



CITY COUNCIL MEETING
Tuesday, June 2, 2026 at 4:30 PM

- At 4:30 p.m. Council will meet in a Study Session in Chambers, Charles S. Crandall Center at City Hall, 540 West Hills Circle.
- ---

4:30 p.m. - Recap of the Proposed Police and Fire Facilities.
6:15 p.m. – Partridge Housing Project Update.
6:30 p.m. - Update on the Proposed Zoning Ordinance Amendment.

1. Items of Discussion:

1.1. Land Use Discussion



DATE: June 2, 2026
TO: Mayor and City Council
FROM: Greg Kruschke, Community Development Manager
SUBJECT: Land Use Discussion

Purpose:

Topic of discussion during the Study Session on June 2, 2026.

Background:

Attached are the Land Use Tables for our discussion on Tuesday. These tables show what uses are permitted in what zoning districts and also add in the new zoning districts creating uses in those. We understand that there is a lot of information here but wanted to get this in front of the Council to start discussion and thought generation about what we may need to amend before we move into the adoption process. Staff is still working through these as well.

Budget Impact:

N/A

Staff Recommendation:

Information for discussion.

Attachments:

1. Land Use Tables

LAND USE TABLES

Editor's note:

Permitted, accessory and conditional uses for the general districts and overlay districts are listed in the tables of §§ 157.020, 157.021 and 157.022 of this chapter. The letter "P" indicates a permitted use; "C" a conditional use, and "I" an interim use. **Any use left blank is not allowed in that district.** Procedures and standards for granting conditional uses are found in § 157.099 of this chapter. All uses are subject to general performance standards as provided for in §§ 157.070 through 157.080 of this chapter. Uses listed in the tables are also subject to applicable regulations in §§ 157.040 through 157.058 of this chapter. Additional regulations and clarification of selected uses are also found in § 157.002 of this chapter.

Agricultural Uses

AGRICULTURAL USE																	
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	C-P	PUD	MU-N	MU-D	O-FW	O-FP	O-FF	O-SL
AGRICULTURAL PRODUCTION																	
Agriculture uses	P	P	P	P					P					P	P		P
Cannabis cultivation							P	P									P
Greenhouse (commercial)					C	C	P	P	P								
Nurseries and tree farms							P	P	P					P	P		P
AGRICULTURAL ACCESSORY USES & STRUCTURES																	
Greenhouse (non-commercial)	P	P	P	P								P	P				
Living quarters of persons employed on the premises									P								
Storage of vehicles, equipment and machinery which are incidental to a primary A-O use									P								

¹ Flood Fringe District (O-FF): Permitted uses shall be those uses of land or structures listed as permitted uses in the underlying zoning use district(s). If no pre-existing, underlying zoning use districts exist, then any residential or non-residential structure or use of a structure or land shall be a permitted use in the Flood Fringe District; provided, such use does not constitute a public nuisance. All permitted uses shall comply with the standards for Flood Fringe District's permitted uses listed in § 154.056 of this chapter and the standards for all flood fringe uses listed in § 154.059 of this chapter.

Commercial Uses

COMMERCIAL USE																	
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	C-P	PUD	MU-N	MU-D	O-FW	O-FP	O-FF	O-SL
CARE SERVICES																	
Adult day care	C	C	C	C	C	C						C	C				C
Family child care serving up to 12 children ³	P	P	P	P							P	P	P				P
Family child care serving 13-16 children ³			C	C							C	C	C				C
Group family child care serving 12 or fewer children ³	P	P	P	P							P	P	P				P
Group family child care serving more than 12 children ³	C	C	C	C							C	C	C				C
Child care center		C	C	C	C	C											C
Licensed nonresidential programs with licensed capacity of 12 or fewer persons	P	P	P	P								P					P
Licensed nonresidential programs serving more than 12 persons		C	C	C	C	C					C	C	C				C
Detoxification facility					C	C											C
HEALTH & WELLNESS																	
Fitness center			C	C	P	P						P	P				C
Hospital					C	C						C	C				C
RECREATION																	
Campground									C								C
Commercial riding stables									C								C
Community centers					P	P						P	P				C
Convention centers					C	C						C	C				C
Indoor recreation					P	P	P					P	P				C
Outdoor recreation			C	C	P	P	P		C			P	P	P	P		C
RETAIL & SERVICES																	
Shopping center or retail sales establishment under 30,000 square feet					P	P						P	P				C
Shopping center or retail sales establishment 30,000 square feet or greater					C	C						C	C				C
Animal shelters					C		C	P	C				C				C

