

## **PLANNING COMMISSION MINUTES**

**DATE:** April 25, 2016

**TIME:** 4:30 p.m.

**PRESENT:** Vice Chair Hahn, Commissioners Boettcher, Buelow, Ballard, M. Olson, and Shortridge

**ABSENT:** Commissioners L. Olson and Porter

**STAFF PRESENT:** City Planner Carlos Espinosa

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The meeting was called to order at 4:30 p.m. by Chairman Hahn.

### **Approval of Minutes – April 11, 2016**

The minutes for April 11, 2016 were reviewed and upon motion by Commissioner M. Olson and seconded by Commissioner Boettcher were unanimously approved as submitted.

### **Discussion – Development Code Update**

Chairman Hahn introduced this item and concluded by calling upon Jeff Miller and Rita Trapp representing the Hoisington Koegler Group Inc.

Ms. Trapp noted that, given discussion occurring at the last meeting, the Commission had generally concurred with the draft annotated code outline, representing phase three of the code update project. With that, work was progressing on phase four of the project, including development code drafting. Again, her firm's plan with this phase of the project will be to develop the revised code in a series of modules to allow for a detailed review of new code language without overwhelming staff and the Planning Commission. Generally, this afternoon's discussion relates to module one including the Commission's review of proposed use tables, CBD mixed use districts, and proposed form based language proposed for downtown mixed use zoning districts. She further stated that during the consultant's next meeting with the Commission, review would begin on proposed dimensional standards for various City Zones as well as overlay districts.

Mr. Miller noted that the City's Comprehensive Plan had recommended that the present complex system of zoning within the Central Business District Core be replaced by two districts that will better promote the Comprehensive Plan's vision for the area. Given that recommendation, he had prepared a draft map showing where boundaries of these two districts might be located. In this, he explained that the core central business district area would be covered by "new" downtown mixed use district while smaller areas located both east and west of the core would be identified as downtown fringe districts. As presented today, boundaries are reflected on the Hoisington Koegler

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Group staff report attached as Exhibit A of the permanent minutes. Although both of these districts would be similar in function, the proposed downtown mixed use district would encompass a broader range of uses and intensities including government offices, significant retail establishments, arts and entertainment, lodging, conference centers, mid to high density residential, and public and private parking facilities. In part, standards pertaining to this district would emphasize river views, encourage the protection of historic buildings or groups, along with redevelopment and rehabilitation opportunities. As reflected in the comprehensive plan, the downtown fringe area would be designed to support the central downtown core with a similar mix of uses but at slightly lower intensities. Potential uses here might include an arts district, medium density residential, mixed neighborhood retail, and offices and employment centers.

Mr. Miller emphasized that pedestrian oriented design would be encouraged in both districts.

Along with the previous, a new zoning classification entitled neighborhood commercial district would initially be applied to neighborhood commercial areas located along Mankato (Third to Eighth Streets), at the corner of Fifth and Olmstead Streets, and both sides of Fifth Street between Mechanic and Baker Streets. Again, the purpose of the neighborhood commercial district would be to promote redevelopment designed to serve adjacent neighborhoods. Potential uses of this district might include medium density residential, coffee shops, existing taverns, offices, and a variety of housing types – some located above retail uses.

In further addressing the CBD core, Mr. Miller emphasized that the intent of proposed boundaries was to retain a somewhat compact area that would again promote a variety of mixed use to the area. Additionally, the majority of the area would transition to adjoining neighborhoods through existing R-3 Districts.

Following further discussion, Mr. Miller asked the Commission if it had input into proposed boundaries. Commissioner Boettcher responded that he felt the present westerly boundary of the CBD mixed use district should be moved one block westerly of Huff Street.

In response, Carlos Espinosa, City Planner, stated that although retail in nature, this area does include an automotive sales business that would not be permitted within the Downtown Mixed Use Zone. Given that extension, the use would become nonconforming. Commissioner Shortridge suggested that although the easterly boundary of the mixed use district presently excludes the Bay State property, he suggested that the map be modified to include that area as part of the downtown mixed use district. With this change, the easterly boundary of the downtown mixed use district would terminate at Kansas Street.

Mr. Espinosa explained that although the Bay State property is identified as mixed use, on the Comprehensive Plan, staff would suggest that present industrial uses located at

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the east end of the district not be zoned from manufacturing to mixed use until such time that the mixed use classification is warranted. Given that the mixed use district does abut a manufacturing district in this area, once industrial use is no longer desired, it would be fairly easy to extend the mixed use zoning concept into the industrial area. He further noted that the "immediate" application of the mixed use zoning to viable industrial areas would result in the creation of nonconformities that could limit expansion potential.

