

ORDINANCE NO. 019517

AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.02 GENERAL PROVISIONS AND DEFINITIONS), ARTICLE II (DEFINITIONS); TITLE 20 (ZONING), CHAPTER 20.16 (SCREENING AND FENCING), 20.16.030 (PERMITTED WALLS), SUBSECTION B; TITLE 20 (ZONING), APPENDIX A (TABLE OF PERMISSIBLE USES), TABLE 4.00 (OFFICE & RESEARCH SERVICES); TITLE 20 (ZONING), APPENDIX A (TABLE OF PERMISSIBLE USES), TABLE 5.00 (MANUFACTURING, PROCESSING & ASSEMBLING); TITLE 20 (ZONING), APPENDIX A (TABLE OF PERMISSIBLE USES), TABLE 11.00 (RECREATION, AMUSEMENT & ENTERTAINMENT); TITLE 20 (ZONING), APPENDIX C (TABLE OF PARKING REQUIREMENTS AND STANDARDS), TABLE 4.00 (OFFICE & RESEARCH SERVICES); TITLE 20 (ZONING), APPENDIX C (TABLE OF PARKING REQUIREMENTS AND STANDARDS) OF THE EL PASO CITY CODE TO ESTABLISH DEFINITIONS FOR USES; CLARIFY REQUIREMENTS; UPDATE THE TABLE OF PERMISSIBLE USES; UPDATE THE TABLE OF PARKING REQUIREMENTS AND STANDARDS

THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the City strives to continuously improve development practices and services to reduce speed-to-market; and,

WHEREAS, the proposed amendment will support key Economic Development Initiatives in the focus areas of Advanced Manufacturing, Advanced Logistics, Destination Entertainment, and Redevelopment; and,

WHEREAS, the proposed amendment will add definitions for heretofore undefined uses, clarify existing regulations, eliminate redundancy, calibrate permissible uses and parking calculations to align with best practices; and,

WHEREAS, a public hearing regarding the proposed amendment was held before the City Plan Commission, and the Commission recommended approval of the amendment; and,

WHEREAS, the El Paso City Council has determined that this amendment is in the best interest of the public and will promote the public health, safety and welfare of the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

SECTION 1. Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions), Article II (Definitions) is amended to add new Sections to read as follows:

20.02.109 Aquarium. "Aquarium" means an establishment primarily engaged in the preservation and exhibition of live plant and aquatic animal life displays for the benefit of the public.

20.02.1481 Brewpub. “Brewpub” (also taproom) sells 25 percent or more of its beer on-site and may include significant food services and assembly uses. The beer is brewed primarily for sale in the restaurant and bar, and is often dispensed directly from the brewery’s storage tanks. Where allowed by law, brewpubs often sell beer to-go and/or distribute to off-site accounts.

20.02.1482 Brewery. “Brewery” or microbrewery means an operator that sells 75 percent or more of its beer off-site. Microbreweries sell to the public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and directly to the consumer through carry-outs and/or on-site taproom or restaurant sales.

20.02.2881 Data processing center (hyperscale). “Data processing center (hyperscale)” or “Data center (hyperscale)” means one or more data centers and/or other facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems and associated components, such as telecommunications and storage systems, cooling systems, power supplies and systems for managing property performance (including generators and mechanical and electrical yards), and equipment used for the transformation, transmission, distribution and management of electricity (including private substations), internet-related equipment, data communications connections, private communication towers, environmental controls and security devices, structures and site features, as well as certain accessory uses or buildings located on the land and other related or associated uses, buildings or structures such as utility buildings; private utility facilities; office; buildings for support staff; warehousing for logistics, storage and/or other similar uses; cafeteria; guardhouse; diesel storage tanks; fuel storage for emergency generators; water storage tanks; security fencing; and other structures, improvements and appurtenants.

20.02.7241 Plastics products finishing. “Plastics products finishing” includes the production of plastics or rubbers from an intermediate product into a final product, often characterized by a process of additive manufacturing, 3D printing, thermoforming, stamping, polishing, or final assembly.

20.02.7242 Plastics products manufacturing. “Plastics products manufacturing” means the processing of bulk synthetic or organic polymers, rubbers and urethanes into an intermediate or final form but excludes the recycling or remanufacturing of such products.

20.02.8521 Security fence. “Security fence” means a fence not to exceed twelve feet (12’) in height and made of decorative aluminum or steel to provide site security around a property and/or to elements within a property.

SECTION 2. Title 20 (Zoning), Chapter 20.16 (Screening and Fencing), 20.16.030 (Permitted walls), Subsection B of the El Paso City Code is amended to add a new subsection 3 that reads as follows:

3. Notwithstanding Subsection B.1, security fences not in excess of twelve feet (12’) in height may be erected along or behind any lot line.

SECTION 3. Title 20 (Zoning), Appendix A (Table of Permissible Uses), Table 4.00 (Office & research services), is amended as follows:

Add Section 4.055 Data processing center (hyperscale). Use shall be Permitted by right (P) in the C-4, M-1, M-2 districts. Master zoning plan required (Z) in the IM-U district. Use not allowed (X) in all other districts.

