Community Improvement Board
Regular Meeting Agenda

October 10, 2022
5:30 PM
6738 Dixon Street
Milton, FL 32570

1. **Call Meeting to Order**
2. **Review and Approval of Agenda**
3. **Approval of Minutes**

   Item # 2022-658
   Approval of Minutes from August 23, 2022 meeting

4. **Agenda Items**

   Item # 2022-785
   Open Container Ordinance

   Item # 2022-784
   Neighborhood Commercial Zoning District

5. **Public Input**
6. **Old Business**
7. **New Business**
8. **Adjournment**

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the City at least 48 hours before the meeting by contacting City Hall, 6738 Dixon Street, Milton, or by calling 983-5410.

"If any person decides to appeal any decision made by the board, agency, or commission, with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." FS 286.0105

Approval of Minutes from August 23, 2022 meeting

MEETING DATE	PREPARED BY
October 10, 2022	Clerk's Office Dawn Molinero, City Clerk

City of Milton

Community Improvement Board Meeting

August 23, 2022, 5:30 p.m.

MINUTES

The City of Milton Community Improvement Board meeting was called to order at 5:30 P.M. on August 23rd, 2022. Present at the meeting were Chairwoman Cassandra Sharp, Board Members Ms. Brandi Bates, Mr. Cole Brunner, Mr. Sean McCool, and Mr. Kaiden Spurlock. City Staff present included Mr. Edward Spears, Mr. and Tim Milstead. City Councilmen Vernon Compton and Robert Leek were also present. These minutes are a synopsis of the actions taken at the meeting and are not intended as verbatim minutes.

I. The meeting was called to order by Chairwoman Sharp at 5:30 p.m. She welcomed those in attendance and introduced City Staff. It was noted that a quorum was achieved.

II. Chairwoman Sharp called for any additions, deletions, or changes to the meeting agenda. Ms. Bates made a motion to approve the meeting agenda as presented without objection. No objection was noted.

III. Chairwoman Sharp called for any additions, deletions, or changes to the minutes of the previous meeting. Ms. Bates made a motion to approve the minutes as presented without objection. No objection was noted.

IV. Chairwoman Sharp called on Mr. Milstead and Mr. Spears to present the revised CRA Plan. Mr. Milstead reviewed the data sections of the document and Mr. Spears the strategic plan aspects. Discussion followed. No changes were requested. Mr. Spurlock made a motion to recommend the draft plan update to the CRA for consideration. Mr. McCool seconded the motion. No discussion or public input was offered. The motion passed unanimously.

V. No speakers came forward during the open forum.

VI. Old Business – Mr. Milstead gave an update on the Food Truck Ordinance.

VII. New Business – Mr. Spears advised the Board of a schedule conflict for the next meeting. As City Council will be hosting a budget workshop on September 27th, the meeting space and staff would be unavailable. The Board agreed to move the meeting to Thursday, September 29th, 2022 at 5:30 p.m.

Chairwoman Sharp advised the Board that the new proposed Neighborhood Commercial District Zoning information had been email to them and would be a future topic for discussion.

VIII. With no further business to discuss, the meeting was adjourned at 6:17 p.m.

Respectfully submitted, Mr. Edward E. Spears, Economic Development Director

Agenda Item # 2022-785

Open Container Ordinance

MEETING DATE	PREPARED BY
October 10, 2022	Melissa Short, Admin Assistant/Permit Clerk/Assistant City Clerk

BACKGROUND

SUMMARY

RECOMMENDATION

Informational Item

ATTACHMENTS

1. MiltonFLCodeofOrdinances (1)

Sec. 6-27. Open containers on public property prohibited.

(a) As used in this section, the term "open container" means any container which is immediately capable of being consumed from or the seal of which has been broken.

(b) It is unlawful for any person to possess an open container of an alcoholic beverage in, on, or upon the public streets, rights-of-way, parks, parking lots and other real property owned or administered by the city and in or on the Blackwater Heritage Trail.

(Ord. No. 933, § 1, 4-11-1995; Ord. No. 990, § 1, 5-12-1998)

State law reference(s)—Possession of open containers of alcoholic beverages in vehicles prohibited, F.S. § 316.1936.