Commissioner M. Olson concurred with Mr. Shortridge that the mixed use district should be expanded to the east in accordance with Comprehensive Plan recommendation.

Mr. Miller suggested that if any Commissioner has ideas for change to boundaries, they were free to make those on maps attached to the wall.

Discussion then ensued relative to the concept of creating a free standing arts district within the southwesterly quadrant CBD core. The consensus was not to pursue this district at this time.

Mr. Miller asked the Commission if it had any feedback relative to boundaries for proposed neighborhood districts. There being none, Mr. Espinosa reviewed nonconformity language with the Commission.

At this point, Ms. Trapp reviewed proposed principal and accessory tables found on Exhibit A of the permanent minutes, with the Commission. She noted that although the Commission has been reviewing various drafts of these documents, they are approaching a final form. In a discussion of rooming house structures, Mr. Espinosa explained that structures for more than 3 units would be treated as conditional within downtown mixed use districts as well as B-2 and B-3 districts. He noted that these types of structures are generally treated as commercial. As conditional, he envisioned that the use, in all cases, would be subject to some form of onsite parking requirement. Although not currently subject to minimum lot size requirements, he also felt it would be appropriate to apply a minimum unit size of 1,000 square feet similar what is required in the B-2.5 district.

In other discussion, it was suggested that solar wind farms be added as potentially conditional uses to agricultural zoning districts. Additionally, given trends throughout the country, consideration "could" be given to permitting crematories at funeral homes. However, additional study of this use was warranted. Again, Mr. Miller noted that, although these tables were evolving, they could further be modified as work begins to progress on drafting code language.

At this point, Mr. Miller introduced "draft" standards pertaining to form based design. In short, these standards would be "requirements" and would apply to any new or developing property within the district. Again, the form based standard approach had been introduced through the Comprehensive Plan for the area. Although downtown

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uses would continue to be subject to basic standards pertaining to footprint locations, use, off-street parking, etc., form based standards would apply to the more horizontal built environment. In summary, standards would apply to:

- Building height, regulating minimum and maximum structure heights. Given draft standards, non-residential structures would need to include a height of 1.5 stories whereas mixed use and residential buildings would need to be at least 2 stories in height. Buildings and additions could be no more than one story taller or shorter than adjacent historic buildings, while new buildings and additions that are more than one story taller than adjacent buildings would need to incorporate a minimum 8 foot “step back” for the stories that are one story above adjacent buildings.
- Story height requiring a minimum 12 foot ground story height and 9 feet for upper stories.
- Building placement. This section would require that new nonresidential and mixed use buildings and additions would need to have a maximum front yard setback of 10 feet while new residential buildings and additions would need to have minimum front yard setback of 10 and maximum of 20 feet. Notwithstanding the previous, new buildings would need to follow the pattern of front yard setbacks of adjacent buildings. Additionally, new buildings and additions would need to be placed to preserve and frame views toward the river front and bluffs from public rights-of-way by orienting the longer dimension of a building perpendicular to the river front and bluffs.
- Façade street frontage requiring that structures occupy a minimum of 75% of the frontage of lot. In historic districts the minimum would be 90%.
- Façade vertical articulations/divisions, requiring that any ground story façade exceeding 40 feet in width along the street be visually divided into smaller sections through articulation of the façade. Methods for this could include recesses or projections of the building façade, window base, and balconies, and changes in exterior materials.
- Façade horizontal articulation/divisions requiring that building facades have an architectural feature at the top of the ground story and below the top story of nonresidential and mixed use building facades would have to have flat or low sloped roofs with a parapet or cornice cap while residential building could have a variety of roof types.
- Façade transparency would apply standards requiring that a certain portion of building facades, or the building as a whole be subject to window or door openings.
- Façade materials. As recommended by the Comprehensive Plan, this section would require that dominant façade materials be of masonry and other high quality durable finished material such as brick, natural stone, wood and fiber cement siding. Exposed concrete, concrete masonry units, cement board stucco, synthetic stucco, or EIFS, glass block, metal, vinyl, and aluminum would

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be prohibited materials while accent materials could include façade materials as well as glass, metal, textured concrete masonry units, and decorative tile.

