

planning division
MEMORANDUM



ITEM P4
 DATE 9-10-09
 STUDY SESSION

To: Mayor Smith and Council members
 Through: Kari Kent, Deputy City Manager
 From: Christine Zielonka, Development & Sustainability Dept Manager
 Date: September 3, 2009
 Subject: Conditional Use Permits

A discussion regarding the existing Zoning Ordinance list of conditional use permits is scheduled for the Council Study session on September 10. Attached is a spreadsheet which documents all current land uses or standards that are subject to a conditional use permit or other special consideration. This table also documents how these propose conditional use permits would be revised, based on Module 1 of the Zoning Ordinance Update project. The acronyms, abbreviations and process descriptions used in the table are as follows:

Abbreviation or Acronym	Definition of Abbreviation	Review Process
UP	Use Permit	Staff reviews for compliance with adopted standards, and has authority to place minor limitations or specific conditions (time limits, add landscaping, etc.)
SUP	Special Use Permit	Request heard by Zoning Administrator Hearing Officer or Board of Adjustment for consideration and decision
CUP	Council Use Permit	Request heard by P&Z for recommendation, and then forwarded to City Council for consideration and decision
"By right"	The use is permitted in listed zoning district without additional hearings or reviews.	Staff reviews for compliance with adopted standards.
>	Greater than	
<	Less than	
Definition	The definition of the type of permit includes the criteria used for the review.	The definition of all 3 types of conditional use permits explains that approval of the use permit is discretionary based on a finding by the defined person/board/council that the proposed use is compatible with surrounding uses, is not detrimental to surrounding uses, and is consistent with adopted Council policies.
Criteria	The Zoning Code calls out additional specific criteria for that land use classification	Review of the proposal is specifically focused on the applicable criteria.
Definition & Criteria		Both the definitional requirements and the stated criteria are used for the review.

Conditional Use Permits

City Council Study Session
September 10, 2009

Development & Sustainability Dept.
Planning Division

1

"By-right" Uses

- ...describes land uses the Council identifies as being consistent with the purpose and intent of that zoning district.
- ...are based on classifying similar uses w/ consistently predictable impacts & effects on surrounding properties. Therefore, no additional review is needed.

2

Conditional Uses

- ...a use the Council identifies as consistent with the purpose and intent of the zoning district **if the context is correct & it meets all Council policies.**
- Additional review is needed to make sure the context is correct, and to apply whatever conditions are needed to mitigate the adverse impacts in that context.

3

Delegation of Authority

- Council may delegate authority.
- Three levels of decision making for conditional uses:
 - 1) **Use Permit** – Staff
 - 2) **Special Use Permit** - Board of Adjustment & the Zoning Administrator Hearing Officer
 - 3) **Council Use Permit** - City Council
- Generally, the adopted Council policies allow less discretion as the decision moves from Council to Board to Staff

4

Conditions May Change by Zoning District

- As Purpose and Intent (P&I) for each district changes, the need for a conditional use permit may also change.
- Example: Bars and Commercial Entertainment :
 - OS and C-1: Not allowed;
 - C-2: Council Use Permit
 - C-3: Use by right
 - All Industrial Districts: Use by right

5

Use Permits

- Staff administered
- Based on Adopted Council Policies
- Used for items that may need additional conditions to be compatible or kept under control, but are otherwise benign
- No public hearings, no public notice
- Quick, 1 day to a few weeks process, depending upon permit application queue

6

Use Permit Examples

- RV or Manufactured Building as Office during Construction
- Weekend Subdivision Directional Signs
- Outdoor Seating in TCC (proposed)
- Temporary Subdivision Directional Signs

7

Use Permit Criteria

- Less discretionary
- Criteria Specific to Circumstance
- Generally Spell out Time and Place Restrictions
- Often used for temporary activities

8

Council Use Permit Examples

- Tattoo Parlors
- Pawn Shops
- Payday Loan Stores
- Social Service Facilities
- Bars in C-2 District
- Schools in Commercial & Industrial Districts
- Industrial uses involving Hazardous Materials
- Drive-throughs in Downtown
- Residential Uses in Commercial Districts
- Major Utility Facility
- Salvage & Wrecking

13

Council Use Permit Criteria

- All Council Use Permits are required to:
 - “be compatible with and not detrimental to surrounding properties, and to be consistent with the General Plan and other adopted Council Policies”.
- Additional Criteria added to conditional uses with heightened concerns (by ord. or resol.)
- Ex: Social Service Uses have the “Social Service Facility Guidelines”

14

“By-right” vs.