6.3 COMMERCIAL DISTRICT STANDARDS

A. **Purpose Statements.**

(1) *C-1 Neighborhood Commercial Zoning District.* The C-1 Neighborhood Commercial District is intended to accommodate local non-residential uses that predominantly serve the needs of the nearby residential neighborhoods. They should be similar in character of the surrounding residential neighborhood. Apartment Complexes and single-family residential dwelling units may be allowed above the ground floor upon development authority approval. The purpose of this district is to allow for the full development of commercial uses while protecting nearby residential properties from the adverse effects of commercial activities.

(2) *C-2 General Commercial Zoning District.* The C-2 General Commercial Zoning District is intended to accommodate those lands and structures used to provide for the retail of commodities and furnishings of selected services, trades and other commercial enterprises within the Planning Area. The C-2 District addresses primarily auto-oriented retail, both individual businesses and retail centers, with the intent of improving the pedestrian environment along the existing corridors. Limited mixed-use development with residential dwelling units above the ground floor and higher density, multi-family residential development may be allowed upon development authority approval.

(3) *C-3 High Intensity Commercial Zoning District.* The purpose of the C-3 High Intensity Commercial Zoning District is to accommodate regional commercial centers, wholesale distribution, storage, and light manufacturing. The C-3 District provides for large-scale development that may generate a sizeable amount of traffic and typically requires significant off-street parking. High density multi-family development is allowed and shall adhere to the standards required in the R-3 Zoning District.

B. **General Commercial Districts Dimensional Standards.**

(1) *Exception to Front Building Line Setback.*

a. Where the construction of a commercial structure is proposed within 50 feet of an existing commercial structure(s) and where the existing commercial structure(s) have been constructed at less than the minimum or maximum required front yard setback, then the development approval authority may permit construction of the proposed structure with a front yard setback less or greater than that required by these regulations; provided that the allowed setback is consistent with the average setback of the existing adjacent structures.

(2) *Ground floor area limitation.*

a. New commercial buildings may not exceed 100,000 gross square feet in ground floor area.

b. New commercial buildings greater than 50,000 gross square feet must obtain special exception approval as identified in Article 3. In determining whether to grant an increase in ground floor size beyond 50,000 square feet, the board of adjustment and city council shall consider the following factors:

i. The site has safe, immediate access to Highway 87, 89, and/or 90.

ii. The building site will provide convenient interconnections with adjacent uses and properties that serve both pedestrians and automobiles.

iii. The architectural design of the building reduces the perceived size of the building by appropriate articulations and variations in the massing, façade, roofline, materials, colors, and textures of the building exterior.

iv. The building and site meets or exceeds all other standards set forth in this section and by this Unified Development Code.

v. The owner/developer shall be required to reclaim the site for other development purposes if the facility is abandoned/unused for a period of 24 months.

(3) *Building height.*

a. Where permitted in a district, non-residential buildings may be increased in height; provided that the building is set back from all yard lines one additional foot for each three feet such building exceeds the height limit of the zoning district in which the building is located. However, no such structure shall exceed five stories or 60 feet in height, except as provided in Subsection 4.2(K). Height increase above those indicated in the underlying zoning district provided in section 6.3(C) may require Board of Adjustment approval.

b. Any building of which 50 percent or more is located within 250 feet of the centerline of an arterial street shall be no more than three stories in height. A relief from height restrictions shall only be allowed if special use approval is granted by the Board of Adjustments, in accordance with procedures in Article 3.

c. In deciding whether to grant a height increase, the Board shall consider the following factors and others:

i. Proximity and relationship of the proposed building to other buildings.

ii. Fire and Life Safety.

iii. Impact of the proposed building on single-family residences on nearby tracts.

iv. Topography and vegetation that screen the view of the proposed building.

v. On-site screening and/or landscaped buffers.

vi. Provision of public open space in exchange for increased building height.

vii. The effect of additional building height on traffic congestion.

viii. Access of the site to major traffic arteries.

ix. Economic development opportunities for the city.

x. The necessity of greater building height to the function of the proposed use.

xi. The quality of the architectural design and its compatibility with its surroundings.

