

**IN OPTION 2 (THE CONFORMING OPTION), ALL PORTIONS OF THE ORDINANCE REMAIN IDENTICAL TO OPTION 1 (THE NONCONFORMING WITH EXPANSION RIGHTS OPTION) WITH THE EXCEPTION OF THE FOLLOWING SECTIONS WHICH WOULD BE INSTEAD MODIFIED AS FOLLOWS:**

\*\*\*

**CHAPTER 21**

**ZONING AND LAND DEVELOPMENT**

\*\*\*

**ARTICLE II. DISTRICTS AND USES**

\*\*\*

**Division H. Uses**

**SEC. 21.209. USE TABLES.**

- (a) **Purpose.** The use tables in this Section depict the classification of land uses within zoning districts.
- (b) **Table Key.** The following labeling conventions apply to each table in this Section.
  - (1) **Uses.** Uses are often defined in Section 19.03. Uses not defined are subject to standard dictionary definitions.
  - (2) **Permitted uses.** Uses identified in the zoning district column with the letter “P” are allowed as permitted uses, primary or accessory, in the respective zoning district.
  - (3) **Conditional uses.** Uses identified in the zoning district column with the letter “C” are allowed as conditional uses, primary or accessory, in the respective zoning district. Conditional uses must obtain a Conditional Use Permit prior to commencing.
  - (4) **Interim uses.** Uses identified in the zoning district column with the letter “I” are allowed as interim uses, primary or accessory, in the respective zoning district. Interim uses must obtain an Interim Use Permit prior to commencing.
  - (5) **Accessory uses.** Uses identified in the zoning district column with the letter “A” are allowed as accessory uses in the respective zoning district. Except for accessory residential uses, which are governed by the standards in Section 21.302.02, accessory uses must not occupy more than 25 percent of the total floor area on a site.
  - (6) **Conditional accessory uses.** Uses identified in the zoning district column with the letter “CA” are allowed as conditional accessory uses in the respective zoning district. Conditional accessory uses must obtain a Conditional Use Permit before commencing and are subject to the floor area limitations of accessory uses discussed in Section 21.209(b)(5).
  - (7) **Prohibited uses.** Uses not associated with a letter in the zoning district column are prohibited uses in the respective zoning district. Uses not listed are prohibited.
  - (8) **Standards.** For ease of reference, uses for which specific standards apply include a table reference to the applicable Code Section.
- (c) **Reserved.**
- (d) **Neighborhood and Freeway Commercial Zoning Districts.**

USE TYPE	ZONING DISTRICT								REFERENCES
	B-1	B-2	B-4	C-1	C-2	C-3	C-4	C-5	See Listed Section

\*\*\*

<b>RETAIL/SERVICES</b>
------------------------

\*\*\*

**Motor Vehicle Services**

\*\*\*

USE TYPE	ZONING DISTRICT								REFERENCES
	B-1	B-2	B-4	C-1	C-2	C-3	C-4	C-5	See Listed Section
Motor vehicle sales, Class I				P					21.302.01
Motor vehicle sales, Class II				A					21.302.01
Motor vehicle sales, Class III		C		C	C				
Motor vehicle sales, Class IV	P	P	P	P	P	P	P	P	
Motor vehicle sales, enclosed		P		P	P	P	<u>A</u>	P	21.302.01
Motor vehicle sales in existence in the B-2 District prior to 1/1/2010		P							21.302.01
Motor vehicle sales in existence in the C-4 and C-5 Districts prior to <del>X/X/2014</del>							<u>P</u>	<u>P</u>	<u>21.302.01</u>
Motor vehicle storage lot									

\*\*\*

**IN OPTION 2, ALL CHANGES WOULD BE REMOVED FROM THE FOLLOWING SECTION**

**ARTICLE III. DEVELOPMENT STANDARDS**

\*\*\*

**Division B. Use Standards**

**SEC. 21.302.01. MOTOR VEHICLE SALES.**