Conditional Use Permit

- CUP Discretion includes ability to apply conditions, including:
 - Measures to mitigate sound (walls, trees, time limits, placement), control lighting and signs
 - Measures to control traffic impacts (limit driveway cuts, parking, right-of-way dedication)
 - Measures to improve aesthetics (screen walls, setbacks, architecture, landscaping)
 - Measures to mitigate or limit structure height (setbacks, landscaping, screening)

15

Summary and Questions

- Council determines if and what decisions should be delegated
- Conditional Uses **MAY** be considered Compatible, based on context
- Council sets Review Criteria (by ord. or resol.)
- Criteria may include judgment items (ex: What is definition of “compatible”?)
- Approval Discretion becomes greater as move from Staff to Board to Council

16

	A	B	C	D	E	F
1	Land Use Classification	Required Zoning District(s)	Present Conditional Use Permit Process	Proposed Z-code Update	Review Criteria	Notations and Comments
2	Agriculture & Single Residence					
3	(AG, R1-90, R1-43, R1-35, R1-15, R1-9, R1-7, R1-6)					
4	Commercial Recreation (< 10 acres)	AG	Not Permitted	Not Permitted	Defintion	
5	Commercial Recreation - Sports Ranch (10 acre minimum)	AG	SUP	SUP	Defintion & Criteria	
6	Public Utility Storage Yard	AG	SUP	Major - CUP, Minor - By right		
7	Dairies (10 acre minimum)	AG	SUP	SUP	Defintion	
8	Extractive (Mining) Industries	AG	SUP	SUP	Defintion	
9	Kennels	AG	SUP	SUP	Defintion	
10	Animal Hospitals	AG	SUP	Not Permitted	Defintion & Criteria	
11	Veterinary Services	AG	Not Permitted	SUP	Defintion & Criteria	
12	Cementaries	AG	SUP	SUP	Defintion	
13	Group Homes for the Handicapped (GHH)	All R1 districts	Registration	Registration	Criteria	
14	Day Care Group Home 6-10	All R1 districts	Registration	Registration	Criteria	
15	Temporary Model Home Sales Office	All R1 districts	UP	Temp Use	Criteria	
16	Livestock > 2 head per acre	All R1 districts	SUP	Not Permitted	Defintion & Criteria	
17	Detached Accessory Living Quarters (ALQ)	AG, All R1 districts	SUP	By-right	Defintion & Criteria	
18	Attached ALQ	All R1 districts	UP	By-right	Defintion & Criteria	
19	Plant Nurseries & Greenhouses	AG, R1-90, R1-43	AG-By right; R1-90 & R1-43 - SUP	By-right	Defintion	
20	Farm/Orchard Sales Stands	AG,	SUP	By right (Sale Limited to Items grown on-site)	Defintion & Criteria	
21	Farm/Orchard Sales Stands	R1-90, R1-43, R1-35	SUP	SUP(Sale Limited to Items grown on-site)	Defintion & Criteria	
22	Church Accessory Athletic Facilities	AG, All R1 districts	SUP	SUP	Defintion	
23	Church Accessory Day Care Center (> 10)	AG, All R1 districts	SUP	SUP	Defintion	
24	Community Center	All R1 districts	PAD or DMP Overlays reqd.	SUP	Defintion	
25	Livestock Boarding Stables (> 10 head/ac, minimum 10 acres)	AG, R1-90, R1-43	SUP	SUP	Defintion & Criteria	
26	Schools, K through University	AG	By-right	CUP	<i>Note: Staff redline indicates "By-right"</i>	

