I**
Residential											
Assisted Living Facility / Nursing Home	NP	NP	NP	NP	NP	NP	C	NP	C	C	NP
Artisan Shop	C	C	C	C	C	C	C	NP	C	C	C
Bed and Breakfast Inn	C	C	C	C	C	C	C	NP	C	C	NP

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	C	C	NP
Home Occupation	C	C	C	C	C	C	C	NP	C	C	C
Housing, Short-Term Rental[4]	P	P	P	P	P	P	P	NP	P	P	NP
Housing, Single-Family	P	P	P	P	P	P	P	NP	NP	NP	NP
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	NP	NP	NP
Temporary Office/Model Home	P	P	P	P	P	P	P	NP	C	C	C
Accessory Dwelling Unit[3]	P	P	P	P	P	P	P	NP	P	P	NP
Use	**A**	**R-E**	**R-1**	**R-1A**	**R-2**	**R-2A**	**R-M**	**P/S**	**C**	**C-N**	**I**

Commented [LR1]: Need to define

Commented [LR2]: Needs legal review

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	C	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	NP	NP	C	C	C
Pet Services	NP	NP	NP	NP	NP	NP	NP	NP	C	C	C
Veterinary Clinic, Large Animal	C	NP	NP	NP	NP	NP	C	NP	C	NP	C
Veterinary Clinic, Small Animal	C	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
Public, Institutional, and Civic Uses											
Bus/Transit Terminal	NP	NP	NP	NP	NP	NP	C	P	C	C	C
Cemetery	C	C	C	C	C	C	C	C	NP	NP	NP
Church/Places of Worship	C	C	C	C	C	C	C	C	C	C	C
Club/Service Organization/Lodge	NP	NP	NP	NP	NP	NP	C	C	C	NP	C
College/University	C	NP	NP	NP	NP	NP	C	P	C	C	C
Government Services	C	NP	NP	NP	NP	NP	P	P	P	NP	P
Hospital	NP	NP	NP	NP	NP	NP	C	NP	C	C	C
Public Park	P	P	P	P	P	P	P	P	P	P	P
Private Park	P	P	P	P	P	P	P	P	P	P	P
Utility Substation	C	C	C	C	C	C	C	C	C	C	C
School	C	C	C	C	C	C	C	P	P	C	P

Commented [LR3]: Needs legal review. I think this is a 1st amendment issue to limit location of place of worship.

Commented [LR4]: Need to define

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	C	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
Catering/Commercial Kitchen	C	C	C	C	C	C	C	NP	C	C	C
Check Cashing/Credit Services	NP	NP	NP	NP	NP	NP	NP	NP	C	NP	C
Construction Sales and Service	C	NP	NP	NP	NP	NP	NP	NP	C	C	C

Use	A	R-E	R-1	R-1A	R-2	R-2A	R-M	P/S	C	C-N	I
Daycare/Preschool, Commercial	NP	NP	NP	NP	NP	NP	P	P	P	P	P
Funeral Home	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P
Gasoline Service Station	NP	NP	NP	NP	NP	NP	C	NP	P	P	P
Gasoline, Wholesale	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
Hotel/Motel	NP	NP	NP	NP	NP	NP	C	NP	C	C	C
Laundry Service	NP	NP	NP	NP	NP	NP	C	NP	C	C	C
Liquor Store	NP	NP	NP	NP	NP	NP	NP	NP	C	NP	C
Low Power Radio Service/Cell Tower	C	NP	NP	NP	NP	NP	C	NP	C	NP	C
Medical/Dental Offices and Clinic	NP	NP	NP	NP	NP	NP	P	NP	P	P	P
Medical Sales and Service	NP	NP	NP	NP	NP	NP	P	NP	P	P	P
Personal Instruction Services	C	C	C	C	C	C	C	C	C	C	C
Motor Vehicle Sales and Service	NP	NP	NP	NP	NP	NP	NP	NP	C	C	C
Office, Corporate	NP	NP	NP	NP	NP	NP	C	NP	C	C	C

Commented [LR5]: Define

Use	A	R-E	R-1	R-1A	R-2	R-2A	R-M	P/S	C	C-N	I
Offices, Professional	NP	NP	NP	NP	NP	NP	P	NP	P	P	P
Parking, Commercial	NP	NP	NP	NP	NP	NP	NP	NP	C	NP	C
Plumbing Services	NP	NP	NP	NP	NP	NP	C	NP	P	C	P
Printing/Copying, Commercial	NP	NP	NP	NP	NP	NP	P	NP	P	P	P
Protective Services	NP	NP	NP	NP	NP	NP	C	NP	C	NP	C
Recreation/Entertainment, Commercial	NP	NP	NP	NP	NP	NP	C	C	C	C	C
Restaurant	NP	NP	NP	NP	NP	NP	C	C	P	P	P
Retail	NP	NP	NP	NP	NP	NP	P	NP	P	P	P
Repair Service, General	C	NP	NP	NP	NP	NP	C	NP	C	C	C
Research and Development	C	NP	NP	NP	NP	NP	C	NP	C	NP	C
Research Service	NP	NP	NP	NP	NP	NP	C	NP	C	NP	C
Sexually Oriented Business	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
Transportation Services	NP	NP	NP	NP	NP	NP	NP	NP	C	NP	C

Commented [LR6]: Needs legal review. This gets into 1st amendment rights.

Use	A	R-E	R-1	R-1A	R-2	R-2A	R-M	P/S	C	C-N	I
Temporary Food Vendor	P	P	P	P	P	P	P	C	P	P	P
Temporary Non-food Vendor	C	NP	NP	NP	NP	NP	C	P	P	P	P
Meal Preparation & Assembly	C	C	C	C	C	C	C	NP	C	C	P
Use	**A**	**R-E**	**R-1**	**R-1A**	**R-2**	**R-2A**	**R-M**	**P/S**	**C**	**C-N**	**I**
Industrial											
Junk/Salvage Yard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
Manufacturing, Heavy	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
Manufacturing, Industrial	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Manufacturing, Light	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
Mineral Extraction	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
Pest Control	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
Recycling Collection Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
Sign Shop	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	C

Commented [LR8]: Need to define temporary

Commented [LR9]: Needs definition

Use	A	R-E	R-1	R-1A	R-2	R-2A	R-M	P/S	C	C-N	I
Sports Facilities	NP	NP	NP	NP	NP	NP	C	C	C	NP	C
Storage Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
Warehousing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
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.