- Standards would require that bright primary colors could only be used as accent colors provided that they do not exceed 15% of the façade surface area.
- Building entries. All buildings would need to have a principle entry on the primary building façade along a street and with an entry established every 50 feet of building frontage.
- Off-Street Parking. Although basic zoning would dictate the number of parking spaces required for use, any new parking structure would need to meet the same standards as those for other buildings.

Mr. Miller stated that he had also prepared draft standards pertaining to R-2 and R-3 zoned neighborhood areas located within close proximity to the core mixed use district. Standards presented for discussion included:

- Upper story setback. As with mixed use structures, new buildings or additions that are more than one story taller than adjoining buildings (non-historic) would need to incorporate a minimum 8 foot step back for the stories that are more than one story above adjacent buildings.
- Front yard setbacks would be established pursuant to those found on adjacent lots with the same block frontage. In these cases, front yard setback could not be less than the average of the setbacks of adjacent buildings on the same block frontage.
- Façade vertical and horizontal articulation would require standards similar to those found in the mixed use district.
- Façade transparency would impose standards pertaining to the ratio of building openings to total façade area.
- Façade materials would include standards similar to those found under the mixed use district.
- Building entries. This section would require primary building entry along a street façade with one occurring every 50 feet.

Mr. Miller explained that within downtown historic districts, these standards would be in addition to required design guidelines occurring from local historic designations.

Commissioner Boettcher stated that structure heights within the downtown area were established more than a century ago and he strongly favored a design concept that would serve to retain the character of current height patterns.

Upon Commission discussion, the consensus of those present was that façade street frontage requirements were generally acceptable. In addressing vertical articulation, it was felt that standards should include a minimal size for vertical articulations. It was suggested that this be 4 feet.

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In reviewing façade transparency, it was suggested that a higher standard be established for the first story. Opinion was mixed as to what the standard should be for upper stories. It was suggested that the model for this standard might include existing buildings located within the Central Business District.

In addressing potential permitted materials, Mr. Miller noted that the approved list for materials, which may be considered acceptable, could be extensive. Draft standards were simply a starting point for the discussion. He noted that this could be further discussed at a future meeting.

The Commission generally felt that a standard pertaining to required building entries in adjoining street was a good idea. Although no consensus was reached on potential color palettes, it was noted that within historic districts, property owners are guided by color standards found in design guidelines. It was suggested that if color was used on building exteriors, that paint palettes suggested in the guidelines could also be imposed on structures located outside of districts.

Mr. Miller noted that although the majority of the core Central Business District area is not subject into any form of any required off street parking, a standard for all residential use was being proposed. At present, this standard would include one space per unit for dwelling units as well as a standard for rooming houses. Along with this, it was generally felt that for new commercial and public uses within the core area, standards would be exempt. Again, he envisioned that this would provide a starting point for future discussion of this issue.

In summary, the consensus of those present was that these were good starting points.

In summarizing, Mr. Miller stated that his firm's next meeting with the Commission will be another long one and will serve to begin reviewing tables of dimensional standards for zoning districts. He also hoped to firm up draft language pertaining to mixed use districts and form based design standards as well as off street parking regulations.

Chairman Hahn thanked Mr. Miller and Ms. Trapp for attending this afternoon and stated that the Commission looked forward to their next meeting.

### **Discussion/Action – Proposed Commission Resolution-Sidewalks in Commercial Areas**

Mr. Espinosa stated that during the Commission's last meeting, the Commission had requested staff to assemble a resolution recommending that a connection be made between the existing sidewalk at the northeast corner of Mankato Avenue and Frontenac Drive and the sidewalk as approved as part of the commercial use site plan for 919 Shives Road. At that time, the Commission had also asked that the resolution recommend studying the addition of sidewalks in other commercial areas of the City. Given those directives, the Commission was being asked to consider and approve a

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resolution before it this afternoon. Again, the purpose of this resolution was to begin implementing the previous directives.

Following consideration of the resolution, it was recommended by Commissioner Shortridge and seconded by Commissioner M. Olson to approve the resolution included in the Commission's agenda package. When the question was called, the vote of the Commission was unanimous to approve the motion.

### **Discuss Process to Elect a Commission Vice Chair**

Given his move from the Vice Chair to the Chair position, Chairman Hahn noted that the Vice Chair vacancy needs to be filled. Prior to formalizing the process, he asked if any Commissioner would be willing to taking the position. Following consideration, Commissioner Buelow stated that he would be willing to accept that position for the remainder of the year.