	A	B	C	D	E	F
1	<u>Land Use Classification</u>	<u>Required Zoning District(s)</u>	<u>Present Conditional Use Permit Process</u>	<u>Proposed Z-code Update</u>	<u>Review Criteria</u>	<u>Notations and Comments</u>
27						
28	Multiple Residence (R-2, R-3, R-4)					
29	Temporary Model Home Sales Office	All Multiple Residence districts	UP	Temp Use	Criteria	
30	Social Service Facilities					
31	Homeless Shelters	R-4	CUP	CUP	Defintion & Criteria	
32	Rescue Missions	R-4	CUP	CUP	Defintion & Criteria	
33	Substance Abuse & Detoxification	R-4	CUP	CUP	Defintion & Criteria	
34	Similar to Uses Above	R-4	CUP	CUP	Defintion & Criteria	
35	Church Accessory Athletic Facilities	All Multiple Residence districts	SUP	SUP	Defintion	
36	Church Accessory Day Care Center (> 10)	All Multiple Residence districts	SUP	SUP	Defintion	
37	Boarding Houses > 5 Rooms or > 10 Guests	All Multiple Residence districts	SUP	SUP	Defintion	
38	GHH > 5 Rooms or > 10 Guests	All Multiple Residence districts	SUP	SUP	Defintion	
39	Assisted Living Facilities	All Multiple Residence districts	SUP	By right	Defintion	
40	Hospitals & Accessory Group Medical Centers	R-4	SUP	SUP	Defintion & Criteria	
41	Nursing & Convalescent Homes,	R-4	SUP	SUP	Defintion & Criteria	
42	Hospices	R-4	SUP	By right	Defintion	
43	Fraternal Clubs & lodges	All Multiple Residence districts	Not Permitted R-2, R-3; By-right R-4	All Multiple Residence Districts: SUP	Defintion	
44	Office and Commercial (O-S, C-1, C-2, C-3)					
45	Group Homes for the Handicapped	C-1, C-2, C-3	Not Permitted	By right	Defintion	
46	Social Service Facilities					
47	Plasma Centers	C-1, C-2, C-3	CUP	CUP	Defintion & Criteria	
48	Charity Dining	C-1, C-2, C-3	CUP	CUP	Defintion & Criteria	
49	Homeless Shelter	C-1, C-2, C-3	CUP	CUP	Defintion & Criteria	
50	Day Labor Center	C-1, C-2, C-3	CUP	CUP	Defintion & Criteria	
51	Substance Abuse Detoxification & Treatment	C-1, C-2, C-3	CUP	CUP	Defintion & Criteria	
52	Rescue Mission	C-1, C-2, C-3	CUP	CUP	Defintion & Criteria	
53	Similar Social Service Uses	C-1, C-2, C-3	CUP	CUP	Defintion & Criteria	
54	Correctional Transitional Housing	C-3	CUP	CUP	Defintion & Criteria	
55	Pawn Shops	C-1, C-2, C-3	CUP	CUP	1200' Separation from Similar Use and from Schools	
56	Tattoo Parlors	C-1, C-2, C-3	CUP	CUP	1200' Separation from Similar Use and from Schools	<i>Note: P&Z suggested SUP or By right</i>
57	Non-chartered Financial Inst. (Payday Loan Stores)	C-1, C-2, C-3	CUP	CUP	1200' Separation from Similar Use and from Schools	
58	Multipe Residence Development	C-1, C-2, C-3	CUP	CUP	Defintion	<i>Note: By right in new MX District</i>
59	Schools, K through University	C-1, C-2, C-3	CUP (K-12, University: By right)	CUP (K-12, University: By right)	Defintion	
60	Bars, Night Clubs, Cocktail lounges	C-2	CUP (By-right in C-3)	CUP (By-right in C-3)	Defintion & Criteria	
61	Pool or Billiard Halls	C-2	CUP (By-right in C-3)	CUP (By-right in C-3)	Defintion & Criteria	
62	Swap Meets, Flea Markets, Farmer's Markets	C-3	CUP	Not Listed	Defintion & Criteria	
63	Drive-through Window for Bank or Financial Office	O-S, C-1	SUP (By-right in C-2, C-3)	SUP (By-right in C-2, C-3)	Defintion	

