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## **STAFF REPORT**

September 26, 2025

**CASE NUMBER:** TEXT-0172-2025

**APPLICANT:** Joe Duffy for The City of Perry

**REQUEST:** Add uses by Special Exception permitting for College or University, Outdoor Entertainment – All uses, Convention and exhibition facility, and Artisan production establishment in the C-3 District where currently prohibited.

**STAFF COMMENTS:** The proposed amendment will update the allowable uses in the Downtown C-3 Central Business District to include 4 more use classifications by Special Exception permitting.

The 4 uses include College or University, Outdoor Entertainment – All uses, Convention and exhibition facility, and Artisan production establishment.

The proposed allowable uses were suggested for consideration in conversation between the Downtown Development Authority Board and staff, and not a direct result of any active development proposals received by or discussed with the Community Development Department.

Any proposals within the uses outlined would be subject to future Special Exception permitting review processes by the City of Perry's governing bodies, including Planning Commission and Perry City Council.

### **STANDARDS FOR GRANTING A TEXT AMENDMENT:**

- (1) Whether, and the extent to which the proposed amendment is consistent with the Comprehensive Plan.**

The amendment is not inconsistent with the Comprehensive Plan.

- (2) Whether, and the extent to which the proposed amendment is consistent with the provisions of this chapter and related city regulations.**

The proposed amendment is consistent with the format of the Land Management Ordinance.

- (3) Whether, and the extent to which there are changed conditions from the conditions prevailing at the time that the original text was adopted.**

The amendment reflects routine updating the Table of Uses ([Table 4-1.1](#)) in anticipation of potential business activity in Downtown Perry.

- (4) Whether, and the extent to which the proposed amendment addresses a demonstrated community need.**

The proposed amendment reflects the City of Perry's ongoing commitment to a vibrant Central Business District.

- (5) Whether, and the extent to which the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city.**

The amendment is consistent with the purpose and intent of the zoning ordinance, in that it clarifies 4 additional allowable uses in the C-3 District by special exception.

**(6) Whether, and the extent to which the proposed amendment will result in logical and orderly development pattern.**

The amendment is expected to contribute to a logical and orderly development pattern.

**(7) Whether, and the extent to which the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.**

The amendment is not anticipated to render significant environmental impacts.

**(8) Whether, and the extent to which the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools, parks, police, fire, and emergency medical facilities).**

The amendment has no known negative impact on public facilities and services.

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed text amendment.

Amend Table 4-1.1 to include **Special Exception** for the following uses in the C-3 District only:

- College or University
- Outdoor Entertainment – All uses
- Convention and exhibition facility
- Artisan production establishment

Table 4-1.1: Table of Uses

Key: "p" = Permitted Use; "s" = Special Exception Use; Blank Cell = Prohibited Use