COMMERCIAL USE																	
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	C-P	PUD	MU-N	MU-D	O-FW	O-FP	O-OFF	O-SL
Dog boarding, 4-10 animals	C	C	C	C									C				C
Dog boarding or kennels, more than 10 animals					C	C	C		C				C				C
Special events (temporary)	I	I	I	I	I	I			I			I	I				C
Cannabis events (temporary)					I	I	I	I	I								
Cannabis retail business					P	P											
Cannabis wholesale							P	P									
Mini-storage facilities					C		P	P									
Open sales lot					C								C				
Personal services					P	P						P	P				C
Construction yard					P	P	P	P	P			P	P				C
Business incubator					P	P	P	P					C				C
Offices					P	P	P	P				P	P				C
Broadcasting studio					P	P							P				C
AUTO-ORIENTED RETAIL & SERVICES																	
Automobile detailing					P	P						C	P				C
Automobile repair (major)					C	C	P	P				C	C				C
Automobile repair (minor)					P	P						C	C				C
Automobile dealerships					P								P				
Car wash					C	C						C	C				C
Commercial fueling station							C	C									C
Gas stations (principal or incidental)					C	C	C					C	C				C
Drive-through establishment					C	C						C	C				C
FOOD & BEVERAGE, NOT ALCOHOL-RELATED																	
Bakery					P	P						P	P				C
Convenience food establishment					P	P						P	P				C
Convenience stores					P	P						P	P				C
Food vending vehicle					P	C	P	P				P	P				C
Grocery store under 8,000 sf					P	P						P	P				C
ALCOHOL-RELATED FOOD & BEVERAGE																	
Liquor store					P	P						P	P				C

COMMERCIAL USE																	
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	C-P	PUD	MU-N	MU-D	O-FW	O-FP	O-FF	O-SL
Craft beverage sales, pub, taproom					C	C	P	P				C	C				C
Clubs and lodges					P	P						C	C				C
Restaurants, taverns					P	P						P	P				C
TRANSPORTATION																	
Heliport					C		C	C	C								C
Airport							P										C
Parking garages					P	P							C				C
Off-site parking facilities for adjacent commercial or multi-family residential				C	C	C						C	C				C
Taxi or bus terminal					P	P	P	P									C
Taxi services					I	I	I	I					I				C
Marinas, boat rentals, docks, piers, wharves and water control structures														C			P
MIXED USE																	
Mixed-use building					P	P						P	P				C
PUD																	
Commercial PUD (refer to § 157.052)					C	C						C	C				C ²
COMMERCIAL ACCESSORY USES & STRUCTURES																	
Charitable gambling					I	I						I	I				C
Day care center					C	C	C	C				C	C				
Garage					P	P	P	P				P	P				C
Heliport					C	C											
Home occupations	P	P	P	P	P	P			P								C
Open sales lot					C		C	C					C				C
Communications infrastructure							P	P									C
Food vending vehicle					P	C	P	P									C
Storage sheds	P	P	P	P	P	P	P	P	P			P	P				C
Off-street loading			P	P	P	P	P	P				P	P	P	P		C
Off-street parking					P	P	P	P				P	P	P	P		C

¹ Flood Fringe District (O-FF): Permitted uses shall be those uses of land or structures listed as permitted uses in the underlying zoning use district(s). If no pre-existing, underlying zoning use districts exist, then any residential or non-residential structure or use of a structure or land shall be a permitted use in the Flood Fringe District; provided, such use does not constitute a public nuisance. All

permitted uses shall comply with the standards for Flood Fringe District's permitted uses listed in § 154.056 of this chapter and the standards for all flood fringe uses listed in § 154.059 of this chapter.

² Expansion of PUD involving up to six additional units or sites allowed as a permitted use provided the provisions of Section 10.0 are satisfied.)

³ Occupancy thresholds are subject to state licensing and may be modified by variance or waiver; zoning classification remains tied to statutory thresholds.

Industrial Uses

INDUSTRIAL USE	DISTRICT																
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	C-P	PUD	MU-N	MU-D	O-FW	O-FP	O-FF	O-SL
LIGHT INDUSTRIAL																	
Placement of fill or construction of fences														C			
Craft beverage production (breweries, distilleries, bottling)					C	C	P	P				C	C				
Bottling establishments							P	P									
Cannabis manufacturer							P	P									
Hemp manufacturer							P	P									
Small-scale logistics & delivery hubs							P	P									
Artisan & custom fabrication (optical, jewelry, crafts)					C	C							P				
Engraving, printing, and publishing							P						P				
Light fabrication							P	P					P				
Industrial service business							C	C					C				
Controlled heat process facilities								C									
Laboratories							P	P									
Machine shops							P	P					P				
Stationery, bookbinding and other types of manufacturing of paper and related products, but not processing of raw materials for paper production							P	P									