SECTION 4. Title 20 (Zoning), Appendix A (Table of Permissible Uses), Table 5.00 (Manufacturing, processing & assembling) is amended to delete Section 5.10 (Computer electronic product assembly) in its entirety.

SECTION 5. Title 20 (Zoning), Appendix A (Table of Permissible Uses), Table 5.00 (Manufacturing, processing & assembling) is amended as follows:

Add Section 5.065 Brewpub. Use shall be Permitted by right (P) in the C-1, C-2, C-3, C-4 and C-5 districts. Detailed site plan approval required (D) in the S-D, P-C, and P-I districts. Master zoning plan required (Z) in the GM-U and IM-U districts. Use not allowed (X) in all other districts.

SECTION 6. Title 20 (Zoning), Appendix A (Table of Permissible Uses), Table 5.00 (Manufacturing, processing & assembling) is amended as follows:

Add Section 5.235 Plastics products finishing. Use shall be Permitted by right (P) in the M-1, M-2, and M-3 districts. Use not allowed (X) in all other districts.

SECTION 7. Title 20 (Zoning), Appendix A (Table of Permissible Uses), Table 5.00 (Manufacturing, processing & assembling) Section 5.24 (Plastics products manufacturing) is amended as follows:

Add Special permit required (S) in M-1 districts.

SECTION 8. Title 20 (Zoning), Appendix A (Table of Permissible Uses), Table 11.00 (Recreation, amusement & entertainment) is amended as follows:

Add Section 11.055 Aquarium. Use shall be Permitted by right (P) in the C-3, C-4, and C-5 districts. Master zoning plan required (Z) in the GM-U district. Use not allowed (X) in all other districts

SECTION 9. Title 20 (Zoning), Appendix C (Table of Parking Requirements and Standards), Table 4.00 (Office & Research Services), Section 4.05 (Data processing center), Automobile & Light Truck calculations be deleted in their entirety and amended as follows:

Automobile & Light Truck Minimum: 1/150,000 sf GFA Warehouse, plus 1/1,000 sf GFA Office (NOTE 4)

Automobile & Light Truck Maximum: 1/75,000 sf GFA Warehouse, plus 1/500 sf GFA Office (NOTE 4)

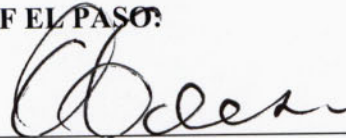
SECTION 10. Title 20 (Zoning), Appendix C (Table of Parking Requirements and Standards), be amended to add Note 4 to read as follows:

NOTE 4: For accessory buildings, the minimum required spaces for Warehouse use shall be 1/7,200 sf GFA and the maximum shall be 1/5,000 sf GFA; the minimum required spaces for Office use shall be 1/250 sf GFA and the maximum shall be 1/125 sf GFA

SECTION 11. Except as expressly herein amended, Title 20, Zoning, of the El Paso City Code shall remain in full force and effect.


ADOPTED This 20th day of June, 2023.

CITY OF EL PASO:



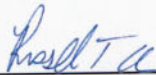
Oscar Leeser, Mayor

ATTEST:



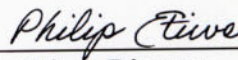
Laura Prine, City Clerk

APPROVED AS TO FORM:



Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip Etiwe, Director
Planning and Inspections Department

20.02.109 Aquarium

“Aquarium” means an establishment primarily engaged in the preservation and exhibition of live plant and aquatic animal life displays for the benefit of the public.

20.02.1481 Brewpub

“Brewpub” (also taproom) sells 25 percent or more of its beer on-site and may include significant food services and assembly uses. The beer is brewed primarily for sale in the restaurant and bar, and is often dispensed directly from the brewery’s storage tanks. Where allowed by law, brewpubs often sell beer to-go and/or distribute to off-site accounts.

20.02.1482 Brewery

“Brewery” or microbrewery means an operator that sells 75 percent or more of its beer off-site. Microbreweries sell to the public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and directly to the consumer through carry-outs and/or on-site taproom or restaurant sales.

20.02.2881 Data processing center (hyperscale).

“Data processing center (hyperscale)” or “Data center (hyperscale)” means one or more data centers and/or other facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems and associated components, such as telecommunications and storage systems, cooling systems, power supplies and systems for managing property performance (including generators and mechanical and electrical yards), and equipment used for the transformation, transmission, distribution and management of electricity (including private substations), internet-related equipment, data communications connections, private communication towers, environmental controls and security devices, structures and site features, as well as certain accessory uses or buildings located on the land and other related or associated uses, buildings or structures such as utility buildings; private utility facilities; office; buildings for support staff; warehousing for logistics, storage and/or other similar uses; cafeteria; guardhouse; diesel storage tanks; fuel storage for emergency generators; water storage tanks; security fencing; and other structures, improvements and appurtenants.