(4) *Residential Standards for the C-1, C-2 and C-3 Commercial Districts.* Residential subdivisions, where allowed, shall comply with the yard requirements of the underlying zoning district, the requirements of Subsection 6.2(E)(4), all applicable standards of this code relating to landscaping, access management, parking, stormwater and other, as well as the following requirements:

a. Reverse-fronting lots are required for residential subdivisions along streets classified as arterials or collectors, subject to subsection (4)(b) of this section. Reverse-fronting residential lots shall be platted with a landscaped access easement, meeting the requirements of Subsection 12.5, restricting vehicular access placed adjacent to the public right-of-way. Such easement shall be a minimum of 20 feet in depth and include one of the following:

i. A continuous four-foot high solid wall constructed entirely of brick or stone masonry with decorative elements to include material and color changes, trim, and coping.

ii. A four- to six-foot high fence constructed of a combination of brick or stone masonry pillars with iron pickets.

iii. A four- to six-foot high wood privacy fence with a vegetated strip of canopy trees, shrubs, and groundcover that provide a full landscape buffer in front of the fence.

b. If a residential lot is separated from the arterial or collector street by a minimum 20-foot wide landscaped strip and a residential street, a residential lot may face an arterial or a collector street. Multi-family development shall be required to install a network of sidewalks and walkways which connect to required common space and to existing sidewalks at each entrance/exit to the development.

If no such sidewalks exist, the development shall be required [to] install a minimum five (5) [foot] wide sidewalk the entire length of the development which abuts a public right-of-way. New multi-family developments shall be required to meet the multi-family dimensional standards found in table 6.2.1. Multi-family developments in these districts shall also be required to meet all parking, landscaping and access management standards, and these standards shall apply when in conflict with table 6.2.1.

(5) *Lot Standards.*

a. Lots should be rectangular in shape with a ratio of depth to frontage of 4:1.

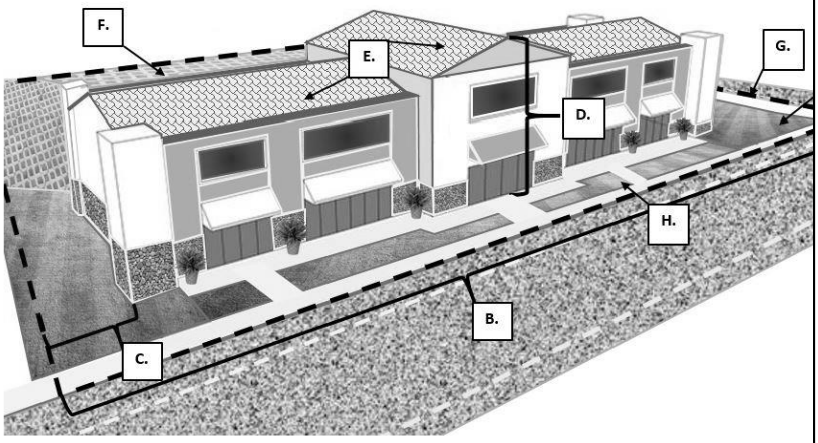
C. **Dimensional Standards.** Table 6.3.1: Commercial Districts Dimensional Standards for Non-Residential Structures establishes the dimensional standards for structures with no residential component in the commercial districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. Section 6.3.D has additional design standards that apply to development within the districts.

Table 6.3.1. Commercial District Dimensional Standards for Non-Residential Uses.