### **Other Business**

Mr. Espinosa stated that the Architectural Review Board would be meeting on April 27<sup>th</sup> to review building plans for the redevelopment of the Timber's property. In part, this review had been established on the basis that the site is located within proposed boundaries of the downtown mixed use district. He emphasized that although the meeting was public, it was not being established as a public hearing.

### **Adjournment**

There being no further business to come before the Commission, the meeting was adjourned.



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Mark Moeller  
City Planner

# Exhibit A

## MEMORANDUM

Hoisington Koegler Group Inc.



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**TO:** Winona Planning Commission

**FROM:** Jeff Miller, HKGI  
Rita Trapp, HKGI

**SUBJECT:** Development Code Update Project – April 25<sup>th</sup> PC Meeting

**DATE:** April 20, 2016

**CC:** Mark Moeller, City Planner  
Carlos Espinosa, City Planner

Greetings –

Our meeting with you on Monday, April 25<sup>th</sup>, will be focused on the Zoning Districts portion of the new Unified Development Code, including potential new mixed-use zoning districts, new uses tables (principal and accessory uses), and form-based design standards.

We will be presenting three potential new mixed-use zoning districts that are intended to align with the mixed-use land use designations of the Comprehensive Plan. These three zoning districts are Downtown Mixed Use (MU-DT), Downtown Fringe (MU-F), and Neighborhood Commercial (MU-N). Based on the Future Land Use Plan in the Comprehensive Plan, existing uses, and current zoning district boundaries, we will present draft boundaries for these new zoning districts. Two maps are attached which show these draft zoning district boundaries. One map has the current zoning districts as a base, while the other map has existing uses as a base. Please come prepared to discuss these draft district boundaries and any suggested changes. We will bring a large map that we can write on to show potential changes to the draft district boundaries.

We will also be presenting a new draft Principal Uses Table and Accessory Uses Table, including permitted, permitted with standards, and conditional uses by zoning district. The two tables are attached. Please note that the three potential new mixed-use zoning districts have been added to these tables: MU-DT, MU-F, and MU-N. We will bring a large scale version of this table that you can provide your input on, so please come prepared to ask questions and give your input.

Finally, we will present draft form-based design standards for the downtown mixed-use districts. We will bring these draft standards to the meeting so that we can explain them and give you a chance to ask questions and give input.

We look forward to discussing all questions, feedback, and ideas on Monday.