| Use Category                  | Use Type                                        | Zoning Districts                 |    |                |                |                |     |     |     |                |    |                |    |    |    |    |    | Additional Regulations (Sections) |                              |     |     |                      |          |
|-------------------------------|-------------------------------------------------|----------------------------------|----|----------------|----------------|----------------|-----|-----|-----|----------------|----|----------------|----|----|----|----|----|-----------------------------------|------------------------------|-----|-----|----------------------|----------|
|                               |                                                 | Residential                      |    |                |                |                |     |     |     | Nonresidential |    |                |    |    |    |    |    |                                   | Form Based Code <sup>2</sup> |     |     |                      |          |
|                               |                                                 | R4g                              | R1 | R2             | R3             | RTH            | RM1 | RM2 | RMH | O1             | C1 | C2             | C3 | LC | M1 | M2 | GU |                                   | IMU                          | MUC | NMU | FBR                  |          |
| Residential Uses              | Household Living                                | Single Family dwelling, detached | P  | P              | P              | P              |     | P   | P   |                |    | P              |    |    |    |    |    |                                   | S                            | P   | P   | P                    | 4-3.1(A) |
|                               |                                                 | Single Family dwelling, attached |    | P <sup>4</sup> | P <sup>4</sup> | P <sup>4</sup> | P   |     |     |                |    | P <sup>4</sup> | P  |    |    |    |    |                                   | P                            | P   | P   | P                    |          |
|                               |                                                 | Two Family dwelling              |    |                |                |                |     | P   | P   | P              |    |                |    | P  |    |    |    |                                   | P                            | P   | P   | P                    |          |
|                               |                                                 | Multi-family dwelling < 7 units  |    |                |                |                |     | P   | P   | P              | P  | P              | P  | P  |    |    |    |                                   | P                            | P   | P   | P                    |          |
|                               | Multi-family dwelling > 6 units                 |                                  |    |                |                |                |     | S   |     | S              | S  | S              |    |    |    |    |    | P                                 | S                            | S   |     |                      |          |
|                               | Manufactured home                               | P                                |    |                |                |                |     |     | P   |                |    |                |    |    |    |    |    |                                   |                              |     |     | 4-3.1(B)             |          |
|                               | Manufactured home park                          |                                  |    |                |                |                |     |     | P   |                |    |                |    |    |    |    |    |                                   |                              |     |     |                      |          |
|                               | Manufactured home subdivision                   |                                  |    |                |                |                |     |     | P   |                |    |                |    |    |    |    |    |                                   |                              |     |     |                      |          |
| Group Living                  | Dwelling in a commercial building               |                                  |    |                |                |                |     |     | P   | P              | P  | P              | P  | P  | P  | P  | P  | P                                 | P                            | P   | P   | 4-3.1(C)             |          |
|                               | Family personal care home                       | P                                | P  | P              | P              |                | P   | P   | P   |                | P  |                |    |    |    |    |    |                                   | P                            | P   | P   |                      |          |
|                               | Boarding house                                  |                                  |    |                |                |                |     |     |     |                | P  | P <sup>1</sup> |    |    |    |    |    |                                   |                              |     |     |                      |          |
|                               | All other uses                                  |                                  |    |                |                |                | S   | S   |     | P              | P  | P              |    |    |    |    | P  | P                                 | P                            |     |     |                      |          |
| Accessory Use                 | Residential Business                            | S                                | S  | S              | S              | S              | S   | S   | S   | P              | P  | P              | P  | P  | P  | P  | P  | P                                 | P                            | P   | S   | 4-4.3(D)<br>4-4.3(D) |          |
| Public and Institutional Uses |                                                 |                                  |    |                |                |                |     |     |     |                |    |                |    |    |    |    |    |                                   |                              |     |     |                      |          |
| Community Service             | All Uses                                        | S                                | S  | S              | S              |                | S   | S   | S   | S              | P  | P              | P  | P  |    |    | P  | P                                 | P                            | P   | S   |                      |          |
|                               | Child learning center (19+ persons)             | S                                |    |                |                |                | S   | S   | S   | S              | P  |                |    |    |    |    |    | P                                 | P                            | P   |     |                      |          |
|                               | Group daycare home (7-18 persons)               | S                                |    |                |                |                | S   | S   | S   | S              | P  |                | P  |    |    |    |    | P                                 | P                            | P   |     |                      |          |
|                               | Preschool                                       | S                                |    |                |                |                | S   | S   | S   | S              | P  | P              | P  | S  |    |    | P  | P                                 | P                            | P   |     |                      |          |
| Education                     | Business school                                 |                                  |    |                |                |                |     |     |     | S              | P  | P              | P  |    |    |    | P  | P                                 |                              |     |     |                      |          |
|                               | College or university                           |                                  |    |                |                |                |     |     |     | P              | P  | P              | S  |    |    |    | P  | P                                 | P                            | P   |     |                      |          |
|                               | School, public or private                       | S                                | S  | S              | S              |                | S   | S   | S   | P              | P  | P              |    |    |    |    | P  | P                                 | P                            | P   |     |                      |          |
|                               | Trade school                                    |                                  |    |                |                |                |     |     |     |                | P  |                |    |    | P  | P  | P  | P                                 | P                            | P   |     |                      |          |
| Government                    | Detention facility                              |                                  |    |                |                |                |     |     |     |                |    |                |    |    |    |    | P  |                                   |                              |     |     |                      |          |
|                               | Emergency response facility                     |                                  |    |                |                |                |     |     |     | P              | P  | P              |    |    | P  | P  | P  | P                                 |                              |     |     |                      |          |
|                               | Maintenance, storage, and distribution facility |                                  |    |                |                |                |     |     |     |                |    |                |    |    | P  | P  | P  |                                   |                              |     |     |                      |          |
|                               | Police substation                               |                                  |    |                |                |                |     |     |     |                | P  | P              | P  | P  | P  | P  | P  | P                                 | P                            |     |     |                      |          |
|                               | Post office                                     |                                  |    |                |                |                |     |     |     | P              | P  | P              |    |    |    |    |    |                                   |                              |     |     |                      |          |
|                               |                                                 |                                  |    |                |                |                |     |     |     |                |    |                |    |    |    |    |    |                                   |                              |     |     |                      |          |