	C-1	C-2	C-3
BULK			
Minimum Lot Area	None	¼ Acre (10,890 sf)	20,000 sf
Minimum Lot Width	None	100' along Arterials	100' along Arterials
Minimum Building Height	None	14'	18'
Maximum Building Height	48'	48'	48'
Maximum Impervious Surface	60%	65%	70%
SETBACKS			
Minimum Front Setback	Maximum 50 feet; Refer to Parking, Landscaping and Access Management Standards*	Maximum 55 feet; Refer to Parking, Landscaping and Access Management Standards*	Maximum 60 feet; Refer to Parking, Landscaping and Access Management Standards*
Minimum Interior Side Setback	10' minimum	10', if adjacent to residential use, increase to 15'	10', if adjacent to residential use, increase to 20'
Minimum Rear Setback	Refer to Parking, Landscaping and Access Management Standards	Refer to Parking, Landscaping and Access Management Standards	Refer to Parking, Landscaping and Access Management Standards

Open Space	Refer to Table 12.4.2	Refer to Table 12.4.2	Refer to Table 12.4.2

Illustration: C-2 New Commercial Development Site Standards



A.*Lot Area:* One quarter (¼) acre
B.*Lot Frontage:* 100 feet
C.*Side Setback:* 10 feet (15' when adjacent to Residential or Mixed-Use)
D.*Height:* 48 feet maximum
E.*Impermeable Surface Ratio:* 65 percent for new development
F.*Rear Parking Lot and Permeable surface* (not required but a solution if impermeable surface ratio is exceeded)
G.*Lot Line*
H.*Required Landscape Strip and Sidewalk*

Example Commercial Build
Forms: C-1, C2, & C-3 Distr

D. **Commercial District Design Standards.** The following design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, and additions to an existing structure.

Where residential uses are allowed they are subject to the applicable design standards in Subsection 6.2.

(1) *General Façade Requirements.*

a. Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 25 linear feet, measured parallel to the street.

b. Building façades that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals indicated in the following:

i. Building façades that are less than 500 feet long shall be modulated at intervals no greater than 75 feet in length.

ii. Building façades that are more than 500 feet long shall be modulated with intervals no greater than 15 percent of the length of the façade.

iii. See approved material and ratios list as provided in Subsection 2.2.

iv. Alternative design and pattern repetition may be considered.

c. All buildings of two or more stories must be designed with a definable base (ground floor), through the use of architectural features such as cornice treatments, recesses, corbeling, brick courses, accent or impression lines, and window designs.

d. All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.

Figure 6.3.1. Commercial District Design Standards Diagram

(2) *General Roof Design Requirements.*

a. Rooflines over 100 linear feet in building length must be variegated, and incorporate major focal point features, such as a dormers, gables, or projected wall features. An element of variegation on the roofline must occur at intervals of no more than 50 feet.

b. Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops.

c. Green roof, blue roof, and white roof designs are encouraged.

d. Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building, provided no hazard is created by the installation of such materials.

e. Pitched roofs. All buildings less than 5,000 square feet of gross floor area must have a pitched roof with a minimum pitch of 2:12. All one-story buildings less than 10,000 gross square feet must have a pitched roof between 2:12 and 12:12; provided, however, that if a pitched roof is not possible, a combination of flat roof and pitched roof is desired. A pitched roof on the front and side of the building must be provided to screen view of any flat roof. Arcades, drive-under canopies, porches, and other features with pitched roofs must be created.

f. Mansard roofs. Mansard roofs shall have a maximum pitch of 12:12 with a minimum 12-foot vertical surface length.

g. Flat roofs. Exposed metal flashing shall be copper or factory finished sheet metal. If factory finished metal flashing is used, such as standing seam, the color must be subdued to blend with other materials or of a color to simulate weathered copper or bronze. All buildings with flat roofs shall include parapet articulation on the front façade of such building.

h. Other. Drive-under canopies for gasoline pumps may have flat roof with vertical or factory formed facing of finished sheet metal.