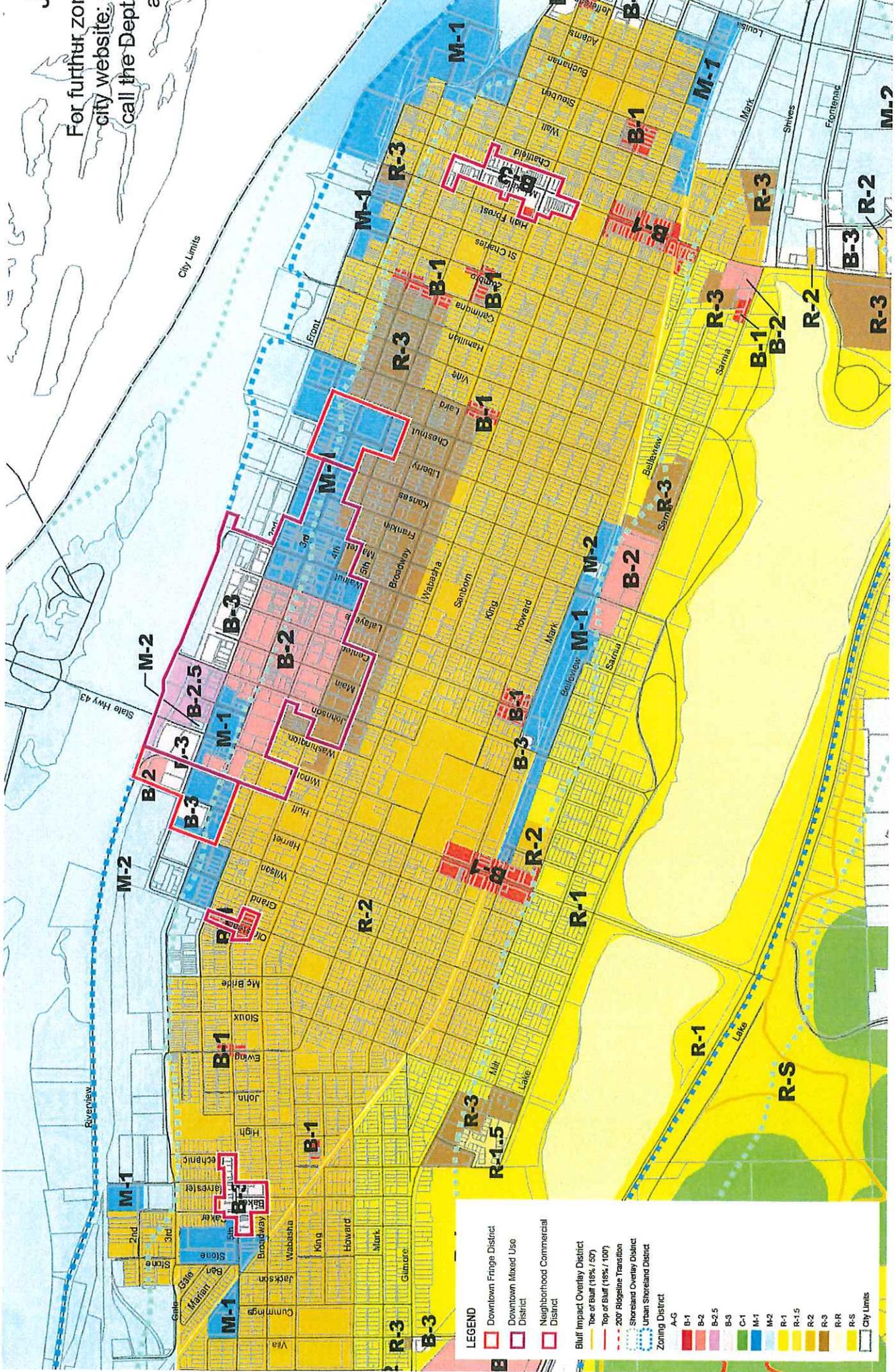


**Winona Development Code Update  
Meeting with Planning Commission  
April 25, 2016**

**AGENDA**

- A. Overview of UDC Format for Zoning Districts Regulations
- B. New Mixed Use Districts Boundaries
  - Downtown district
  - Downtown Fringe district
  - Neighborhood Commercial district
- C. New Uses Tables
  - Principal uses
  - Accessory uses
- D. New Form-Based Design Standards
- E. Next Steps in Development Code Updating Process

J  
 For further zoning information, visit the city website at [www.cityofbluff.com](#).  
 Call the Department of Planning at 781-233-1234.



**LEGEND**

- Bluff Impact Overlay District
- Downtown Fringe District
- Downtown Mixed Use District
- Neighborhood Commercial District
- District

**Bluff Impact Overlay District**

- Top of Bluff (18% / 100)
- 200' Ridge/Line Transition
- Shoreland Overlay District
- Urban Shoreland District