20.02.7241 Plastics products finishing

“Plastics products finishing” includes the production of plastics or rubbers from an intermediate product into a final product, often characterized by a process of additive manufacturing, 3D printing, thermoforming, stamping, polishing, or final assembly.

20.02.7242 Plastics products manufacturing

“Plastics products manufacturing” means the processing of bulk synthetic or organic polymers, rubbers and urethanes into an intermediate or final form but excludes the recycling or remanufacturing of such products.

20.02.8521 Security fence.

“Security fence” means a fence not to exceed twelve feet (12’) in height and made of decorative aluminum or steel to provide site security around a property and/or to elements within a property.

20.16.030 Permitted walls.

- A. In residential or apartment districts or for residential or apartment uses in other districts, a screening wall or fence not in excess of eight feet high may be erected around that part of the lot behind the front wall of the main building or behind the front yard line whenever the main building is located further back. A screening wall or fence not in excess of forty-two inches high may be erected in that part of a lot in front of the front line of the main building, except that no screening wall or fence may be more than thirty-six inches high within twenty feet of a street intersection or where visibility of vehicle or pedestrian traffic might be impeded as specified in Section 20.16.060 of this chapter.

For the purposes of this regulation, a wall or fence may exceed the heights set forth in this subsection up to a total height of ten feet, except within twenty feet of a street intersection or where vehicle or pedestrian traffic might be impeded as specified in Section 20.16.060 of this chapter. This provision applies when the vertical surface of the wall or fence above the eight feet or forty-two inches, whichever applies, is not less than seventy-five percent open, and which does not otherwise impede the vision clearance for motor vehicle or pedestrian traffic at intersections or driveway exits. The wall or fence may include wrought-iron fences with or without masonry columns, chain link, picket, split rail and other similar type fences not otherwise prohibited.

- B. In commercial, manufacturing and industrial districts.
1. Where storage is a permitted accessory use with screening, and where not otherwise prohibited, a screening wall or fence not in excess of eight feet high may be erected along or behind any lot line; provided, that the following conditions are met:
 - a. Where any access driveway is located, the height of such wall or fence shall not exceed forty-two inches in height within ten feet of the street lot line;
 - b. The wall or fence shall not exceed forty-two inches in height for visual clearance at other locations as determined by the traffic engineer; and,
 - c. No screening wall or fence shall be more than thirty-six inches high within twenty feet of a street intersection as specified in Section 20.16.060 of this chapter. 2. Upon written application from the property owner, the zoning administrator may approve an additional four feet of fencing to the above eight foot screening wall or fence provided that the following conditions are met
 - a. The fence does not exceed twelve feet in height;
 - b. The property is located in a manufacturing or industrial zoning district;
 - c. The fence is only utilized as screening for outside storage where fifty percent or more of the property is used for outside storage;
 - d. Any screening wall or fence greater than forty-two inches in height along any street frontage shall be located ten feet behind the street lot line;
 - e. Where a wall is located ten feet behind the street lot line, the property owner shall provide landscaping within the ten feet, between the wall and the street lot line, based on the requirements of Title 18; and,
 - f. The request is reviewed and approved by the traffic engineer for visual clearance at driveways and intersections.
 - g. Upon site plan review, the zoning administrator may require additional landscaping as part of the approval. If the zoning administrator denies the request, the property owner may appeal the decision to the city council.

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3. Notwithstanding Subsection B.1, security fences not in excess of twelve feet (12') in height may be erected along or behind any lot line.
- C. If a wall is proposed to be constructed on a common property line, the written approval of the adjoining property owner must be submitted with the application for a building permit. If the city is the adjoining property owner, written approval of the zoning administrator must be requested and submitted with the application for a building permit.

(Ord. 16653 § 2 (part), 2007)

(Ord. 17191, § 1, 9-15-2009)