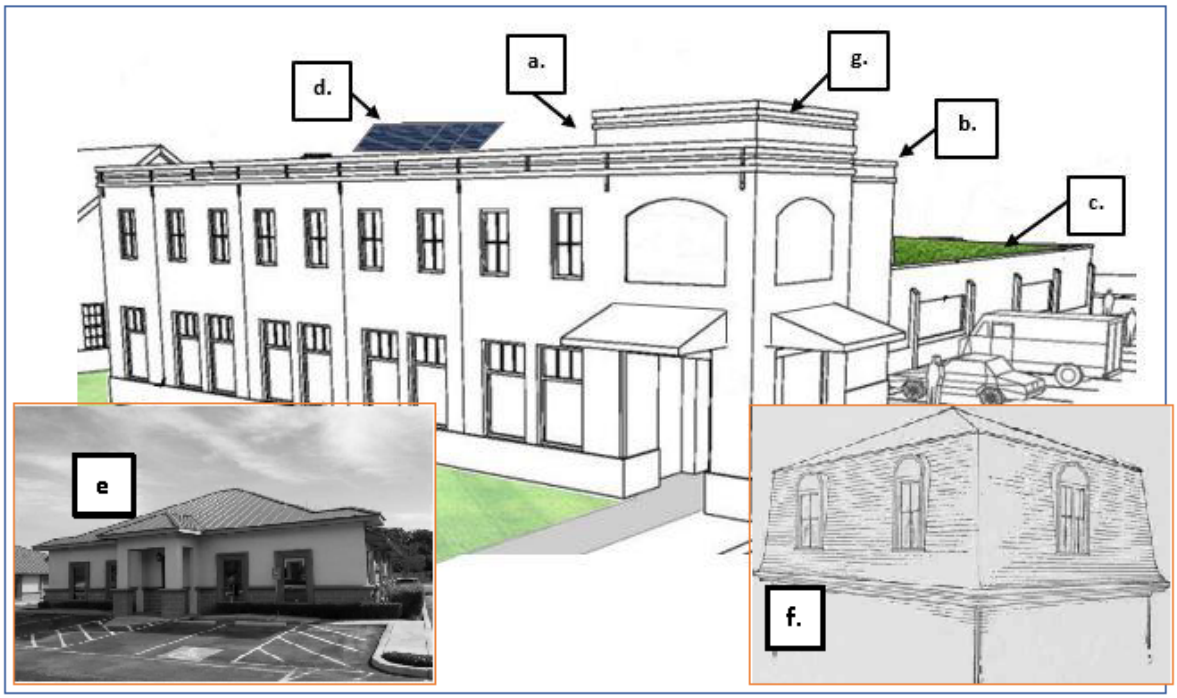


Figure 6.3.2. Commercial District Roof Design Diagram

(3) *Retail Center Design Standards.*

a. The site shall be designed so that there is safe pedestrian access to the center from the public right-of-way and safe pedestrian circulation within the development.

b. A cohesive character is required through the use of coordinated hardscape treatment (special paving materials, lighting, street furniture, etc.) and landscaping.

c. Retail Center Developments may satisfy front setback requirements with outlot building placement, provided they meet the other requirements of this Subsection and span at least 60% of the street frontage of the development.

d. Outlot buildings.

i. Outlot buildings must include showcase windows and entrances oriented toward both the street and the interior parking lot.

ii. If outlot buildings are part of a multi-tenant retail center development:

1) Outlot buildings fronting Collector or other Minor Street types, must define the street frontage by placement within 0' to 25' of the front lot line.

2) Outlot buildings fronting Arterial Streets shall be permitted to the maximum front setback of the underlying zoning district.

iii. A street presence for a mixed-use retail center must be created by locating part of the center or outlot buildings within 0' to 25' of the lot line for at least 30% of the frontage. The center or outlot buildings may be placed within a required setback to comply with this standard.

e. Lot Configuration.

i. Developments involving outlot buildings will be reviewed on a case by case basis and may be required to apply for a variance based on the parking configuration standards found within this Unified Development Code.

Figure 6.3.3. Outlot Building Setback Diagram.

(4) *Fenestration Standards.*

a. Windows shall be recessed no less than two inches, or projected out from the façade plane to provide depth and shadow.

b. The ground floor of all street fronting non-residential and mixed-use buildings shall maintain a minimum transparency of 30%. Store front windows shall begin no higher than two (2) feet above grade level.

c. Upper floors of the front façade must maintain a transparency of 25% of the wall area of the story.