	A	B	C	D	E	F
1	Land Use Classification	Required Zoning District(s)	Present Conditional Use Permit Process	Proposed Z-code Update	Review Criteria	Notations and Comments
64	Accessory Dwelling Unit	O-S, C-1, C-2, C-3	SUP	SUP (Live-Work Units)	Defintion	<i>Note: By right in new MX District</i>
65	Outdoor Activities w/ Wedding Reception Center	O-S, C-1, C-2, C-3	SUP	By right	Defintion	Note: Redlines require conditions to be written for outdoor activities
66	Assisted Living Facility	O-S, C-1	SUP	SUP	Defintion & Criteria	
67	Outdoor Seating w/ Restaurant	C-1	SUP (By-right in C-2, C-3)	SUP (By-right in C-2, C-3)	Defintion	
68	Outddor Seating w/ Restaurant	O-S	Not Permitted	SUP	When Office Complex > 20,000 sf, Resturant Use may be < 1,500 sf	
69	Outdoor Seating & Entertainment w/ Restaurant or Bar	C-2, C-3	SUP	SUP	Defintion & Criteria	
70	Accessory Limited Outdoor Display w/ Retail	C-2	SUP	SUP	Defintion	
71	Car Rental Agencies (No large trucks)	C-2	SUP (By-right in C-3)	SUP (By-right in C-3)	Defintion & Criteria	
72	Crematories Accessory to Mortuary	C-2, C-3	SUP (By-right in C-3)	By right	Defintion	
73	Small Animal Boarding Kennel	C-1, C-2	SUP (By-right in C-3)	SUP	Defintion & Criteria	
74	Fraternal Clubs & lodges	C-1, C-2, C-3	By right	By right	Defintion	
75						
76	Car Wash	C-1, C-2, C-3	SUP	SUP	Defintion & Criteria	
77	Auto Service (Gas) Stations	C-1, C-2, C-3	SUP	SUP	Defintion & Criteria	
79	Industrial, Manufacturing & Employment (PEP, M-1, M-2)					
80	Auto Towing & Impound Yard (No dismantling)	M-1	SUP	SUP	Defintion	
81	Auto Towing & Impound Yard (No dismantling)	M-2	By right	CUP	Defintion	
82	Auto Service (Gas) Stations	PEP, M-1, M-2	SUP	SUP (Not Permitted in M-2)	Defintion & Criteria	
83	Car Wash	PEP	SUP	SUP	Defintion & Criteria	
84	Car Wash	M-1	SUP	By right	Defintion & Criteria	
85	Car Wash	M-2	SUP	Not permitted	Defintion & Criteria	
86	Banks & Financial Institutions	PEP	By right	SUP	Defintion	
87	Banks & Financial Institutions	M-1	By right	By right	Defintion	
88	Banks & Financial Institutions	M-2	By right	Not Permitted	Defintion	
89	Convenience Store w/ Gas Pumps	M-1	SUP	SUP	Defintion & Criteria	
90	Accessory Living Quarters (Live-Work)	PEP	SUP	SUP	Defintion	
91	Accessory Living Quarters (Live-Work)	M-1	By right	SUP	Defintion	
92	Accessory Living Quarters (Live-Work)	M-2	SUP	SUP	Defintion	
93	Individual Retail Stores > 10,000 sf	PEP, M-1	CUP	@	@Retail Limited to 10,000 sf for ind store, 50,000 sf for center	
94	Group Commercial Centers > 50,000 sf	PEP, M-1	CUP	@	@Retail Limited to 10,000 sf for ind store, 50,000 sf for center	
95	Schools, K through University	PEP, M-1, M-2	CUP (K-12, University: By right)	CUP (K-12, University: By right)	Defintion	
96	Day Care Centers	PEP, M-1	By right	SUP	Defintion	
97	Medical Clinic	PEP, M-1	By right	SUP	Defintion	
98	Hazardous Materials as Principal Use*	M-2	CUP	CUP	Defintion & Criteria	

	A	B	C	D	E	F
1	Land Use Classification	Required Zoning District(s)	Present Conditional Use Permit Process	Proposed Z-code Update	Review Criteria	Notations and Comments
99	Tanneries*	M-2	CUP	#	# Reclassified as Hazardous Use	
100	Oil refineries*	M-2	CUP	#	# Reclassified as Hazardous Use	
101	Cement (Manufacture) Plants*	M-2	CUP	#	# Reclassified as Hazardous Use	
102	Metal Smelting, Casting, Extrusion*	M-2	CUP	By right, indoors	Defintion	
103	Disposal of Garbage or Organic Matter*	M-2	CUP	CUP	Defintion & Criteria	
104	Slaughterhouses & Meat/Poultry Packing Plants*	M-2	CUP	By right, indoors only	Defintion	
105	Wrecking/Junkyards*	M-2	CUP	CUP	Defintion	
106	Recycling Centers*	M-2	CUP	%	% Reclssified based on Scale. Smaller Recycling Centers are by right, and SUP, Larger collection centers are SUP, and processing centers are CUPs	
107	Uses Similar to those w/ Asterisk (*) based on ZA Determination	M-2	CUP	Not Permitted	Defintion	

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1	Land Use Classification	Required Zoning District(s)	Present Conditional Use Permit Process	Proposed Z-code Update	Review Criteria	Notations and Comments
110	Town Center Residential Districts (TCR-1, TCR-2, TCR-3)					
112	Offices in Historic Structures	TCR-1, TCR-2, TCR-3	SUP	Not Permitted in TCR-1, SUP in TCR-2, TCR-3	Defintion & Criteria	
113	Church Accessory Athletic Facilities	TCR-1, TCR-2, TCR-3	SUP	SUP	Defintion	
114	Church Accessory Day Care Center (> 10)	TCR-2, TCR-3	SUP	SUP	Defintion	
115	Day Care Centers (>10)	TCR-2, TCR-3	SUP	SUP	Defintion	
116	Day Care Group Home (6 to 10)	TCR-2, TCR-3	SUP	By right	Defintion	
117						
118	Town Center Business Districts (TCB-1, TCB-2)					
119	Auto Service (Gas) Stations	TCB-1	CUP	TCB-1 - Not Permitted; TCB-2 - SUP	Defintion & Criteria	
120	Car Wash	TCB-1	CUP	TCB-1 - Not Permitted; TCB-2 - SUP	Defintion & Criteria	
121	Drive-in Restaurants	TCB-1, TCB-2	CUP	TCB-1 - Not Permitted; TCB-2 - SUP	Defintion & Criteria	
122	Banks w/ Remote Tellers	TCB-1	CUP		Defintion & Criteria	
123	Drive-through Window w/ Any Permitted Use	TCB-1, TCB-2	CUP	CUP in TCB-1, not permitted in TCB-2	Defintion & Criteria	
124	Trade School	TCB-2	By right	SUP	Defintion	
125	Schools, K through University	TCB-1, TCB-2	CUP	CUP (K-12, University: By right)	Defintion	
126	Social Service Facilities					
127	Plasma Centers	TCB-1, TCB-2	CUP	CUP	Defintion & Criteria	
128	Charity Dining	TCB-1, TCB-2	CUP	CUP	Defintion & Criteria	
129	Homeless Shelter	TCB-1, TCB-2	CUP	CUP	Defintion & Criteria	
130	Day Labor Center	TCB-1, TCB-2	CUP	CUP	Defintion & Criteria	
131	Substance Abuse Detoxification & Treatment	TCB-1, TCB-2	CUP	CUP	Defintion & Criteria	
132	Rescue Mission	TCB-1, TCB-2	CUP	CUP	Defintion & Criteria	
133	Similar Social Service Uses	TCB-1, TCB-2	CUP	CUP	Defintion & Criteria	
134	Pawn Shop	TCB-1, TCB-2	CUP	CUP		1200' separation from similar use or school
135	Tattoo Shop & Body Piercing Salon	TCB-1, TCB-2	CUP	CUP		1200' separation from similar use or school
136	Auto Repair (Excludes Gas, Auto Body and Paint)	TCB-1, TCB-2	SUP	CUP	Defintion & Criteria	
137	Restaurant w/ Outdoor Seating	TCB-1, TCB-2	SUP	SUP	Defintion & Criteria	
138	Outdoor Activities w/ Wedding Reception Center	TCB-1, TCB-2	SUP	By right	Defintion	
139	Outdoor Entertainment w/ Restaurant or Bar	TCB-2	SUP	By right	Defintion & Criteria	
140	Heavy Equipment Sales, Rental & Repair	TCB-2	SUP	TCB-1 - Not Permitted; TCB-2 - SUP	Defintion & Criteria	
141	Vehicle Sales & Rental	TCB-2	SUP	TCB-1 - Not Permitted; TCB-2 - SUP	Defintion & Criteria	
142	Commercial Parking Lots	TCB-2	SUP	SUP	Defintion & Criteria	
143	Plant Nurseries (Outdoor)	TCB-2	SUP	SUP	Defintion	
144	Outdoor Amusement (Mini Golf, etc.)	TCB-2	SUP	Not Permitted	Defintion	

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145	Construction Yards	TCB-2	SUP	TCB-1 - Not Permitted; TCB-2 SUP	Defintion & Criteria	
146	Accessory Outdoor Storage w/ Permitted Use	TCB-2	SUP	TCB-1 - Not Permitted; TCB-2 SUP	Defintion	
147	General Auto Repair	TCB-2	SUP	TCB-1 - Not Permitted; TCB-2 SUP	Defintion & Criteria	
148	Crematories Accessory to Mortuary	TCB-2	SUP	By right	Defintion	
149	Single Residence as a Primary Use	TCB-1, TCB-2	By right in TCB-1, CUP in TCB-2	By right in TCB-1, CUP in TCB-2	Defintion	
150	Multiple Residence as a Primary Use	TCB-1, TCB-2	By right in TCB-1, CUP in TCB-2	By right in TCB-1, CUP in TCB-2	Note: Minimum 20 du/ac	
151	Accessory Dwelling for Owner/Night Watchman	TCB-2	SUP	By right (attached)	Defintion	
152						
153	Town Center Core (TCC)					
154	Auto Service (Gas) Stations	TCC	CUP	CUP	Defintion & Criteria	
155	Car Wash	TCC	CUP	CUP	Defintion	
156	Schools, K through University	TCC	CUP	CUP	Defintion & Criteria	1200' spacing
157	Pawn Shop	TCC	CUP	CUP	Defintion & Criteria	1200' spacing
158	Tattoo Shop & Body Piercing Salon	TCC	CUP	CUP	Defintion	
159	Social Service Facilities					
160	Plasma Centers	TCC	CUP	Not Permitted	Defintion & Criteria	
161	Charity Dining	TCC	CUP	Not Permitted	Defintion & Criteria	
162	Homeless Shelter	TCC	CUP	Not Permitted	Defintion & Criteria	
163	Day Labor Center	TCC	CUP	Not Permitted	Defintion & Criteria	
164	Substance Abuse Detoxification & Treatment	TCC	CUP	Not Permitted	Defintion & Criteria	
165	Rescue Mission	TCC	CUP	Not Permitted	Defintion & Criteria	
166	Similar Social Service Uses	TCC	CUP	Not Permitted	Defintion & Criteria	
167	Auto Repair (Excludes Gas, Auto Body and Paint)	TCC		CUP	Defintion & Criteria	
168	Restaurant w/ Outdoor Seating	TCC	SUP	UP	Defintion & Criteria	
169	Outdoor Activities w/ Wedding Reception Center	TCC	SUP	SUP	Defintion & Criteria	
170	Outdoor Entertainment w/ Restaurant or Bar	TCC	SUP	SUP	Defintion	
171	Heavy Equipment Sales, Rental & Repair	TCC	CUP	CUP	Defintion	
172	Vehicle Sales & Rental	TCC	CUP	CUP	Defintion & Criteria	
173	Commercial Parking Lots	TCC	Temp - SUP	Structured Parking - by right Surface Parking - CUP	Defintion	
174	Accessory Outdoor Storage w/ Permitted Use	TCC	SUP	SUP		
175	General Auto Repair	TCC	CUP	CUP	Defintion	
176	Crematories Accessory to Mortuary	TCC	SUP	CUP		

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180						
181	Age Specific Overlay Districts					
182	<18 year old Resident to stay > 90 days	Any Base w/ AS Overlay	SUP	UP	Defintion & Criteria	
183						
184						
185	Air Field Overlay Districts					
186	All Height Exceptions	Any Base w/ AF Overlay	SUP	SUP	Defintion & Criteria	
187						
188						
189	General Land Uses					
190	Commercial (Wireless) Communications Towers	Any Base District	SUP	Provides design criteria for Staff Review, and a SUP option for partial compliance	Defintion & Criteria	
191	Golf Courses	Any Base District	SUP (By-right w/ PAD or DMP Overlay)	SUP (By-right w/ PAD or DMP Overlay)	Defintion & Criteria	
192	Special Events > 4 days OR > 4 times per year	Any Base District	SUP	SUP	Defintion & Criteria	
193	Portable Stor Cont - w/ Construction Permit	Any Base District	UP	UP	Defintion & Criteria	
194	Portable Stor Cont - Periodic Use Same time each year (Isochronal)	Any Base District	SUP	SUP	Defintion & Criteria	
195	Temporary Parking Lot	Any Town Center Base District	SUP	SUP	Defintion & Criteria	
196	Commercial Parking Lot/Structure	MX (New Mixed Use District, not yet adopted)	n/a	CUP	Defintion & Criteria	
197						
198	Special Allowances					
199	Height Exceptions for Bldgs	Any Commercial or Industrial District	Design Review Board Approval	Design Review Board Approval	Defintion & Criteria	
200	Exposed Exterior Lighting (typ. Neon, Argon Outlining)	Any Commercial or Industrial District	Design Review Board Approval	Design Review Board Approval	Defintion & Criteria	
201	Murals	All Districts	Design Review Board Approval	Design Review Board Approval	Defintion & Criteria	
202	Comprehensive Sign Plans	All Districts	SUP	SUP	Defintion & Criteria	
203	Freeway Landmark Monuments	Any Commercial	CUP	CUP	Defintion & Criteria	
204	Electronic Message Panels message changes > once per hour	Any Commercial or Industrial District	SUP	SUP	Defintion & Criteria	