



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

FROM: Zach Higgins, AICP, Community Development Director
Alexandra Cramer, Planner/Project Manager

DATE: May 7th, 2024

SUBJECT: Ordinance 24-05

SUMMARY

Approval of Ordinance 24-02 would amend Tables 16-1, 16-3, and 16-5 of the Elizabeth Municipal Code to allow Nursery Schools and Day Care Centers as a use by right in specified zoning districts, including R-1, R-1-12, R-1-20, RE-1, RE-2, R-2, R-TH, R-3, A-1, LR-1, MH-1, P-I, RC, and CMU.

Background:

Town Staff have received inquiries from potential applicants and public entities regarding the process required to open childcare facilities in the Town of Elizabeth. Currently, nursery schools and day care centers, as they are referred to in the EMC, are Use by Special Review for Regional Commercial and Commercial Mixed-Use zoning. Nursery schools and day care centers are not allowed in any other commercial zone district. They are categorized as use by special review in all residential zone districts. According to data provided by the Director/Council Coordinator of the Elbert County Early Childhood Council, the Town of Elizabeth and Elbert County as a whole, currently have a shortage of available childcare options. In Elbert County there is high quality capacity for 160 birth to five years of age for childcare with a population of 1,415 and growing for that same cohort, which is 11.3%.

Use by special review requirements are generally placed on uses which have potential to result in higher intensities than what is typically allowed in the surrounding zone district. For example, this would allow the Town to safeguard against over-intensive use of land, greater requirement for facilities and services than what is available, undue traffic congestion or traffic hazards, air, water, or noise pollution. This process adds to the many layers of processes for prospective childcare providers, who are additionally subject to state-level fees, inspections, building safety regulations, and reviews.

The approval of Ordinance 24-05 would amend Tables 16-1, 16-3, and 16-5 of the Elizabeth Municipal Code to allow Nursery Schools and Day Care Centers as a Use by Right in specified zoning districts, including all residential districts, MH-1, P-I, CMU, and RC Districts. This amendment would streamline the

process required for potential applicants through the Town of Elizabeth as well as eliminate the associated fees. The applicant will still need to comply with state regulations, Town of Elizabeth building regulations, and obtain Town business licenses where required.

STAFF RECOMMENDATION

Staff recommends approval of Ordinance 24-05, an Ordinance amending Chapter 16 Table 16-1, Table 16-3, and Table 16-5 of the Elizabeth Municipal Code.

ATTACHMENT(S)

Ordinance 24-05

Table 16-1 (Current Code Language)

Table 16-3 (Current Code Language)

Table 16-5 (Current Code Language)

ORDINANCE 24-05

AN ORDINANCE AMENDING CHAPTER 16 OF THE TOWN OF ELIZABETH MUNICIPAL CODE, UPDATING THE TOWN'S LAND USE AND DEVELOPMENT CODE

BE IT ORDAINED BY THE BOARD OF TRUSTEES FOR THE TOWN OF ELIZABETH, COLORADO, THAT:

Section 1. Tables 16-1, 16-3, and 16-5 of the Elizabeth Municipal Code are amended to read as follows:

Land Use/Activity <i>(1)(8)(9)(13)(15)</i>	Residential Zoning District									
	R-1	R-1-12	R-1-20	RE-1	RE-2	R-2	R-TH	R-3	A-1	LR-1
Single-family detached dwellings ⁽¹¹⁾⁽¹⁴⁾	A	A	A	A	A	A		A	A	A
Single-family attached dwellings ⁽¹¹⁾⁽¹⁴⁾						A	A	A		
Duplex structures ⁽¹¹⁾⁽¹⁴⁾						A	A	A		
Accessory dwelling units (ADUs)	S	S	S	S	S	S		S	S	S
Townhouses ⁽¹²⁾⁽¹⁴⁾							A			
Multi-family dwellings ⁽¹²⁾⁽¹⁴⁾								A		
Accessory buildings ⁽²⁾	A	A	A	A	A	A		A	A	A
Accessory uses: home occupations ⁽³⁾	A	A	A	A	A	A	A	A	A	
Assisted living services	S	S	S	S	S	S		S	S ⁽¹⁰⁾	S ⁽¹⁰⁾
Bed and breakfast inns					S	S		A	S	S
Boarding and rooming houses								A		
Cemeteries or mausoleums	A	A	A	A	A	A			A	A
Commercial animal establishments				S	S				S	S
Dormitories								A		
Fences, hedges, walls and trees ⁽⁴⁾	A	A	A	A	A	A	A	A	A	A
Forestry farming, including raising of trees for any purpose					A				A	A

Land Use/Activity <i>(1)(8)(9)(13)(15)</i>	Residential Zoning District									
	R-1	R-1-12	R-1-20	RE-1	RE-2	R-2	R-TH	R-3	A-1	LR-1
Fraternity and sorority houses								A		
General farming, including grains, fruit, vegetables, grasses, hay, livestock raising and the keeping and boarding of horses ⁽⁵⁾				S	A				A	A
Golf courses	A	A	A	A	A	A		A		
Greenhouses and nurseries, including both wholesale and retail, provided that products sold are raised on the premises				A	A				A	A
Group homes or group quarters	S	S	S	S	S	S		S	S	
Horses/livestock ⁽⁵⁾			A	A	A				A	A
Hospitals and emergency facilities	A	A	A	A	A	A		A		
Kennels and other canine-related facilities - commercial ⁽⁶⁾	S	S	S	S	S	S			S	S
Kennels and other canine-related facilities - private ⁽⁶⁾	A	A	A	A	A	A			A	A
Nursery schools and day care centers	S A	S A	S A	S A	S A	S A	S A	S A	∇ ⁺³ A	∇ ⁺³ A
Parks	A	A	A	A	A	A	A	A	A	A
Playgrounds	A	A	A	A	A	A	A	A	A	A
Public schools	A	A	A	A	A	A		A		

Land Use/Activity <i>(1)(8)(9)(13)(15)</i>	Residential Zoning District									
	R-1	R-1-12	R-1-20	RE-1	RE-2	R-2	R-TH	R-3	A-1	LR-1
Public utilities	A	A	A	A	A	A	A	A	A	A
Recreation centers - nonprofit neighborhood	S	S	S	S	S	S	S	S		
Religious assembly, place of	A	A	A	A	A	A		A		
Retirement/group housing services	S	S	S	S	S	S		S	S ⁽¹⁰⁾	S ⁽¹⁰⁾
Riding stables/academies - commercial					S				S	S
Short Term Rentals (STRs)	A			A	A	A	A	A		
Signs ⁽⁷⁾	A	A	A	A	A	A	A	A	A	A
Stables and other equine-related facilities - private				A	A				A	A
Structures for general farming					A				A	A
Universities	A	A	A	A	A	A		A		

<i>Land Use/Activity</i> <i>(1)(2)(3)(4)(5)(6)(7)(14)</i>	<i>Mobile Home Zoning District</i>	
	<i>MH-1⁽⁸⁾⁽⁹⁾</i>	<i>MH-2⁽¹⁰⁾</i>
Single-family detached dwellings	A	
Accessory buildings	A	A
Home occupations	A	A
Accessory uses	A	A
Athletic fields	A	
Cemeteries or mausoleums	A	
Fences, hedges, walls and trees ⁽⁴⁾	A	A
Golf courses	A	
Hospitals and emergency facilities	S	
Kennels and other canine-related facilities - commercial ⁽¹¹⁾		
Kennels and other canine-related facilities - private ⁽¹¹⁾	A	
Mobile home parks		A
Mobile home subdivisions	A	
Nursery schools and day care centers	S A	S
Parking lots and parking garages		
Parks	A	A
Playgrounds	A	A

<i>Land Use/Activity</i> <i>(1)(2)(3)(4)(5)(6)(7)(14)</i>	<i>Mobile Home Zoning District</i>	
	<i>MH-1⁽⁸⁾⁽⁹⁾</i>	<i>MH-2⁽¹⁰⁾</i>
Private campgrounds		S
Public buildings and lands	A	
Public safety-related facilities	A	A
Public transportation terminals other than truck terminals		
Public utilities	A	A
Recreation centers - nonprofit neighborhood	S	S
Recreation facilities - private	S	S
Recreation facilities - public	A	A
Religious assembly, places of	A	
Schools - private	A	A
Schools - public	A	A
Short Term Rentals (STRs)	A	
Signs	A	A
Universities	A	

<i>Land Use/Activity</i> (1)(2)(3)(4)(5)(9)(10)(11)	<i>Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts</i>				
	<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I⁽⁶⁾</i>	<i>DT</i>
Single-family detached dwellings		S	S		
Single-family attached dwellings			S		A
Duplex structures			S		
Accessory dwelling units (ADUs)		S	S		S
Townhouses					S
Multi-family dwellings			S		S
Accessory buildings	A	A	A	A	A
Home occupations			A		A
Accessory uses			A		A
Amphitheater			A		A
Amusement and recreation establishments and areas		A	A	S	S
Assisted living services			S		
Athletic fields	A				
Auto repair garages		A		A	
Automotive wrecking and graveyards, salvage yards and junkyards				S	
Bakeries		A	A		A
Bed and breakfast inns		A	A		A

<i>Land Use/Activity</i> (1)(2)(3)(4)(5)(9)(10)(11)	<i>Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts</i>				
	<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I⁽⁶⁾</i>	<i>DT</i>
Beer, wine and liquor stores (off-premises of alcohol consumption)		A	S		S
Beverage Processing		S	S		S
Boarding and rooming houses			A		A
Business schools, studios and vocational schools, not involving processes of a heavy industrial nature		A		A	
Business service establishments		A	A	A	A
Car lots - new and used		A			
Car service and sales establishments		A		A	
Car washes		A			
Car/vehicle rental or leasing		A		A	
Cemeteries or mausoleums	A			A	
Clubs and lodges		A	A		A
Commercial animal establishments		A	S		
Commercial food preparation kitchens		A	A		A
Computer design-generated CAD-		A	A	A	A

Land Use/Activity (1)(2)(3)(4)(5)(9)(10)(11)	Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts				
	P-I	RC	CMU	L-I⁽⁶⁾	DT
CAM operations not involving heavy industry					
Computer-generated CAD and similar nonoffensive "light" industrial uses				A	
Construction-related businesses		S		A	
Convenience stores or centers		A	A		A
Distribution centers				A	
Dormitories			S		
Drive-in restaurants		A			
Eating and drinking establishments		A	A		A
Exhibition and art galleries		A	A		A
Facilities for assembly, manufacturing, compounding, processing or treatment of products				A	
Farmers markets or other open markets		A	A		A
Fences, hedges, walls and trees ⁽⁴⁾	A	A	A	A	A
Financial institutions		A	A		A
Fitness, recreational sports, gym or		A	S	A	S

<i>Land Use/Activity</i> (1)(2)(3)(4)(5)(9)(10)(11)	<i>Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts</i>				
	<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I⁽⁶⁾</i>	<i>DT</i>
athletic club					
Food and beverage processing				A	
Fraternity and sorority houses			S		
Garden/flower shops		A	A		A
Golf courses					
Hospitals and emergency facilities	A	A			
Hospitals for animals		A	A		
Hotels and motels		A			
Kennels and other canine-related facilities - commercial ⁽⁷⁾		S	S	S	
Kennels and other canine-related facilities - private ⁽⁷⁾			S		
Nursery schools and day care centers	A	A	A		
Laboratories or specialized industrial facilities				A	
Mill-type factories				A	
Miniature golf establishments			A	A	S

Land Use/Activity (1)(2)(3)(4)(5)(9)(10)(11)	Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts				
	P-I	RC	CMU	L-I⁽⁶⁾	DT
Mobile home parks					
Mobile home subdivisions					
Mortuaries/funeral homes		A	S	A	
Movie theaters		A	A		S
Museums, exhibitions or similar facilities	S	A	A		A
Nursery schools and day care centers		S	S		
Parking lots and parking garages	A	A	A	A	A
Parks	A	A	A	A	A
Pawn shops ⁽⁸⁾		A		A	
Performance theaters			A		A
Personal service establishments		A	A		A
Plant or tree nurseries		A		A	
Playgrounds	A				
Private campgrounds					
Professional, commercial or business offices		A	A	A	A

Land Use/Activity (1)(2)(3)(4)(5)(9)(10)(11)	Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts				
	P-I	RC	CMU	L-I⁽⁶⁾	DT
Public buildings and lands	A	A	A	A	A
Public safety-related facilities	A	A	A	A	A
Public transportation terminals other than truck terminals	A	A	A	A	A
Public utilities	A	A	A	A	A
Recreation centers - nonprofit neighborhood	S		S		
Recreation facilities - private		A	A	A	
Recreational facilities - public	A	A	A	A	A
Religious assembly, place of	A	A	A	A	A
Research and development services				A	
Restaurants and lounges		A	A		A
Retail stores, sales and display rooms and shops		A	A		A
Retirement/group housing services			S		
Schools - private		A	A	A	
Schools - public	A	A	A	A	
Service stations		A		A	

Land Use/Activity (1)(2)(3)(4)(5)(9)(10)(11)	Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts				
	P-I	RC	CMU	L-I⁽⁶⁾	DT
Services to buildings and dwellings (pest control, janitorial, landscaping, carpet/upholstery cleaning)				A	
Sexually oriented businesses ⁽⁹⁾		A			
Short Term Rentals (STRs)			A		A
Signs	A	A	A	A	A
Storage facilities, RVs, campers, trailers, large vehicles				S	
Tattoo parlors		A			
Trailer sales and service		A			
Universities, colleges, technical institutions - satellite locations			A		S
Warehouse and storage facilities				A	
Warehouse discount stores/superstores		A			
Wholesaling, exclusive of manufacturing		A			

Section 2. Severability. If any section, paragraph clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or enforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 3. The Board of Trustees hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Board of Trustees further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 4. This Ordinance shall become effective thirty (30) days after publication.

Read and approved at a meeting of the Board of Trustees of the Town of Elizabeth, Colorado, this _____ day of _____, 2024.

Passed by a vote of _____ for and _____ against and ordered published.

Tammy Payne, Mayor

ATTEST

Michelle M. Oeser, Town Clerk

<i>Land Use/Activity</i> <small>(1)(8)(9)(13)(15)</small>	<i>Residential Zoning District</i>									
	<i>R-1</i>	<i>R-1-12</i>	<i>R-1-20</i>	<i>RE-1</i>	<i>RE-2</i>	<i>R-2</i>	<i>R-TH</i>	<i>R-3</i>	<i>A-1</i>	<i>LR-1</i>
Single-family detached dwellings ⁽¹¹⁾⁽¹⁴⁾	A	A	A	A	A	A		A	A	A
Single-family attached dwellings ⁽¹¹⁾⁽¹⁴⁾						A	A	A		
Duplex structures ⁽¹¹⁾⁽¹⁴⁾						A	A	A		
Accessory dwelling units (ADUs)	S	S	S	S	S	S		S	S	S
Townhouses ⁽¹²⁾⁽¹⁴⁾							A			
Multi-family dwellings ⁽¹²⁾⁽¹⁴⁾								A		
Accessory buildings ⁽²⁾	A	A	A	A	A	A		A	A	A
Accessory uses: home occupations ⁽³⁾	A	A	A	A	A	A	A	A	A	
Assisted living services	S	S	S	S	S	S		S	S ₍₁₀₎	S ₍₁₀₎
Bed and breakfast inns					S	S		A	S	S
Boarding and rooming houses								A		
Cemeteries or mausoleums	A	A	A	A	A	A			A	A

<i>Land Use/Activity</i> <i>(7)(8)(9)(13)(15)</i>	<i>Residential Zoning District</i>									
	<i>R-1</i>	<i>R-1-12</i>	<i>R-1-20</i>	<i>RE-1</i>	<i>RE-2</i>	<i>R-2</i>	<i>R-TH</i>	<i>R-3</i>	<i>A-1</i>	<i>LR-1</i>
Commercial animal establishments				S	S				S	S
Dormitories								A		
Fences, hedges, walls and trees ⁽⁴⁾	A	A	A	A	A	A	A	A	A	A
Forestry farming, including raising of trees for any purpose					A				A	A
Fraternity and sorority houses								A		
General farming, including grains, fruit, vegetables, grasses, hay, livestock raising and the keeping and boarding of horses ⁽⁵⁾				S	A				A	A
Golf courses	A	A	A	A	A	A		A		
Greenhouses and nurseries, including both wholesale and retail, provided that products sold are raised on the premises				A	A				A	A

<i>Land Use/Activity</i> <i>(7)(8)(9)(13)(15)</i>	<i>Residential Zoning District</i>									
	<i>R-1</i>	<i>R-1-12</i>	<i>R-1-20</i>	<i>RE-1</i>	<i>RE-2</i>	<i>R-2</i>	<i>R-TH</i>	<i>R-3</i>	<i>A-1</i>	<i>LR-1</i>
Group homes or group quarters	S	S	S	S	S	S		S	S	
Horses/livestock ⁽⁵⁾			A	A	A				A	A
Hospitals and emergency facilities	A	A	A	A	A	A		A		
Kennels and other canine-related facilities - commercial ⁽⁶⁾	S	S	S	S	S	S			S	S
Kennels and other canine-related facilities - private ⁽⁶⁾	A	A	A	A	A	A			A	A
Nursery schools and day care centers	S	S	S	S	S	S	S	S	S ₍₁₀₎	S ₍₁₀₎
Parks	A	A	A	A	A	A	A	A	A	A
Playgrounds	A	A	A	A	A	A	A	A	A	A
Public schools	A	A	A	A	A	A		A		
Public utilities	A	A	A	A	A	A	A	A	A	A
Recreation centers - nonprofit neighborhood	S	S	S	S	S	S	S	S		
Religious assembly, place of	A	A	A	A	A	A		A		

<i>Land Use/Activity</i> <i>(7)(8)(9)(13)(15)</i>	<i>Residential Zoning District</i>									
	<i>R-1</i>	<i>R-1-12</i>	<i>R-1-20</i>	<i>RE-1</i>	<i>RE-2</i>	<i>R-2</i>	<i>R-TH</i>	<i>R-3</i>	<i>A-1</i>	<i>LR-1</i>
Retirement/group housing services	S	S	S	S	S	S		S	S ₍₁₀₎	S ₍₁₀₎
Riding stables/academies - commercial					S				S	S
Signs ⁽⁷⁾	A	A	A	A	A	A	A	A	A	A
Stables and other equine-related facilities - private				A	A				A	A
Structures for general farming					A				A	A
Universities	A	A	A	A	A	A		A		

<i>Land Use/Activity</i> <i>(1)(2)(3)(4)(5)(6)(7)(14)</i>	<i>Mobile Home Zoning District</i>	
	<i>MH-1</i> ⁽⁸⁾⁽⁹⁾	<i>MH-2</i> ⁽¹⁰⁾
Single-family detached dwellings	A	
Accessory buildings	A	A
Home occupations	A	A
Accessory uses	A	A
Athletic fields	A	
Cemeteries or mausoleums	A	
Fences, hedges, walls and trees ⁽⁴⁾	A	A
Golf courses	A	
Hospitals and emergency facilities	S	
Kennels and other canine-related facilities - commercial ⁽¹¹⁾		
Kennels and other canine-related facilities - private ⁽¹¹⁾	A	
Mobile home parks		A
Mobile home subdivisions	A	
Nursery schools and day care centers	S	S
Parking lots and parking garages		

<i>Land Use/Activity</i> (1)(2)(3)(4)(5)(6)(7)(14)	<i>Mobile Home Zoning District</i>	
	<i>MH-1⁽⁸⁾⁽⁹⁾</i>	<i>MH-2⁽¹⁰⁾</i>
Parks	A	A
Playgrounds	A	A
Private campgrounds		S
Public buildings and lands	A	
Public safety-related facilities	A	A
Public transportation terminals other than truck terminals		
Public utilities	A	A
Recreation centers - nonprofit neighborhood	S	S
Recreation facilities - private	S	S
Recreation facilities - public	A	A
Religious assembly, places of	A	
Schools - private	A	A
Schools - public	A	A

<i>Land Use/Activity</i> <i>(1)(2)(3)(4)(5)(6)(7)(14)</i>	<i>Mobile Home</i> <i>Zoning District</i>	
	<i>MH-1⁽⁸⁾⁽⁹⁾</i>	<i>MH-2⁽¹⁰⁾</i>
Signs	A	A
Universities	A	

<i>Land Use/Activity</i> (1)(2)(3)(4)(5)(9)(10)(11)	<i>Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts</i>				
	<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I⁽⁶⁾</i>	<i>DT</i>
Single-family detached dwellings		S	S		
Single-family attached dwellings			S		A
Duplex structures			S		
Accessory dwelling units (ADUs)		S	S		S
Townhouses					S
Multi-family dwellings			S		S
Accessory buildings	A	A	A	A	A
Home occupations			A		A
Accessory uses			A		A
Amphitheater			A		A
Amusement and recreation establishments and areas		A	A	S	S
Assisted living services			S		
Athletic fields	A				
Auto repair garages		A		A	

<i>Land Use/Activity</i> (1)(2)(3)(4)(5)(9)(10)(11)	<i>Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts</i>				
	<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I⁽⁶⁾</i>	<i>DT</i>
Automotive wrecking and graveyards, salvage yards and junkyards				S	
Bakeries		A	A		A
Bed and breakfast inns		A	A		A
Beer, wine and liquor stores (off-premises of alcohol consumption)		A	S		S
Boarding and rooming houses			A		A
Business schools, studios and vocational schools, not involving processes of a heavy industrial nature		A		A	
Business service establishments		A	A	A	A
Car lots - new and used		A			
Car service and sales establishments		A		A	
Car washes		A			
Car/vehicle rental or leasing		A		A	
Cemeteries or mausoleums	A			A	
Clubs and lodges		A	A		A