(Ord. No. 1491-19 , § 1, 1-14-2020)

7.3 USE MATRIX

Table 7.3.1: The Use Matrix identifies the primary and temporary uses allowed within each zoning district. "P" indicates that the use is permitted in the district. "S" indicates that the use is a special use/exception in the district and requires special use approval. If a cell is blank, the use is not allowed in the district. In the case of temporary uses, a "P" indicates the temporary use is allowed in the district but will require approval by a temporary use permit.

The "Use Standard" column references the specific use standards identified for the various uses presented in the Matrix. The "Use Standard is in addition to all other standards of this code. All uses must adhere to the Zoning District Dimensional and Design Standards of their respective Zoning District identified in Article 6. Parking, Landscaping, Access and other standards identified in this Code shall apply.

Uses that do not reference a specific "Use Standard" do not have standards that are specific to, in addition to, or that differ from those standards identified in Article 6 or other Articles of this code. For Accessory Use and Environmental Performance Standards, see Article 9. Some Accessory Uses are identified in the Use Matrix.

Uses permitted within the R-C1 and D-CM zoning districts, rather by right or by special exception, may require a certificate of compliance by the board of adjustment prior to permitting.

The *Special Use/Exception Approval* process is outlined in Subsection 3.3.

		R-1A	R-1	R-2	R-3	R-U	R-C1	C-1	C-2	C-3	D-CM	SSC-RC	P-E	CON	REC	USE STANDARD
PRINCIPAL USE																
Adult Family-Care Home	P	P	P	P	P	P	S	S				S				8.1(R)
Agriculture						P										8.1(A)
Airport						S										8.1(B)
Amusement Facility Indoor						S	S	S	P	P	P	P				8.1(C)
Amusement Facility - Outdoor	S	S	S	S	P	P	S	S	P	P	S	P	P			8.1(C)
Animal Care Facility (Veterinary Clinic)						S		S	P	P	P	P				8.1(D)
Animal Shelter						S		S	P	P		S				8.1(D)
Animal Shelter - Operated by Public Authority						S	P	S	P	S		P	P			8.1(D)
Art Gallery						P	P	P	P	P	P	P				
Art Studio							P	P	P	P	P	P				
Assisted Living Facility (ALF)	S	S	S	S	P	S	S	S	P	P		S				8.1(QQ)
Automated Teller Machine (ATM)					S		S	P	P	P	P	P				8.1(E)
Bar/Tavern								S	P	P						8.1(F)
Bed and Breakfast					S	S	P	P	S			P				8.1(G)
Benevolent Distribution Center										P						8.1(H)
Boarding House					P											8.1 (I)
Boat House (Accessory)	P	P	P	P	P	P	P	P	S							8.1(J)
Boat Ramp/Pier							P			P	P		P	P	P	8.1(K)
Boat Rental Facility							P	P	P	P	P					
Body Modification Establishment								S	P	P						8.1(L)

Broadcasting Facility TV/Radio with or without Antennae					S	S		P	P	P		S	P			8.1(HH)
Buildings Used Exclusively for Gov.	P	P	P	P	P	P	P	P	P	P	P	P	P		P	
Campground / RV Park						P							P		P	8.1(N)
Car Wash							S	P	P	P		P				8.1(O)
Cemetery						S							S			8.1(P)
Commercial Breeder									S	P						8.1(D)
Community Center	S	S	S	S	P	P	P	S				P	P			
Community Garden	S	S	S	S	P	P	P	S			S	P	P		P	8.1(Q)
Community Residential Home 6 or less	P	P	P	P	P	P	S					P				8.1(R)
Community Residential Home 7 or more					P		S	S								8.1(R)
Conservation Area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Contractor Office w/out Storage					S	S	P	P	P	P	P	P				8.1(S)
Contractor Office with Storage									S	P						8.1(S)
Convention Center						S	P		S	S	S	P	P			8.1(T)
Country Club	S	S	S	S	P	P	P	P	P			P				8.1(U)
Cultural Facility					S	P	P	P	P	S	P	P	P			8.1(V)
Day Care Center	S	S	S	S	P	P	P	P	P	P		P				8.1(W)
Day Care Home	P	P	P	P	P	P	P	S				P				8.1(W)
Drive-Through Facility						S	S	P	P	P		S				8.1(X)
Dwelling - Above the Ground Floor							P	P	S		P	P				8.1(Y)
Dwelling - Accessory Dwelling Unit	S	S	S	S	P	P	P					P				9.3(K)