| Use | Residential | | | | | | | | | | | | | | | | Commercial | | | | | Manufacturing | | | | Special Purpose | | | | | | | | | | | Supplemental Standards | Accessory Uses Permitted to Specific Use | | | |
|---|-------------|-----|------|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-------|-----|------|------------|-----|-----|-----|-----|---------------|-----|-----|-----|-----------------|---------|-------|-------|---------|----------|-------|-------|-------|--------|--------|--|---|--|----------------------------|-----|
| | R-1 | R-2 | R-2A | R-3 | R-3A | R-4 | R-5 | RMH | A-1 | A-2 | A-3 | A-4 | A-O | A-3/O | A-M | C-OP | C-1 | C-2 | C-3 | C-4 | C-5 | Q | M-1 | M-2 | M-3 | R-F | PMD**** | S-D** | U-P** | P-R I** | P-R II** | P-C** | P-I** | SRR** | R-MU** | G-MU** | | | I-MU** | NOS | URD |
| 4.00 Office & research services | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.01 Automated Teller Machine (ATM) | X | X | X | X | X | X | X | X | X | A | A | A | A | A | P | P | P | P | P | P | A | A | A | A | A | X | D | D | X | X | D | A | D | Z | Z | Z | | X | § 20.10.010 § 20.10.020 | | |
| 4.02 Bank | X | X | X | X | X | X | X | X | X | X | X | X | S | S | X | P | P | P | P | P | X | P | P | P | X | X | D | D | X | X | D | D | S | Z | Z | Z | | X | § 20.10.010; § 20.10.020 § 20.10.110 | | |
| 4.03 Courier & message service | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | P | P | P | X | X | X | X | X | X | X | X | X | X | D | X | X | X | Z | X | | X | § 20.10.010 § 20.10.020 | |
| 4.035 Credit access businesses | X | X | X | X | X | X | X | X | X | X | X | X | X | X | S | S | S | S | S | S | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | X | § 20.10.165 | |
| 4.04 Credit union | X | X | X | X | X | X | X | X | X | X | X | S | S | X | P | P | P | P | P | P | X | P | P | P | X | X | D | D | X | X | D | D | S | Z | Z | Z | | X | § 20.10.010; § 20.10.020 § 20.10.110 | | |
| 4.05 Data processing center | X | X | X | X | X | X | X | X | X | X | X | P | P | X | P | P | P | P | P | P | X | P | X | X | X | X | D | D | X | X | D | D | X | Z | Z | Z | | X | § 20.10.010 § 20.10.020 | | |
| 4.055 Data processing center (hyperscale) | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | Z | X | X | § 20.10.010 § 20.10.020 | |
| 4.06 Employment agency | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | P | P | P | P | X | P | X | X | X | X | D | D | X | X | D | D | X | Z | Z | Z | | X | § 20.10.010; § 20.10.020 | | |
| 4.07 Financial institution | X | X | X | X | X | X | X | X | X | X | S | S | X | P | P | P | P | P | P | P | X | P | P | P | X | D | D | X | X | D | D | S | Z | Z | Z | | X | § 20.10.010; § 20.10.020 § 20.10.110 | | | |
| 4.08 Office, administrative & manager's | X | X | X | X | X | X | X | S | P | P | P | P | X | P | P | P | P | P | P | X | P | P | P | X | A | D | D | A | A | D | D | D | Z | Z | Z | | X | § 20.10.010 § 20.10.020 | | | |
| 4.09 Office, business | X | X | X | X | X | X | X | S | S | S | S | P | P | X | P | P | P | P | P | P | X | P | P | P | X | D | D | X | X | D | D | S | Z | Z | Z | | X | § 20.10.010 § 20.10.020 | | | |
| 4.10 Office, medical | X | X | X | X | X | X | X | S | S | S | S | P | P | X | P | P | P | P | P | X | P | P | P | X | D | D | X | X | D | D | S | Z | Z | Z | | X | § 20.10.010; § 20.10.020 § 20.10.040 | Florist, gift shop, pharmacy and similar uses per Section 20.10.040 | | | |
| 4.11 Office, professional | X | X | X | X | X | X | X | S | S | S | S | P | P | X | P | P | P | P | P | P | X | P | P | P | X | D | D | X | X | D | D | D | Z | Z | Z | | X | § 20.10.010 § 20.10.020 | | | |
| 4.12 Radio broadcasting studio | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | P | P | P | P | X | P | P | P | X | D | X | X | X | D | D | X | X | Z | Z | | X | § 20.10.010; § 20.10.020 § 20.10.700 | | | |

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|------|--------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|------------------------------|---|------------------------------|------------------------------|
| 4.13 | Research laboratory | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | X | P | P | P | P | P | P | P | P | X | P | P | P | P | X | X | D | X | X | X | D | D | X | X | Z | Z | X | \$ 20.10.010 \$ 20.10.020 |
| 4.14 | School, arts & crafts | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | X | P | P | P | P | P | P | P | P | X | X | X | X | X | X | D | D | X | X | D | X | S | Z | Z | X | X | \$ 20.10.010 \$ 20.10.020 | |
| 4.15 | Studio, dance | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | X | P | P | P | P | P | P | P | X | X | X | X | X | X | D | D | X | X | D | X | S | Z | Z | X | X | \$ 20.10.010 \$ 20.10.020 | | |
| 4.16 | Studio, music | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | X | P | P | P | P | P | P | P | X | X | X | X | X | X | D | D | X | X | D | X | S | Z | Z | X | X | \$ 20.10.010 \$ 20.10.020 | | |
| 4.17 | Studio, photography | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | X | P | P | P | P | P | P | P | X | X | X | X | X | X | D | D | X | X | D | X | S | Z | Z | X | X | \$ 20.10.010 \$ 20.10.020 | | |
| 4.18 | Telemarketing agency | X | X | X | X | X | X | X | X | X | X | X | X | S | S | X | P | P | P | P | P | P | P | X | P | P | P | X | X | D | D | X | X | D | D | X | Z | Z | Z | X | \$ 20.10.010 \$ 20.10.020 | | | |
| 4.19 | Television broadcasting studio | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | P | P | P | P | P | P | P | X | P | P | P | X | X | D | X | X | X | D | D | X | X | Z | Z | X | \$ 20.10.010; \$ 20.10.020 \$ 20.10.700 | | |