| Use Category | Use Type | Zoning Districts |    |    |    |     |     |     |     |                |    |    |    |    |    |    |    |  | Additional Regulations (Sections) |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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|              |          | Residential      |    |    |    |     |     |     |     | Nonresidential |    |    |    |    |    |    |    |  |                                   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|              |          | R4g              | R1 | R2 | R3 | RTH | RM1 | RM2 | RMH | O1             | C1 | C2 | C3 | LC | M1 | M2 | GU |  |                                   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Health Care  | Hospital |                  |    |    |    |     |     |     |     | P              |    |    |    |    |    |    |    |  |                                   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| Use Category             | Use Type                                     | Zoning Districts |    |    |    |     |     |     |     |                |    |                |                |                |    |    |    | Additional Regulations (Sections) |                              |                |          |
|--------------------------|----------------------------------------------|------------------|----|----|----|-----|-----|-----|-----|----------------|----|----------------|----------------|----------------|----|----|----|-----------------------------------|------------------------------|----------------|----------|
|                          |                                              | Residential      |    |    |    |     |     |     |     | Nonresidential |    |                |                |                |    |    |    |                                   | Form Based Code <sup>2</sup> |                |          |
|                          |                                              | RAg              | R1 | R2 | R3 | RTH | RM1 | RM2 | RMH | OI             | C1 | C2             | C3             | LC             | M1 | M2 | GU |                                   | IMU                          | MUC            | NMU      |
| Retail Sales and Service | Animal shelter and adoption service          |                  |    |    |    |     |     |     |     |                |    |                |                |                | P  | P  | P  |                                   |                              |                |          |
|                          | Automobile parts store                       |                  |    |    |    |     |     |     |     |                |    |                |                |                |    |    |    | P                                 | P                            | P              |          |
|                          | Bank, financial institution, ATM             |                  |    |    |    |     |     |     | S   | P              | P  | P              | S              |                |    |    | P  | P                                 | P                            |                |          |
|                          | Bar, nightclub                               |                  |    |    |    |     |     |     |     | P              | P  | P              |                |                |    |    | P  | P                                 | P                            |                |          |
|                          | Barber shop, beauty shop                     |                  |    |    |    |     |     |     | P   | P              | P  | P              | P              |                |    |    | P  | P                                 | P                            |                |          |
|                          | Casino or gambling establishment             |                  |    |    |    |     |     |     |     | P              |    |                |                |                |    |    |    |                                   |                              |                | 4-3.3(C) |
|                          | Civic club                                   |                  |    |    |    |     |     |     | P   |                | P  | P              |                |                |    |    | P  | P                                 |                              |                | 4-3.3(A) |
|                          | Convenience store                            |                  |    |    |    |     |     |     |     | P              | P  |                |                |                |    |    |    | P                                 | P                            | S              |          |
|                          | Convention and exhibition facility           |                  |    |    |    |     |     |     |     | P              |    | S              |                |                |    |    | P  | P                                 |                              |                |          |
|                          | Event venue                                  | S                |    |    |    |     |     |     |     | P              | P  | P              |                |                |    |    | P  | P                                 | P                            |                |          |
|                          | Farmers' market                              | S                |    |    |    |     |     |     |     | P              | P  | P              | S              |                |    |    | P  | P                                 | S                            |                |          |
|                          | Flea market                                  |                  |    |    |    |     |     |     |     |                | P  |                |                |                | P  |    |    |                                   |                              |                |          |
|                          | Fortune telling                              |                  |    |    |    |     |     |     |     | P              |    |                |                |                |    |    |    |                                   |                              |                |          |
|                          | Funeral home, mortuary                       |                  |    |    |    |     |     |     | P   |                |    | P              |                |                |    |    |    | P                                 | P                            | P              |          |
|                          | Grocery store                                |                  |    |    |    |     |     |     |     |                | P  | P              |                |                |    |    |    | P                                 | P                            | P              |          |
|                          | Health club, spa                             |                  |    |    |    |     |     |     |     | P              | P  | P              | P              |                |    |    |    | P                                 | P                            | P              |          |
|                          | Indoor entertainment facility, general       |                  |    |    |    |     |     |     | S   | P              | P  | P              | S              |                |    |    |    | P                                 | P                            | P              |          |
|                          | Kennel, pet boarding                         |                  |    |    |    |     |     |     |     |                | P  | P              |                |                |    |    | P  | P                                 | P                            |                |          |
|                          | Landscape nursery                            |                  |    |    |    |     |     |     |     |                | P  |                |                |                | P  |    |    |                                   |                              |                |          |
|                          | Liquor store                                 |                  |    |    |    |     |     |     |     |                | P  | P <sup>1</sup> |                |                |    |    |    | P                                 | P                            |                |          |
|                          | Photography, art, dance studio or gallery    |                  |    |    |    |     |     |     |     | P              |    | P              | P              | S              |    |    |    | P                                 | P                            | P              | S        |
|                          | Personal services, all other                 |                  |    |    |    |     |     |     | S   | P              | P  | P <sup>1</sup> | P <sup>3</sup> | S <sup>3</sup> |    |    |    | P <sup>3</sup>                    | P <sup>3</sup>               | P <sup>3</sup> |          |
|                          | Pet grooming, indoor only                    |                  |    |    |    |     |     |     |     | S              |    | P              | S              |                |    |    |    |                                   | P                            | P              |          |
|                          | Prefabricated building display and sales     |                  |    |    |    |     |     |     |     |                | P  |                |                |                | P  |    |    | P                                 | S                            |                |          |
|                          | Retails sales and services, all other        |                  |    |    |    |     |     |     |     |                | P  | P <sup>1</sup> | P <sup>3</sup> | S <sup>3</sup> | P  | P  |    | P <sup>3</sup>                    | P <sup>3</sup>               | P <sup>3</sup> |          |
|                          | Retail tenant exceeding 35,000 square feet   |                  |    |    |    |     |     |     |     |                | P  | S              |                |                |    |    |    | P                                 | P                            |                | 6-6.2    |
|                          | Sexually oriented business                   |                  |    |    |    |     |     |     |     |                | P  |                |                |                |    |    |    |                                   |                              |                | 4-3.3(E) |
|                          | Shopping center exceeding 50,000 square feet |                  |    |    |    |     |     |     |     |                | P  | P              |                |                | P  | P  |    |                                   | P                            | P              | 6-6.2    |
|                          | Tattoo and body piercing establishment       |                  |    |    |    |     |     |     |     |                | P  |                |                |                |    |    |    |                                   |                              |                |          |
|                          | Veterinary clinic or hospital                |                  |    |    |    |     |     |     |     | P              |    | P              |                |                |    |    |    |                                   | P                            | P              |          |



