



ULDC UPDATE USE-SPECIFIC STANDARDS

February 27, 2025



THE NEW CODE WILL:

- Support the Comprehensive Plan.
- Improve compatibility of current development with existing and future development.
- Provide greater certainty and predictability for developers, builders, and residents.

USE-SPECIFIC STANDARDS

THINGS TO THINK ABOUT

- Does the concept of use standards make sense?
- How will they impact the downtown, applicants, and residents?
- Are the use standards appropriate?
- Should other uses have use standards?

USE-SPECIFIC STANDARDS, FIRST

- Review 2.2.6 Mixed-use District
- Understand different types of land uses in Table 2.2.6-1 and which have use-specific standards
 - Permitted
 - Limited
 - Use by Special Review
 - Accessory
 - Temporary
- Reference Definitions, especially flagged definitions

USE-SPECIFIC STANDARDS, SECOND

- Review 2.3.1 Use-specific standards
- Read all use-specific standards
- Use-specific standards not for review
 - Group Home, Type A and Type B
 - Wireless Communication Facility
 - Sexually-Oriented Businesses

USE-SPECIFIC STANDARDS, PERMITTED USES

1. Animal Boarding
2. Car wash
3. Day-care Center/Preschool
4. Day Care Home
5. Dwelling, Live-Work
6. Dwelling, Multifamily
7. Micro-Manufacturing
8. Parking Structure
9. Place of Assembly
10. Utility, Major
11. Research and Development Facility
12. Vehicle Service, Minor
13. Veterinary Clinic/Hospital

USE-SPECIFIC STANDARDS, ACCESSORY USES

- Alternative Energy System
- Car Wash
- Drive-Thru Facility
- Electric Vehicle (EV) Charging Station
- Garage, private
- Home Occupation
- Nursery or Garden Center
- Storage Shed
- Trash Enclosure

USE-SPECIFIC STANDARDS, TEMPORARY USES

- Construction Dumpster
- Construction Office
- Construction Yard
- Estate Sales Permit
- Farmer's Market
- Food Truck
- Residential Sales Office
- Special Event

NEXT STEPS

- March 4, 2025 – Joint Meeting cancelled.
- March 13, 2025 – PC Open Door Meeting on Use-specific standards and Mixed-use District (virtual).
- March 18, 2025 - NEW Joint Meeting – Present findings/recommendations on Use-specific Standards to City Council. Begin review of the next critical section: Mixed-use District.