| Use | Residential | | | | | | | | | | | | | | | Commercial | | | | Manufacturing | | | | Special Purpose | | | | | | | | | | | Supplemental Standards | Accessory Uses Permitted to Specific Use | | | | | | | |
|---|--|-----|------|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-------|-----|------------|-----|-----|-----|---------------|-----|---|-----|-----------------|-----|-----|---------|-------|-------|---------|----------|-------|-------|-------|------------------------|--|--------|--------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| | R-1 | R-2 | R-2A | R-3 | R-3A | R-4 | R-5 | RMH | A-1 | A-2 | A-3 | A-4 | A-O | A-3/O | A-M | C-OP | C-1 | C-2 | C-3 | C-4 | C-5 | Q | M-1 | M-2 | M-3 | R-F | PMD**** | S-D** | U-P** | P-R I** | P-R II** | P-C** | P-J** | SRR** | | | R-MU** | G-MU** | I-MU** | NOS | URD | | |
| 5.00 Manufacturing, processing & assembling | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5.01 | Animal food manufacturing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | P | X | X | X | X | X | X | X | X | D | X | X | X | Z | | X | § 20.10.010 § 20.10.020 |
| 5.02 | Animal slaughtery & processing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | S | X | X | X | X | X | X | X | X | X | X | X | X | X | Z | | X | § 20.10.010 § 20.10.020 |
| 5.03 | Apparel manufacturing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | X | P | P | P | X | X | X | X | X | X | X | X | X | D | X | X | Z | Z | | X | § 20.10.010 § 20.10.020 | |
| 5.04 | Beverage product manufacturing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | X | P | P | P | X | X | X | X | X | X | X | X | X | D | X | X | X | Z | | X | § 20.10.010 § 20.10.020 | |
| 5.05 | Bread & bakery product manufacturing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | X | P | P | P | X | X | X | X | X | X | X | X | D | X | X | Z | Z | | X | § 20.10.010 § 20.10.020 | | |
| 5.06 | Brewery | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | S | S | S | X | P | P | P | S | X | X | X | X | X | X | D | X | X | Z | Z | | X | § 20.10.010 § 20.10.020 | | | |
| 5.065 | Brewpub | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | P | P | P | X | X | X | X | X | X | D | X | X | X | D | X | X | Z | Z | X | § 20.10.010 § 20.10.020 | | | |
| 5.07 | Chemical manufacturing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | X | X | X | X | X | X | X | X | D | X | X | X | Z | | X | § 20.10.010 § 20.10.020 | | |
| 5.08 | Coal products manufacturing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | X | § 20.10.010 § 20.10.020 | |
| 5.09 | Commercial & service industry manufacturing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | X | X | P | P | P | X | X | X | X | X | X | X | D | X | X | X | Z | Z | | X | § 20.10.010 § 20.10.020 | | |
| 5.10 | Computer electronic product assembly | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | X | P | P | P | X | X | X | X | X | X | X | X | D | X | X | X | Z | Z | X | § 20.10.010 § 20.10.020 | | |
| 5.11 | Computer product manufacturing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | X | X | P | P | P | X | X | X | X | X | X | X | D | X | X | X | Z | | X | § 20.10.010 § 20.10.020 | | | |
| 5.12 | Dairy product processing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | X | X | P | P | P | S | X | X | X | X | X | D | X | X | X | Z | | X | § 20.10.010 § 20.10.020 | | | | |
| 5.13 | Electronic product assembly or manufacturing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | X | X | P | P | P | X | X | X | X | X | X | D | X | X | X | Z | | X | § 20.10.010 § 20.10.020 | | | | |
| 5.14 | Fabricated metal product manufacturing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | X | X | P | P | P | X | X | X | X | X | X | D | X | X | X | Z | | X | § 20.10.010 § 20.10.020 | | | |