| Use Category                 | Use Type                                             | Zoning Districts |    |    |     |     |     |     |    |                |    |    |    |    |    |    |     | Additional Regulations (Sections) |     |     |              |
|------------------------------|------------------------------------------------------|------------------|----|----|-----|-----|-----|-----|----|----------------|----|----|----|----|----|----|-----|-----------------------------------|-----|-----|--------------|
|                              |                                                      | Residential      |    |    |     |     |     |     |    | Nonresidential |    |    |    |    |    |    |     |                                   |     |     |              |
|                              |                                                      | R1               | R2 | R3 | RTH | RM1 | RM2 | RMH | OI | C1             | C2 | C3 | LC | M1 | M2 | GU |     |                                   |     |     |              |
|                              |                                                      | R4g              |    |    |     |     |     |     |    |                |    |    |    |    |    |    | IMU | MUC                               | NMU | FBR |              |
| Self-Service Storage         | All Uses                                             |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    | P   |                                   |     |     | 6-6.2        |
|                              | Automobile rental                                    |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    | P   | S                                 |     |     | 4-3.3(F)     |
|                              | Automobile sales                                     |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    | P   | S                                 |     |     | 4-3.3(F)     |
|                              | Automobile repair                                    |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    | P   | S                                 |     |     | 4-3.3(A & F) |
|                              | Automobile service                                   |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    | P   | P                                 | S   |     | 4-3.3(A & F) |
|                              | Automobile wash and detailing                        |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    | P   | S                                 | S   |     |              |
| Visitor Accommodations       | Boat/ recreational vehicle rental &sales             |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    | P   | S                                 |     |     |              |
|                              | Taxicab service                                      |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    | P   |                                   |     |     |              |
|                              | Tire sales and installation                          |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    | P   | P                                 | P   |     |              |
|                              | Towing service                                       |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |     |                                   |     |     |              |
|                              | Truck and trailer rental and sales                   |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    | P   | S                                 |     |     |              |
|                              | Campground                                           |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |     |                                   |     |     |              |
|                              | Hotel or motel                                       |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    | P   | P                                 | P   |     |              |
|                              | Recreational vehicle park                            |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |     |                                   |     |     | 4-3.3(D)     |
|                              | Short-term rental unit                               | S                | S  | S  | S   | S   | S   | S   | S  | S              | S  | S  | P  | P  | P  | P  | P   | P                                 | P   | S   | 4-3.5        |
|                              |                                                      |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |     |                                   |     |     |              |
| Agricultural Operations      | Farm winery                                          | S                |    |    |     |     |     |     |    |                |    |    |    |    |    |    | S   | S <sup>1</sup>                    |     | S   |              |
|                              | Riding stable/academy                                | P                |    |    |     |     |     |     |    |                |    |    |    |    |    |    | S   | P <sup>1</sup>                    |     |     | 4-3.4(A)     |
|                              | All other uses                                       | P                | S  | S  | S   |     |     |     |    | S              |    |    |    |    |    |    | S   | S <sup>1</sup>                    |     |     | 4-3.4(A)     |
| Industrial Services          | Contractor's office with on-site storage/fabrication |                  |    |    |     |     |     |     |    |                |    | S  |    |    |    |    | P   |                                   | P   | P   |              |
|                              | Data Center                                          |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |     |                                   |     |     |              |
|                              | Truckstop or travel plaza                            |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |     |                                   |     |     |              |
|                              | All other uses                                       |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |     |                                   |     |     |              |
| Manufacturing and Production | Artisan production establishment                     |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |     |                                   |     |     |              |
|                              | Brewery, distillery                                  |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |     |                                   |     |     |              |
|                              | Heavy manufacturing                                  |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |     |                                   |     |     |              |
|                              | Light manufacturing, general                         |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |     |                                   |     |     |              |
| Mining Operations            | All uses                                             |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |     |                                   |     |     |              |

| Use Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Use Type                              | Zoning Districts |    |    |     |     |     |     |    |                |    |    |    |    |    |    |  | Additional Regulations (Sections) |  |  |  |  |  |  |  |          |          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------|----|----|-----|-----|-----|-----|----|----------------|----|----|----|----|----|----|--|-----------------------------------|--|--|--|--|--|--|--|----------|----------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                       | Residential      |    |    |     |     |     |     |    | Nonresidential |    |    |    |    |    |    |  |                                   |  |  |  |  |  |  |  |          |          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                       | R1               | R2 | R3 | RTH | RM1 | RM2 | RMH | OI | C1             | C2 | C3 | LC | M1 | M2 | GU |  |                                   |  |  |  |  |  |  |  |          |          |
| Research and Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | R & D with outdoor storage            |                  |    |    |     |     |     |     |    |                |    |    |    | P  | P  |    |  |                                   |  |  |  |  |  |  |  |          |          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | R & D with no outdoor storage         |                  |    |    |     |     |     |     |    |                |    |    | P  |    | P  | P  |  |                                   |  |  |  |  |  |  |  | 6-3.7(A) |          |
| Testing Laboratory                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Testing Lab with outdoor storage      |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |  |                                   |  |  |  |  |  |  |  |          | 6-3.7(A) |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Testing Lab with no outdoor storage   |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |  |                                   |  |  |  |  |  |  |  |          | 6-3.7(A) |
| Warehouse and Freight Movement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Outdoor storage lot                   |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |  |                                   |  |  |  |  |  |  |  |          | 6-3.7(A) |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Truck or freight terminal             |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |  |                                   |  |  |  |  |  |  |  |          | 6-3.7(A) |
| Waste Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Warehouse                             |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |  |                                   |  |  |  |  |  |  |  |          | 6-3.7(A) |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Junk yard                             |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |  |                                   |  |  |  |  |  |  |  |          | 6-3.7(A) |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Recycling drop-off center             |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |  |                                   |  |  |  |  |  |  |  |          |          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Waste disposal or treatment operation |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |  |                                   |  |  |  |  |  |  |  |          |          |
| Wholesale Sales                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | All uses                              |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |  |                                   |  |  |  |  |  |  |  |          |          |
| <p>1 – These uses are not permitted in the Downtown Development Overlay District. For "Personal services, all other" and "Retail sales and services, all other", the limitation applies only to massage parlors that are not part of a "health club/spa" or "medical facility other than hospital" and tattoo establishments.</p> <p>2 – Uses in the Form Based Code districts are subject to standards of the Form Based Code in Appendix A of this chapter.</p> <p>3 – Massage parlors that are not part of a "health club/spa" or "medical facility other than hospital" and tattoo establishments are not permitted.</p> <p>4 – Townhouses are permitted only within the Downtown Development Overlay District within these base zoning districts.</p> |                                       |                  |    |    |     |     |     |     |    |                |    |    |    |    |    |    |  |                                   |  |  |  |  |  |  |  |          |          |