Dwelling - Manufactured Home						P										
Dwelling - Mobile Home																
Dwelling - Multi-Family					P		P	P	P	P		P				
Dwelling - Townhouse					P		P	S				P				
Dwelling - Single-Family	P	P	P	P	P	P	P	S				P				
Dwelling - Two-Family				P	P	P	P	S				P				
Educational Facility - Primary or Secondary	S	S	S	S	P	P	P	S	P			P	P			
Educational Facility - University or College	S	S	S	S	P	P	P	S	P	P		P	P			
Educational Facility - Vocational	S	S	S	S	P	P	P	S	P	P		S	P			
Fallout Shelter (1-2 Family, Accessory)	P	P	P	P	P	P	P					P				9.3(M)
Community Shelter	S	S	S	S	S	P	P	P	P	S	S	S	P			9.3(M)
Display Shelter								P	P	P						9.3(M)
Farmers Market					S	P	P	P	P		S	S	P			
Fast food Restaurant							S	P	P			P				
Financial Institution				S	S		P	P	P	P	P	P				
Fraternity/Sorority	S	S	S	S	S	S	S									8.1(CC)
Freight Terminal																
Funeral Home							P	P	P	P		S				
Garage Apartment (Accessory)	P	P	P	P	P	P	P					S				9.3(K)
Gas Station							P	P	P	P		S				8.1(DD)
Golf Course/Driving Range	S	S	S	S	P	P		P	P	P		S				
Government Office	P	P	P	P	P	P	P	P	P	P	P	P	P			
Greenhouse/Nursery - Retail					S	P	S	P	P	P		S				

Group Home	S	S	S	S	P	S	S	S	P	P		S				8.1(EE)
Guest Cottage (Accessory)	P	P	P	P	P	P	P					S				9.3(K)
Halfway House					S	S				S		S				8.1(EE)
Healthcare Institution					S		S	P	P	P		P	P			
Heavy Retail, Rental and Service								S	P	P		S				
Helipad					S	S		S	P	P		S	P			8.1(B)
Heliport						S										8.1(B)
Home Occupation	P	P	P	P	P	P	P					P				8.1(FF)
Hotel/Motel							P	P	P	P	S	S				
Industrial Artisan							S	S	S	P	S	S				8.1 (GG)
Industrial Design							S	S	S	P	S	S				8.1 (GG)
Lite Manufacturing							S	S	S	P		P				8.1 (GG)
Live Entertainment - Ancillary Use							S	S	P	P	P	P				8.1 (HH)
Live Performance Venue						S	S	P	P		P	S	P			8.1 (HH)
Lodge/Meeting Hall							P	P	P	S	S	S				8.1 (II)
Manufactured Home Park						P										
Marina							P	P	P	P	P	P				
Medical/Dental Office				S	P	P	P	P	P	P	P	P				
Medical Marijuana Treatment Center							S	P	P	P	S	S				8.1(JJ)
Micro-Brewery/Distillery/Winery Small							P	P	P	P	P					8.1(KK)
Micro-Brewery/Distillery/Winery Large									S	P						
Mobile Vendors												P				
Movie Studio							S	S	P	P		S				
Neighborhood Market				S	P		P	P	P	P	P	P				8.1(LL)