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|--------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|------------------------------|---|
| 5.15 | Food manufacturing, other | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | P | X | X | X | X | X | X | D | X | X | X | Z | X | \$ 20.10.010; \$ 20.10.020 \$ 20.10.350 | | | | |
| 5.16 | Food preparation or assembly | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | X | P | P | P | P | X | X | X | X | X | X | X | X | X | Z | X | \$ 20.10.010 \$ 20.10.020 | | |
| 5.17 | Grain & oil seed milling | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | X | X | P | P | P | S | X | X | X | X | X | X | X | X | Z | X | \$ 20.10.010 \$ 20.10.020 | | |
| 5.18 | Household product manufacturing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | P | P | X | X | X | X | X | D | X | X | X | Z | X | \$ 20.10.010 \$ 20.10.020 | | | |
| 5.19 | Leather & allied product manufacturing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | X | X | P | P | P | X | X | X | X | X | X | D | X | X | X | Z | X | \$ 20.10.010 \$ 20.10.020 | |
| 5.20 | Machinery manufacturing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | P | P | X | X | X | X | X | D | X | X | X | Z | X | \$ 20.10.010 \$ 20.10.020 | | | |
| 5.21 | Nonmetallic mineral product manufacturing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | P | P | X | X | X | X | X | D | X | X | X | Z | X | \$ 20.10.010 \$ 20.10.020 | | | |
| 5.22 | Paper products manufacturing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | X | X | X | X | X | X | D | X | X | X | Z | X | \$ 20.10.010 \$ 20.10.020 | | | |
| 5.23 | Petroleum products manufacturing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | X | X | X | X | X | X | X | X | X | X | X | X | X | \$ 20.10.010 \$ 20.10.020 | | |
| 5.235 | Plastic products finishing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | P | X | X | X | X | X | X | X | X | X | X | X | X | \$ 20.10.010 \$ 20.10.020 | | |
| 5.24 | Plastic products manufacturing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | X | X | X | X | X | X | X | X | X | X | X | X | X | \$ 20.10.010 \$ 20.10.020 | | |
| 5.25 | Primary metal manufacturing | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | X | X | X | X | X | X | X | X | X | X | X | X | X | \$ 20.10.010 \$ 20.10.020 | | |
| 5.26 | Processing facility (heavy) | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | X | X | X | X | X | X | X | X | X | X | X | X | X | \$ 20.10.010; \$ 20.10.020 \$ 20.10.490 | | |
| 5.27 | Processing facility (light) | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | S | P | P | X | X | X | X | X | X | X | X | X | X | X | X | \$ 20.10.010; \$ 20.10.020 \$ 20.10.490 | | |
| 5.27.5 | Processing facility (waste) | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | X | X | X | X | X | X | X | X | X | X | X | X | X | \$ 20.10.010; \$ 20.10.020 \$ 20.10.490 | | |
| 5.28 | Recycling collection facility (large) | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | P | P | P | X | X | X | X | X | X | X | X | X | Z | Z | \$ 20.08.010; \$ 20.08.020 \$ 20.08.520 | | | |
| 5.29 | Recycling collection facility (small) | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | A | A | A | A | A | X | X | A | A | X | X | A | A | X | A | A | X | \$ 20.10.010; \$ 20.10.020 \$ 20.10.520 | | |
| 5.30 | Reverse vending machines | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | A | A | A | A | A | A | A | A | A | X | X | A | A | X | A | A | A | X | \$ 20.10.010; \$ 20.10.020 \$ 20.10.580 |

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|-------|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|----------------------------|----------------------------|--|----------------------------|---|---|--|
| 11.15 | Exercise facility (indoor) | X | X | X | X | X | X | X | X | A | A | A | A | A | A | X | P | P | P | P | P | P | P | X | A | A | A | X | A | D | D | A | A | D | D | X | Z | Z | X | X | \$ 20.10.010; \$ 20.10.020 | | | | | |
| 11.16 | Exhibition hall | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | X | X | X | X | X | X | X | X | X | X | X | X | D | X | X | X | X | X | \$ 20.10.010; \$ 20.10.020 | | | | |
| 11.17 | Fairground | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | X | S | X | X | X | X | S | X | X | X | X | X | X | X | X | X | X | X | X | X | \$ 20.10.010; \$ 20.10.020 | | | |
| 11.18 | Gambling casino | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | S | S | X | X | X | X | X | S | X | X | X | X | X | X | X | X | X | X | Z | X | X | \$ 20.10.010; \$ 20.10.020 | | | |
| 11.19 | Go-cart track | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | S | P | X | X | X | X | X | S | X | X | X | X | X | X | X | X | X | X | X | X | X | \$ 20.10.010; \$ 20.10.020 | | | |
| 11.20 | Golf course < 75 acres (with/without restaurant & bar) | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | X | S | S | S | S | S | S | S | S | S | S | S | S | X | S | S | S | X | X | Z | Z | X | X | \$ 20.10.010; \$ 20.10.020; \$ 20.10.060 |
| 11.21 | Golf course >75 acres (with/without restaurant & bar) | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | X | P | P | P | P | P | P | D | D | X | D | D | D | X | X | Z | Z | X | X | \$ 20.10.010; \$ 20.10.020; \$ 20.10.060 | | | | |
| 11.22 | Golf driving range | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | P | P | P | P | P | P | X | S | S | S | S | E | S | D | X | S | S | D | X | X | Z | Z | X | X | \$ 20.10.010; \$ 20.10.020 | | | | | |
| 11.23 | Ice skating facility | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | S | P | P | P | P | X | X | X | X | X | X | S | X | X | X | D | D | X | X | Z | X | X | X | \$ 20.10.010; \$ 20.10.020 | | | | | |
| 11.24 | Laser games center | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | S | P | P | P | P | X | X | X | X | X | X | S | X | X | X | D | D | X | X | X | Z | X | X | X | \$ 20.10.010; \$ 20.10.020 | | | | | |
| 11.25 | Miniature golf course | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | X | X | X | X | X | S | X | X | X | X | X | X | X | X | X | X | X | X | Z | X | X | \$ 20.10.010; \$ 20.10.020 | | | | |
| 11.26 | Movie theatre (indoor) | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | P | P | P | X | X | X | X | X | X | D | D | X | X | D | D | X | X | Z | X | X | X | \$ 20.10.010; \$ 20.10.020 | | | | | | |
| 11.27 | Movie theatre, drive in (outdoor) | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | S | P | S | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | Z | X | X | \$ 20.10.010; \$ 20.10.020 | | | | |
| 11.28 | Nightclub, bar, cocktail lounge | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | P | P | P | X | X | X | X | X | X | D | X | X | X | D | X | X | X | X | X | Z | X | X | \$ 20.10.010; \$ 20.10.020; \$ 20.10.060 | | | | |
| 11.29 | Nude live entertainment club | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | \$ 20.10.010; \$ 20.10.020; \$ 20.10.620 | | | | |
| 11.30 | Open space (common, public or private) | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | D | D | D | D | D | D | D | D | D | Z | Z | Z | P | P | \$ 20.10.010; \$ 20.10.020 | | | | |
| 11.31 | Paint ball center (indoor) | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | S | P | P | P | P | X | X | X | X | X | X | D | X | X | X | D | D | X | X | Z | X | X | X | \$ 20.10.010; \$ 20.10.020 | | | | | | |