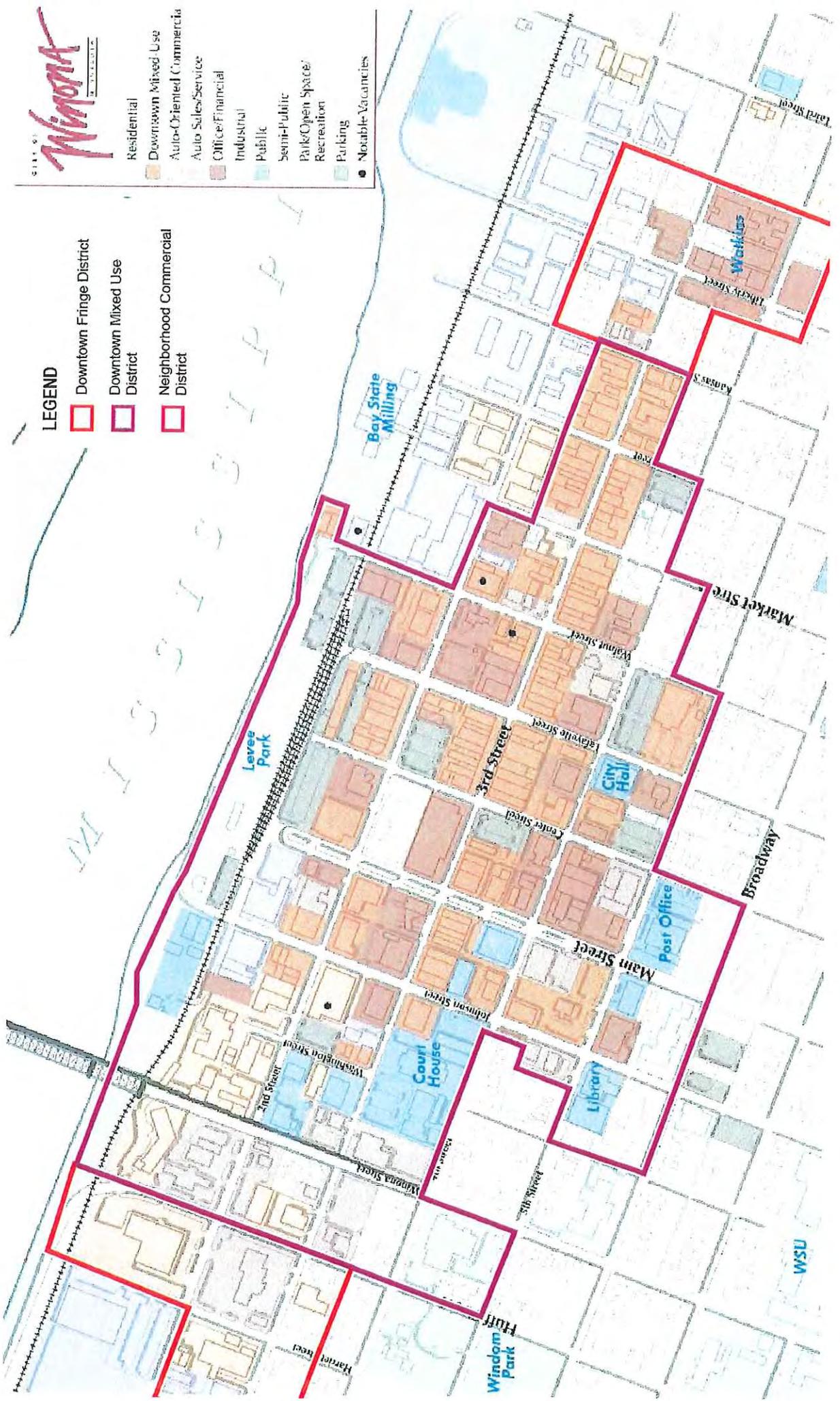
**Zoning District**

- A-G
- B-1
- B-2
- B-2.5
- B-3
- C-1
- M-1
- M-2
- R-1
- R-1.5
- R-2
- R-2.5
- R-3
- R-R
- R-S
- City Limits

- Residential
- Downtown Mixed Use
- Auto-Oriented Commercial
- Auto Sales/Service
- Office/Financial
- Industrial
- Public
- Semi-Public
- Parks/Open Space/Recreation
- Parking
- Notable Vacancies

**LEGEND**

- Downtown Fringe District
- Downtown Mixed Use District
- Neighborhood Commercial District



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**DRAFT Principal Uses Summary Table DRAFT**