Where Georgia comes together.

Application # TEXT-0172-2025

## Application for Text Amendment

Contact Community Development (478) 988-2720

### Applicant Information

\*Indicates Required Field

|          | Applicant                        |
|----------|----------------------------------|
| *Name    | Joe Duffy for the City of Perry  |
| *Title   | Community Development Director   |
| *Address | 741 Main Street, Perry, GA 31069 |
| *Phone   | 478-988-2714                     |
| *Email   | joe.duffy@perry-ga.gov           |

### Request

\*Please provide a summary of the proposed text amendment:

Amendment to Table 4-1.1, Table of Uses.

Changes are to allow uses by *Special Exception only* for College or University, Outdoor Entertainment – All uses, Convention and exhibition facility, and Artisan production establishment in the C-3 District where currently prohibited.

### Instructions

1. The application, fee (made payable to the City of Perry), and proposed text of the amendment must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
2. Fees: Actual cost of required public notice.
3. The applicant must state the reason for the proposed text amendment. See Sections 2-2 and 2-3.2 of the Land Management Ordinance for more information.
4. The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
5. Text amendment applications require an informational hearing before the planning commission and a public hearing before City Council.
6. The applicant must be present at the hearings to present the application and answer questions that may arise.
7. **Campaign Notice required by O.C.G.A. Section 36-67A-3:** Within the past two years, have you, the applicant, made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? **Yes** ☐ **No** ☒ **X**  
If yes, please complete and submit the attached Disclosure Form.
8. The applicant affirms that all information submitted with this application, including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
9. Signatures:

\*Applicant  Joe Duffy, Director of Community Development, for the City of Perry

\*Date  
8/29/2025

### Standards for Amendments to the Text of the Land Management Ordinance

In reviewing an application for an amendment to the text of the ordinance and acting on said application, the planning commission and city council may consider the following standards:

**(1) Whether, and the extent to which the proposed amendment is consistent with the Comprehensive Plan.**

This amendment is not inconsistent with these plans.

**(2) Whether, and the extent to which the proposed amendment is consistent with the provisions of this chapter and related city regulations.**

The proposed amendment is consistent with the format of the Land Management Ordinance.

**(3) Whether, and the extent to which there are changed conditions from the conditions prevailing at the time that the original text was adopted.**

Downtown Perry/the C-3 District continues to evolve as a vibrant location hosting a range of uses.

**(4) Whether, and the extent to which the proposed amendment addresses a demonstrated community need.**

As Perry continues to grow, allowing possibilities for a greater range of institutional partners, entertainment options, convention facilities and artisanal manufacturers (with a retail presence) have been raised by community partners as potential future opportunities for the City.

**(5) Whether, and the extent to which the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city.**

The amendment is consistent with and directly supports the stated purposes of the C-3, *central business district (CBD)*. The C-3 district is intended to preserve downtown Perry as the city's center accommodating a unique mix of retail, entertainment, office, service, cultural, government, civic, and residential uses. The intent of the district is to preserve and encourage pedestrian-oriented development, including specialty and neighborhood-oriented retail and higher density residential options. District uses and standards are also intended to encourage future development in a manner compatible with the traditional character of the downtown and with nearby residential areas.

**(6) Whether, and the extent to which the proposed amendment will result in logical and orderly development pattern.**

The amendment allows for logical and orderly development pattern. Any proposals brought forward as a result of the changes must also meet the standards as determined on a case-by-case basis to grant a Special Exception.

**(7) Whether, and the extent to which the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.**

The amendment has no direct impact on the natural environment.

**(8) Whether, and the extent to which the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools, parks, police, fire, and emergency medical facilities).**

The amendment has no impact on public facilities and services.