Nightclub								S	P	P						8.1(HH)
Nursing, Convalescent, or Rest Home					P			P	P	P		S				
Office				S	P		P	P	P	P	P	P				
Outdoor Dining							P	P	P	P	P	P				8.1(MM)
Pain Management Clinic							S	P	P	P		S				
Parking Lot (Principle Use)							P	P	P	P	P	S				8.1(NN)
Parking Structure (Principle Use)							P	P	P	P	P	S				8.1(NN)
Passenger Terminal									S	P		S				
Pay Day/Title Loan Agency							S	S	P	P		S				8.1(OO)
Permanent Makeup Services (ancillary use within a salon, doctors office or educational institution)							P	P	P	P	P	P				
Personal Service Establishment Beauty/salon				S	S		P	P	P	P	P	P				
Personal Service Establishment Laundry/Dry Cleaner					S		P	P	P	P		P				
Pharmacy							S	P	P	P	S	S				8.1(PP)
Pier (Accessory)	P	P	P	P	P	P	P	P	P	P	P					8.1(K)
Planned Development Project Residential	P	P	P	P	P	P	P	P	S	S	S	P				
Planned Development Project Commercial					S	S	P	P	P	P	P	P				
Place of Worship	S	S	S	S	P	P	P	P	P	P		P				
Private Stable	P	P	P	P	P	P										8.1(QQ)

Public Park	P	P	P	P	P	P	P	P	P	S	P	P	P	S	P	
Public Safety Facility	S	S	S	S	P	P	P	P	P	P	P	P	P			
Public Works Facility	P	P	P	P	P	P	P	P	P	P	P	P	P			
Reception Facility							P	P	P	P	P	P				8.1(RR)
Recreational Vehicle Park						P	S			S					P	8.1(N)
Recycling Collection Center								P	P	P			P			
Research and Development					S		S	P	P	P	S	S				
Restaurant					S	S	P	P	P	P	P	P				8.1(TT)
Retail/Convenience Store							P	P	P	P	S	P				
Retail Goods Establishment						S	P	P	P	P	P	P				
Retail Sales of Alcohol							P	P	P	P	P	S				8.1(UU)
Salvage, Junk, Wrecking - Yard										S						
Second-Hand Store (Thrift, Pawn Store)								S	P	P		S				8.1(VV)
Self-Storage Facility (Mini-warehouse)						S		S	P	P		P				
Sexually Oriented Business									S	S						8.1(WW)
Shopping Center							P	P	P	P	S	P				
Solar Farm						S							P			8.1(XX)
Specialty Food Service							P	P	P	P	P	P				
Storage Yard - Outdoor									S	P						8.1(YY)
Take-out Only Restaurant							P	P	P	P	P	P				
Transient Vacation Rental					S		P				P					
Truck Repair									S	P						
Utility	P	P	P	P	P	P	P	P	P	P	P	P	P		P	

Vehicle Dealership - Enclosed								S	P	P		P				
Vehicle Dealership - With Outdoor Storage/Display								S	P	P		P				
Vehicle Operation Facility										S			P			
Vehicle Rental - Enclosed									P	P		P				
Vehicle Rental - With Outdoor Storage/Display								S	S	P		P				
Vehicle Repair/Service - Major								S	P	P						8.1(ZZ)
Vehicle Repair/Service - Minor							P	P	P	P		P				8.1(ZZ)
Warehouse									S	P		P	P			
Wholesale Establishment								S	P	P		P				
Wind Energy System						P							P	S		8.1(AAA)
Wind Energy System (Private)	P	P	P	P	P	P										9.3(Z)
Wireless / Telecommunications Towers								P	P	P			P			8.1(BBB)
TEMPORARY USE																
Farmers' Market						P	P	P	P	P	P	P			P	8.2(A)
Temporary Contractor's Office	P	P	P	P	P	P	P	P	P	P	P	P	P		P	
Temporary Mobile Food Sales (Vending)							P	P	P	P	P	S			P	8.2(B)
Temporary Outdoor Entertainment						S	P	P	P	P	P	S			P	8.2(C)
Temporary Outdoor Sales						P	P	P	P	P	P	P				8.2(D)
Temporary Outdoor Storage Container	P	P	P	P	P	P	P	P	P	P	P	P	P			8.2(E)

Temporary Structures (Tents, Offices…)							P	P	P	P	P	P			P	8.2(F)

(Ord. No. 1453-17 , § 1, 8-8-2017; Ord. No. 1460-17 , § 3, 9-12-2017; Ord. No. 1477-18 , § 1, 9-11-2018; Ord. No. 1478-18 , § 1, 9-11-2018; Ord. No. 1483-18 , § 1, 11-13-2018)