INDUSTRIAL USE	DISTRICT																
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	C-P	PUD	MU-N	MU-D	O-FW	O-FP	O-FF	O-SL
HEAVY INDUSTRIAL																	
Chemical Manufacturing (including acids, fertilizers, and industrial chemicals)								C									
Metal fabrication & welding services							C	P					P				
Large-scale laundry & textile care facilities							C	P					P				
Animal processing & meat packing facilities								C									
Waste incineration & reduction facilities								C									
Recycling, waste/garbage disposal & materials recovery facilities					C		C	P									
Signage & display fabrication							C	P					P				
Extraction and storage of sand, gravel, and other materials									I					I			
Building materials & industrial product manufacturing (cement, concrete, glass, ceramics, rubber, plastics, coatings)							C	P									
Cosmetics, pharmaceutical & food product manufacturing							C	P									
Grain milling & distillation facilities								C					C				
Bulk chemical & fuel storage facilities (>12,000 gallons)							C	C									
Explosives & hazardous material manufacturing/storage								C									
LOGISTICS, STORAGE & WHOLESALE																	
Junk yard								C									
Open and outdoor storage							C	C						C			
Warehousing, logistics & distribution facilities							P	P									

INDUSTRIAL USE	DISTRICT																
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	C-P	PUD	MU-N	MU-D	O-FW	O-FP	O-FF	O-SL
Wholesale showrooms & office support							P	P					P				
Cannabis wholesale							P	P									
Bus, railroad, motor freight or trucking maintenance garage							P	P									
ENERGY PRODUCTION																	
Solar energy production system							P	P	P								C
Utility transmission lines and pipelines														C			
INDUSTRIAL ACCESSORY USES & STRUCTURES																	
Accessory buildings and structures							P	P					P	C			
Above Ground Tanks: Crude oil, gasoline or other liquid storage tanks incidental to the principal use and ≤6,000 gallons per tank or ≤18,000 gallons aggregate for Class I liquids (or 10,000/30,000 for Class II)							P	P					P				
Utilities and accessory equipment	C	C	C	C	P	P	P	P	P		C	C	C	C			
Communications Infrastructure (antennas, fiber hubs, wireless equipment)							P	P				P	P	C			
Solar collection system, roof-mounted	P	P	P	P	P	P	P	P	P		P	P	P				
Wind Energy Conversion Systems (WECS) Small ≤ 20kW	P	P	P	P	P	P	P	P	P		P	P	P	C			
Wind Energy Conversion Systems (WECS) Large > 20kW					C	C	C	C	C		C	C	C	C			
EV charging stations	P	P	P	P	P	P	P	P	P		P	P	P				

¹ Flood Fringe District (O-FF): Permitted uses shall be those uses of land or structures listed as permitted uses in the underlying zoning use district(s). If no pre-existing, underlying zoning use districts exist, then any residential or non-residential structure or use of a

structure or land shall be a permitted use in the Flood Fringe District; provided, such use does not constitute a public nuisance. All permitted uses shall comply with the standards for Flood Fringe District's permitted uses listed in § 154.056 of this chapter and the standards for all flood fringe uses listed in § 154.059 of this chapter.

Public/Civic Uses

PUBLIC/CIVIC USE	DISTRICT																
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	C-P	PUD	MU-N	MU-D	O-FW	O-FP	O-FF	O-SL
GOVERNMENT FACILITIES																	
Essential services	P	P	P	P	P	P	P	P	P	P	P	P	P				C
Government and public utility offices, buildings and structures	C	C	C	C	P	P	P	P	C	P		C	P				C
HEALTH & WELLNESS																	
Emergency response service facility	C	C	C	C	C	C	P	P	P	P	P	C	C				C
EDUCATION																	
Post secondary schools and vocational or career training facilities					C	C	P					C	C				C
Public or private schools	C	C	C	C	C	C				C		C	C				C
RECREATION																	
Public parks	P	P	P	P	P	P	P	P	P	P	P	P	P				C
Forest management																	P
Forest land conversion																	C
Wildlife refuge									P								C
Community center, public indoor recreation				C	P	P				P		C	C				C
RELIGIOUS FACILITIES																	
Places of worship	C	C	C	C	C	C						C	C				C
CEMETERIES & BURIAL																	
Cemetery	C	C	C	C					P	C		C					C
Funeral home					C	C						C					C
TRANSPORTATION																	
Taxi or bus terminal					P	P	P	P									C
Railroad, motor freight or trucking terminals							P	P									C
Taxi services					I	I	I	I									C
Railroads, streets, bridges														C			
Structural works for flood control such as levees, dikes and floodwalls constructed to any height where the intent is														C			