P = Permitted

PS = Permitted with Standards

C = Conditional

Blank Cell = Prohibited

USE TYPE	RESIDENTIAL					MIXED USE					BUSINESS					INDUSTRIAL		CONSERVANCY/AGRICULTURAL	
	R-R	R-S	R-1	R-1.5	R-2	R-3	MU-DT	MU-F	MU-N	B-1	B-2	B-2.5	B-3	M-1	M-2	CONSERVANCY	AG		
<b>Residential</b>																			
<b>Household Living</b>																			
Dwelling, single-family	P	P	P	P	P	P			P	PS	PS	PS	PS				C	P	
Dwelling, two- to four-family		C	C	P	P	P			P	PS	PS	PS	PS						
Dwelling, attached townhouse or rowhouse		C	C	PS	PS	PS	PS		PS	PS	PS	PS	PS						
Dwelling, apartment low rise (2-4 floors)			C	C	C	P	P		P	PS	PS	PS	PS						
Dwelling, apartment high rise (5-6 floors)						P	P				PS	PS	PS						
Dwelling, apartment mixed use (2 to 6 floors)						P	P		P	PS	PS	PS	PS						
Manufactured home park		C	C	C	C	C	C		C										
Dwelling, conversion to two-, three-, and four-family		C	C	P	P	P			P	PS	PS	PS	PS						
<b>Group Living</b>																			
Roominghouse (3 or greater units)							C	C			C	C	C						
Residential care, licensed in-home (6 or fewer persons)	P	P	P	P	P	P	P	P	P	P	P	P	P					P	
Residential care, licensed in-home (7 or more persons)				P	P	P	P	P	P	P	P	P	P						
Assisted living facilities				C	P	C	C	C											
Long-term or transitional care facilities				C	P	C	C	C											
<b>Lodging</b>																			
Residential retreat center, non-owner occupied tourist homes	C	C	C	C	C	PS	C	C	C	PS	PS	PS	PS					C	
Bed and breakfast, owner-occupied tourist homes																			
< 3 rooms	C	C	C	C	C	PS	C	C	C	PS	PS	PS	PS					C	
< 4 rooms			C	C	C	C	C	C	C	PS	PS	PS	PS					C	
< 6 rooms					C	PS	C	C	C	PS	PS	PS	PS						
any number of rooms					C	PS	C	C	C	PS	PS	PS	PS						
Motel, motor hotel					C	PS	C	C	C	PS	PS	PS	PS						
Hotel							C	C	C	PS	PS	PS	PS						
<b>Public and Institutional</b>																			
Hospitals										C	C	C	C						
Emergency service facilities	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS					PS	
School, nursery or preschool	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS					PS	
School, elementary or secondary	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS					PS	
School, college or university	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS					PS	
School, trade or business	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS					PS	
Parking, structural or non-structural							C	C	C	P	P	P	P					P	
Municipal, county, state, and federal administrative buildings	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS					PS	
Clubs, fraternities, lodges, other organization meeting places					C	C	C	C	C	C	C	C	C					PS	
Religious facilities	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS					PS	

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	R-R	R-S	R-1	R-1.5	R-2	R-3	MU-DT	MU-F	MU-N	B-1	B-2	B-2.5	B-3	M-1	M-2	CONSERVANCY	AG			
<b>Commercial</b>																				
<b>Food, Beverage, and Indoor Entertainment</b>																				
Restaurant							P	P	P	P	P	P	P	P	PS	PS				
Restaurant, drive-in									C	PS	PS	PS	PS	PS	PS	PS				
Restaurant, drive-through							C	PS	C	C	PS	PS	PS	PS	PS	PS				
Bar, cocktail lounge, and night club							P	P	C	C	P	P	P	P	PS	PS				
Brewpub							P	P	C	C	P	P	P	P	P	P				
Conference or convention center							C	C	C	C	C	C	C	C	C	C				
Theater							PS	PS	C	C	PS	PS	PS	PS	PS	PS				
Public recreation facility, indoor						PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS				
Commercial recreation or entertainment facility, indoor							PS	PS												
Adult use establishment																				
<b>Retail Sales</b>																				
Grocery, food, or beverage store							P	P	P	P	P	P	P	P	P	P				
Pharmacy or convenience store							P	P	P	P	P	P	P	P	P	P				
Heavy consumer goods store							C	P	P	P	P	P	P	P	P	P				
Retail store, not listed							P	P	P	P	P	P	P	P	P	P				
Automotive fuel station							C	C	C	PS	PS	PS	PS	PS	PS	PS				
Vehicle sales and leasing							C			PS	PS	PS	PS	PS	PS	PS				
Billboards or outdoor advertising, off-premise sign							C	C		PS	PS	PS	PS	PS	PS	PS				
<b>Personal Services</b>																				
Personal service and repair business							P	P	P	P	P	P	P	P	P	P				
Day care facility							P	P	P	P	P	P	P	P	P	P				
Laundry, clothes cleaning, or dyeing establishments									P	P	P	P	P	P	P	P				
Animal hospital/veterinary clinic							C	C					PS	PS	PS	PS				
Kennel																				
Clinic							P	P	P	P	P	P	P	P	P	P	PS			
Funeral home or mortuary							C			C	C	C	C	C	C	C				
Automotive service and minor repair garage							C	PS	C	PS	PS	PS	PS	PS	PS	PS				
Automotive repair garage, body and fender shop, paint shop							PS			PS	PS	PS	PS	PS	PS	PS				
Bank, including drive-up facilities							C	PS	C		PS	PS	PS	PS	PS	PS				
Self-storage or commercial storage facility										P	P	P	P	P	P	P				
<b>Business and Technical Services</b>																				
Business, professional, and administrative offices							C	P	P	P	P	P	P	P	P	P				
Research and scientific laboratories							C	C		PS	PS	PS	PS	PS	PS	PS				
Studio, commercial art and performance							C	C		C	P	P	P	P	P	P				
Studio, visual and sound production							C	C		C	P	P	P	P	P	P				