| 4.00 | Office & Research Services | Automobile & Light Truck | | Bicycle | Heavy Truck Trailer | Gravel Screen Parking | |
|-------|-------------------------------------|---|--|---------|---------------------|-----------------------|-------|
| | | Minimum | Maximum | | | Required | Notes |
| 4.01 | Automated Teller Machine (ATM) | None | None | None | None | Not Allowed | 2A, B |
| 4.02 | Bank | 1/288 sf GFA; plus 3 queue spaces per teller window | 1/200 sf GFA; plus 5 queue spaces per teller window | NOTE 3 | None | Not Allowed | 2A, B |
| 4.03 | Courier & message service | 1/576 sf GFA | 1/400 sf GFA | NOTE 3 | None | Not Allowed | 2A, B |
| 4.035 | Credit access business | 1/288 GFA | 1/200 GFA | NOTE 3 | None | Not Allowed | 2A, B |
| 4.04 | Credit union | 1/288 sf GFA; plus 3 queue spaces per teller window | 1/200 sf GFA; plus 5 queue spaces per teller window | NOTE 3 | None | Not Allowed | 2A, B |
| 4.05 | Data processing center (hyperscale) | 1/150,000 sf GFA Warehouse, plus 1/1,000 sf GFA Office (NOTE 4) | 1/75,000 sf GFA Warehouse, plus 1/500 sf GFA Office (NOTE 4) | NOTE 3 | None | Allowed | 2A, B |

| 4.00 | Office & Research Services | Automobile & Light Truck | | Bicycle | Heavy Truck Trailer | Gravel Screen Parking | |
|------|-------------------------------------|--|--|---------|---------------------|-----------------------|-------|
| | | Minimum | Maximum | | | Required | Notes |
| 4.06 | Employment agency | 1/576 sf GFA | 1/400 sf GFA | NOTE 3 | None | Allowed | 2A, B |
| 4.07 | Financial institution | 1/288 sf GFA; plus 3 queue spaces per teller window | 1/200 sf GFA; plus 5 queue spaces per teller window | NOTE 3 | None | Not Allowed | 2A, B |
| 4.08 | Office, administrative/manager's | 1/576 sf GFA | 1/400 sf GFA | NOTE 3 | 1/200,000 sf GFA | Allowed | 2A, B |
| 4.09 | Office, business | 1/576 sf GFA | 1/400 sf GFA | NOTE 3 | 1/200,000 sf GFA | Allowed | 2A, B |
| 4.10 | Office, medical | 1/288 sf GFA | 1/200 sf GFA | NOTE 3 | 1/200,000 sf GFA | Not Allowed | 2A, B |
| 4.11 | Office, professional | 1/576 sf GFA | 1/400 sf GFA | NOTE 3 | 1/200,000 sf GFA | Allowed | 2A, B |
| 4.12 | Radio broadcasting studio | 1/576 sf GFA | 1/400 sf GFA | NOTE 3 | None | Allowed | 2A, B |

| 4.00 | Office & Research Services | Automobile & Light Truck | | Bicycle | Heavy Truck Trailer | Gravel Screen Parking | |
|------|--------------------------------|--------------------------|--------------|---------|---------------------|-----------------------|-------|
| | | Minimum | Maximum | | | Required | Notes |
| 4.13 | Research Laboratory | 1/576 sf GFA | 1/400 sf GFA | NOTE 3 | 1/200,000 sf GFA | Allowed | 2A, B |
| 4.14 | School, arts & crafts | 1/288 sf GFA | 1/200 sf GFA | NOTE 3 | None | Allowed | 2A, B |
| 4.15 | Studio, dance | 1/576 sf GFA | 1/400 sf GFA | NOTE 3 | None | Allowed | 2A, B |
| 4.16 | Studio, music | 1/576 sf GFA | 1/400 sf GFA | NOTE 3 | None | Allowed | 2A, B |
| 4.17 | Studio, photography | 1/576 sf GFA | 1/400 sf GFA | NOTE 3 | None | Allowed | 2A, B |
| 4.18 | Telemarketing agency | 1/288 sf GFA | 1/200 sf GFA | NOTE 3 | None | Not Allowed | 2A, B |
| 4.19 | Television broadcasting studio | 1/576 sf GFA | 1/400 sf GFA | NOTE 3 | None | Allowed | 2A, B |

NOTE 1: TO BE DETERMINED BY THE ZONING ADMINISTRATOR

NOTE 2: FOR SPECIFIC REQUIREMENTS BASED ON USE/ZONE CRITERIA FOR [SECTION 20.14.080](#)

A. Office, Educational or Institutional less than or equal to 5000 SF building:

Gravel/screenings surfaced parking areas may be incorporated for the required parking reserved for use by employees and staff of in-store retail or Professional offices and for required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided. In no case shall gravel/screening parking exceed 50% of the total required parking.

The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee; and signage shall be installed indicating "Parking For Employees, Staff, and/or Overflow Parking Only".

B. Commercial/Manufacturing/Warehousing/Storage/Construction Yards/and High Traffic Uses:

Gravel/screenings surfaces may be incorporated for employee parking, for the storage users of truck trailers, storage containers, equipment, supplies, materials, motor vehicles or recreational vehicles which are part of the business function of the facility or site; including transport drop-offs and stock-in-trade.

All required parking for visitors, customers, employees, or patrons shall be hard surfaced.

The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee; and signage shall be installed indicating "Overflow Parking Only" or as appropriate.

All access drives to required parking shall be hard surfaced.

All Loading Docks and all other loading areas shall be hard surfaced.

C. Recreation, Amusement, and Entertainment:

For outdoor facilities, gravel/screenings surfaces may be incorporated for required parking in accordance with the attached table (Section 20.14.080.C). For indoor facilities, gravel surface parking areas may be incorporated for required parking where on-site ponding or permanent desilting basins are provided.

Gravel/screenings surfaces may be incorporated for the storage of truck trailers, storage containers, equipment, supplies, materials, recreational vehicles that are part of the function of the facility.

The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surface or other method as approved by the city manager or designee.

All access drives to required hard surfaced parking shall be hard surfaced.

D. Temporary Uses:

Gravel/screenings surfaces may be incorporated for all required parking subject to review, approval, and conditions by the city manager or designee.

Temporary uses with no parking requirements (i.e. construction areas, etc.) are exempt from parking surface requirements.

The perimeter of any gravel or screenings parking and drive areas shall be delineated by edging, curbing, or abutting hard surface or other method as approved by the city manager or designee.

E. Utility, Miscellaneous and Governmental Facilities:

Gravel/screenings surfaces may be incorporated for required and/or excess parking subject to review, approval, and conditions by the city manager or designee.

Temporary uses with no parking requirements (construction areas, etc) are exempt from parking surface requirements.

Any gravel or screenings parking areas shall be delineated by edging, curbing, or abutting hard surface or other method as approved by the city manager or designee.

F. Agricultural and related uses:

Gravel/screenings surfaces may be incorporated for all required parking including truck trailers, storage containers, equipment, supplies, materials, recreational vehicles which is part of the business function of the facility as well as personal vehicles of the living quarters on the premises.

G. Residential:

Gravel/screening surfaces may be incorporated for:

1. Required parking located at a distance no less than 20 feet from the front property line.
2. For required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided for the surface area of the gravel/screening parking area, and

The perimeter of any gravel or screenings parking areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee.

H. Non-Allowed Uses and Restrictions:

Gravel/screenings surfaces shall not be incorporated for either required or excess parking for motor vehicle sales except as allowed in other sections of this ordinance, for repair or dismantling uses, for storage of used drive train components other than tires, wheels or drive shafts, or for fueling or lubricating bays.

Gravel/screenings surfaces shall not be incorporated for required parking for hospital or medical treatment uses with buildings greater than or equal to five thousand square feet (5000 SF).

Gravel/screenings surfaces may be not be incorporated for required parking in excess of ninety-nine (99) spaces.

No authorizations herein shall supersede state or federal requirements, restrictions, rules, or regulations.

No parking is allowed on top of landscaping or areas not specifically designated for parking.

Note 3: When the minimum required automobile parking exceeds 60 spaces, 5% of the number required over 60 shall be added as required bicycle parking. This calculation shall be rounded up to the next whole number. The minimum number of bicycle spaces required regardless of the calculation shall be 3 and the maximum number of bicycle spaces required regardless of the calculation shall be 40.

NOTE 4: For accessory buildings, the minimum required spaces for Warehouse use shall be 1/7,200 sf GFA and the maximum shall be 1/5,000 sf GFA; the minimum required spaces for Office use shall be 1/250 sf GFA and the maximum shall be 1/125 sf GFA