PUBLIC/CIVIC USE	DISTRICT																
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	C-P	PUD	MU-N	MU-D	O-FW	O-FP	O-FF	O-SL
to protect individual structures and levees or dikes where the intent is to protect agricultural crops for a frequency flood event equal to or less than the ten-year frequency flood event																	
PUBLIC/CIVIC ACCESSORY USES AND STRUCTURES																	
Shelters, gazebos, shade structures	P	P	P	P	P	P	P	P	P	P	P	P	P				C
Public off-street parking	C	C	P	P	P	P	P	P			P	P	P				C
Public restrooms					P	P	P	P	P		P	P	P				C

¹ Flood Fringe District (O-FF): Permitted uses shall be those uses of land or structures listed as permitted uses in the underlying zoning use district(s). If no pre-existing, underlying zoning use districts exist, then any residential or non-residential structure or use of a structure or land shall be a permitted use in the Flood Fringe District; provided, such use does not constitute a public nuisance. All permitted uses shall comply with the standards for Flood Fringe District's permitted uses listed in § 154.056 of this chapter and the standards for all flood fringe uses listed in § 154.059 of this chapter.

Residential Uses

RESIDENTIAL USE	DISTRICT																
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	C-P	PUD	MU-N	MU-D	O-FW	O-FP	O-FF	O-SL
PRIMARY RESIDENCES																	
Single-family detached dwelling	P	P	P	P								P					P
Single-family attached dwelling		P	P	P								P					P
Multi-family dwelling, 2-4 units		P	P	P								P	P				²
Multi-family dwelling, 5-12 units			P	P	P	P						P	P				
Multi-family dwelling, over 12 units				P	P	P						P	P				
Conversion of single-family dwelling to no more than 4 unit multi-family dwelling		C	P	P								P	P				
Manufactured home park		C	C	C	C	C						C	C				
GROUP & ASSISTED LIVING																	
Residential facilities (services 1-6)	P	P	P	P							P	P	P				P

RESIDENTIAL USE	DISTRICT																
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	C-P	PUD	MU-N	MU-D	O-FW	O-FP	O-FF	O-SL
Residential facilities (services 7-16)		C	C	C	C	C						C					
Group housing and nursing homes (service more than 16)				C	C							C	C				
Senior housing, 12 units or fewer			P	P	P	P						P	P				
Senior housing, over 12 units				P	P	P						C	C				
SHORT-TERM RESIDENTIAL																	
Bed and breakfast establishments, not to exceed 3 guest rooms	C	C	P	P								C					
Bed and breakfast establishments, not to exceed 5 guest rooms			P	P								C					
Boarding house (no more than 10 persons)			P	P								P	P				
Motels and hotels					P	P						P	P				
Short-term rental	P	P	P	P	P	P			P		P	P	P				
Residential event rental	I	I	I	I					I		I	I	I				
PUD																	
Residential PUD	C	C	C	C							P	C	C				
TRANSPORTATION																	
Parking ramp for adjacent multi-family residential						C											
Off-site parking facilities for adjacent commercial or multi-family residential				C	C	C						C	C				
RESIDENTIAL ACCESSORY USES & STRUCTURES																	
Attached accessory dwelling unit (ADU)	P	P	P	P							P	C	C				
Detached accessory dwelling unit (ADU)	C	C	P	P								C	C				
Accessory structures: Pergola, trellis, patios, fences	P	P	P	P	P	P	P	P	P		P	P	P	C			
Boarding or renting of rooms	P	P	P	P	P	P					P	P	P				
Home occupations	P	P	P	P	P	P			P			P	P				
Residential lawn	P	P	P	P	P	P						P		P	P		
Non-commercial recreation facilities associated with	P	P	P	P								P		P	P		

RESIDENTIAL USE	DISTRICT																
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	C-P	PUD	MU-N	MU-D	O-FW	O-FP	O-FF	O-SL
residence, Residential riding stables																	
Swimming pools operated for exclusive use by residents and their guests	P	P	P	P	P						P	P	P	C			
Private garages, carports and off-street parking associated with residential uses	P	P	P	P	P	P					P	P	P	P	P		
Storage of recreational vehicles and equipment	P	P	P	P					P		P						
Storage sheds	P	P	P	P	P	P	P	P	P		P	P	P	C			
Weather shelter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C		C

¹ Flood Fringe District (O-FF): Permitted uses shall be those uses of land or structures listed as permitted uses in the underlying zoning use district(s). If no pre-existing, underlying zoning use districts exist, then any residential or non-residential structure or use of a structure or land shall be a permitted use in the Flood Fringe District; provided, such use does not constitute a public nuisance. All permitted uses shall comply with the standards for Flood Fringe District's permitted uses listed in § 154.056 of this chapter and the standards for all flood fringe uses listed in § 154.059 of this chapter.

² Multi-family dwellings of 2 to 4 units are permitted (P) in areas of the Shoreland Overlay District designated as Agriculture River and are conditional (C) in areas of the Shoreland Overlay District designated as Natural Environment.