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	R-R	R-S	R-1	R-1.5	R-2	R-3	MU-DT	MU-F	MU-N	B-1	B-2	B-2.5	B-3	M-1	M-2	CONSERVANCY	AG							
<b>Manufacturing</b>																								
Building and Lumber Yards							C						PS	PS	PS									
Breweries, Large															PS									
Breweries, Small							C								PS	PS	PS							
Contractor Yards							C								PS	PS	PS							
Crematory																PS								
Farm winery																		C						
Microdistillery																		C						
Manufacturing, Light							C	C							PS	PS	P							
Manufacturing, Heavy																								
Meat packing, stockyards or slaughterhouses																								
Newspaper printing and publishing							C	C							P	P	P							
Scrap/salvage yard																		PS						
Silica sand processing facilities																		C						
Warehouses							C	C							P	P	P							
Wholesale businesses							C	C							P	P	P							
<b>Recreation &amp; Open Space</b>																								
Active Park, Playground, or Playfield	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Campground																								
Golf Course	C	C	C	C	C	C												P						
Marina	P	P	P	P	P	P												C						
Passive Park, Open Space, or Natural Area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Preserves, sanctuaries, or historic areas																								
Commercial recreation, outdoor							C	C							PS	PS	PS							
Public recreation, outdoor							C	C	C	PS	PS	PS	PS	PS	PS	PS	PS							
<b>Natural Resources &amp; Agricultural</b>																								
Agriculture - Raising of Crops	PS																	PS						
Agriculture - Raising of Livestock	PS																	PS						
Commercial greenhouse, nursery, tree farm, or orchard	PS												C	C	C		P							
Community garden	PS	PS	PS	PS	PS	PS	PS	PS																
Extraction pits																		C						
Private stable																								
Timber harvesting																		PS						
Land alterations when not incidental to construction of a permitted use	C	C	C	C	C	C												C						

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USE TYPE	RESIDENTIAL			MIXED USE			BUSINESS			INDUSTRIAL			CONSERVANCY/AGRICULTURAL				
	R-R	R-S	R-1	R-1.5	R-2	R-3	MU-DT	MU-F	MU-N	B-1	B-2	B-2.5	B-3	M-1	M-2	CONSERVANCY	AG
<b>Utilities &amp; Transportation</b>																	
Airport																	
Essential services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		C
Public/utility maintenance facility						PS											
Railroad yard and freight station																	
Regional utility lines and towers (pipelines, power transmission lines, commercial radio, television and communication towers)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C
Water or sewer treatment facility																	
Solar or wind farm																	
Electric or heat generation plant																	C
Transfer stations																	
Transportation facilities used to ship silica sand																	

**DRAFT Accessory Uses Summary Table DRAFT**

Use Type	P = Permitted										PS = Permitted with Standards				C = Conditional			Blank Cell = Prohibited	
	RESIDENTIAL					MIXED USE					BUSINESS				INDUSTRIAL			CONSERVANCY/AGRICULTURAL	
	R-R	R-S	R-1	R-1.5	R-2	R-3	MU-DT	MU-F	MU-N	B-1	B-2	B-2.5	B-3	M-1	M-2	C-1	AG		
Accessory Buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		
Accessory Dwelling Unit	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS					
Agriculture temporary or seasonal roadside stands	P								P	P	P	P	P	P			P		
Any building or structure relating to permitted agricultural activities	PS																PS		
Billboards and Outdoor Advertising																			
Detached heating systems	PS								PS	PS	PS	PS	PS	PS	PS		PS		
Essential services	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS		
In-home family or group daycare	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS		
Home occupation	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS				
Land alteration when incidental to construction of a permitted use	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS		
Noncommercial garden and household pets not including fowl or farm animals	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS				
Noncommercial radio and television antenna	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS		
Outdoor dining area									PS	PS	PS	PS	PS	PS	PS				
Outdoor sales/display									PS	PS	PS	PS	PS	PS	PS				
Rooming unit, the keeping of not more than 2 roomers or boarders by a resident family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		
Signs	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS				
Small-scale wind energy turbines	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS				
Solar panel	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS				
Structural or nonstructural parking facilities	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS		
Structural or nonstructural parking facilities exclusively for the use of the permitted use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		
Swimming pools, exclusively for the use of residents and their guests	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS		
Wireless antennas attached to existing structures	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS		