
Sec. 4-5. Classification of uses.

The range of uses allowed in each district established in this ordinance is summarized in Table 4-5 Table of Permitted Uses, which is a part of this section. In the event of a conflict between Table 4-5 and the text of this appendix, the text shall control.

The Table of Uses orders uses into the following four classifications. All uses must comply with regulations of general application in the zoning ordinance, including, without limitation, those in articles VI, VII, and XV. In addition, uses must comply with specific development standards as noted below:

- a) **Permitted by right (P).** A use which is permitted by right must comply with the development standards for the relevant zoning district. This process requires administrative (i.e. professional city staff) review leading to an administrative decision.
- b) **Permitted by right subject to supplementary standards (SS).** Same as above except that the use must comply with one or more additional standards not required of other permitted uses in the district. These additional standards are either incorporated into the description of the use or, when they are too lengthy, a reference is given to their location in the ordinance. This process requires administrative (i.e. professional city staff) review leading to an administrative decision.
- c) **Special Use (SU).** A use which may be authorized only by means of a special use permit (SUP) issued by the board of adjustment pursuant to article X, below. This process requires initial administrative review (i.e. professional city staff) and a final quasi-judicial decision by the board of adjustment (quasi-judicial process).
- d) **Limited (L).**
- e) **Uses permitted only pursuant to a rezoning to a conditional zoning district.**
 - 1) Any building or structure that exceeds the maximum square footage as stated in a conventional zoning district shall require a rezoning to a conditional zoning district which allows the proposed square footage for the building or structure in order to be permitted.
 - 2) Any ~~building of the following development~~ or ~~structure that is more than 50,000 square feet of gross floor area redevelopment~~ shall ~~be~~ required a rezoning to a conditional zoning district which allows ~~the proposed gross square footage for the building~~ it:
 - (a) Any development or redevelopment that includes a cumulative total gross floor area for all buildings combined for all phases combined of the development or redevelopment of 50,000 square feet or more;
 - (b) Any amendment to an approved development or redevelopment that, when added to the approved square footage for ~~the building. The~~ all phases of the development or redevelopment combined, brings the cumulative square footage of all buildings (including the proposed amendment) in all phases of the development or redevelopment combined to 50,000 square ~~feet~~ feet or more;
 - (c) Any development or redevelopment that includes over 50 residential dwelling units for all phases combined; or
 - (d) Any amendment to an approved development or redevelopment that, when added to the approved number of dwelling units for all phases combined, brings the total number of dwelling units (including the amendment) for all phases of the development or redevelopment combined to over 50 dwelling units.

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- 3) [The provisions in this Section 4-5\(e\)](#) for requiring a rezoning to a conditional zoning district are subject to any exemptions established in article V, zoning district classifications.