<i>Land Use/Activity</i> (1)(2)(3)(4)(5)(9)(10)(11)	<i>Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts</i>				
	<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I⁽⁶⁾</i>	<i>DT</i>
Commercial animal establishments		A	S		
Commercial food preparation kitchens		A	A		A
Computer design-generated CAD-CAM operations not involving heavy industry		A	A	A	A
Computer-generated CAD and similar nonoffensive "light" industrial uses				A	
Construction-related businesses		S		A	
Convenience stores or centers		A	A		A
Distribution centers				A	
Dormitories			S		
Drive-in restaurants		A			
Eating and drinking establishments		A	A		A
Exhibition and art galleries		A	A		A
Facilities for assembly, manufacturing, compounding, processing or treatment of products				A	
Farmers markets or other open markets		A	A		A

<i>Land Use/Activity</i> (1)(2)(3)(4)(5)(9)(10)(11)	<i>Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts</i>				
	<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I⁽⁶⁾</i>	<i>DT</i>
Fences, hedges, walls and trees ⁽⁴⁾	A	A	A	A	A
Financial institutions		A	A		A
Fitness, recreational sports, gym or athletic club		A	S	A	S
Food and beverage processing				A	
Fraternity and sorority houses			S		
Garden/flower shops		A	A		A
Golf courses					
Hospitals and emergency facilities	A	A			
Hospitals for animals		A	A		
Hotels and motels		A			
Kennels and other canine-related facilities - commercial ⁽⁷⁾		S	S	S	
Kennels and other canine-related facilities - private ⁽⁷⁾			S		
Laboratories or specialized industrial facilities				A	
Mill-type factories				A	

<i>Land Use/Activity</i> (1)(2)(3)(4)(5)(9)(10)(11)	<i>Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts</i>				
	<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I⁽⁶⁾</i>	<i>DT</i>
Miniature golf establishments			A	A	S
Mobile home parks					
Mobile home subdivisions					
Mortuaries/funeral homes		A	S	A	
Movie theaters		A	A		S
Museums, exhibitions or similar facilities	S	A	A		A
Nursery schools and day care centers		S	S		
Parking lots and parking garages	A	A	A	A	A
Parks	A	A	A	A	A
Pawn shops ⁽⁸⁾		A		A	
Performance theaters			A		A
Personal service establishments		A	A		A
Plant or tree nurseries		A		A	
Playgrounds	A				
Private campgrounds					

<i>Land Use/Activity</i> (1)(2)(3)(4)(5)(9)(10)(11)	<i>Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts</i>				
	<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I⁽⁶⁾</i>	<i>DT</i>
Professional, commercial or business offices		A	A	A	A
Public buildings and lands	A	A	A	A	A
Public safety-related facilities	A	A	A	A	A
Public transportation terminals other than truck terminals	A	A	A	A	A
Public utilities	A	A	A	A	A
Recreation centers - nonprofit neighborhood	S		S		
Recreation facilities - private		A	A	A	
Recreational facilities - public	A	A	A	A	A
Religious assembly, place of	A	A	A	A	A
Research and development services				A	
Restaurants and lounges		A	A		A
Retail stores, sales and display rooms and shops		A	A		A
Retirement/group housing services			S		
Schools - private		A	A	A	
Schools - public	A	A	A	A	

<i>Land Use/Activity</i> (1)(2)(3)(4)(5)(9)(10)(11)	<i>Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts</i>				
	<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I⁽⁶⁾</i>	<i>DT</i>
Service stations		A		A	
Services to buildings and dwellings (pest control, janitorial, landscaping, carpet/upholstery cleaning)				A	
Sexually oriented businesses ⁽⁹⁾		A			
Signs	A	A	A	A	A
Storage facilities, RVs, campers, trailers, large vehicles				S	
Tattoo parlors		A			
Trailer sales and service		A			
Universities, colleges, technical institutions - satellite locations			A		S
Warehouse and storage facilities				A	
Warehouse discount stores/superstores		A			
Wholesaling, exclusive of manufacturing		A			