

# Planning & Zoning Commission



August 14, 2018

Please Turn Off All Audio Devices



## **PUBLIC COMMENT**

**Citizens may address the Planning & Zoning Commission regarding agenda matters at this time. Discussion will be limited to the first 10 speakers with each speaker allocated 3 minutes. Members will only comment or discuss the subject at the time it is scheduled for consideration.**







# MINUTES

**Regular Minutes**

**July 26, 2018**

***Mr. Thomas Harris III***  
***Interim City Secretary***







# WORKSHOP

## **DISCUSSION AND DIRECTION**

**Proposed Revisions to the Zoning Use Classifications and  
Parking Requirements, Found in Chapter 2 of the  
Development Code of the City of Sugar Land**

*Ms. Ruth Lohmer*

*City Planner – Long Range*



# **Development Code Update Phase 2-A Strategic Project**

**C I T Y   O F   S U G A R   L A N D**



# Agenda

- **Workshop purpose**
- **Project Background**
- **Public Outreach**
- **Why Update? Challenges with Existing**
- **Goals of the Update**
  - **Examples of changes to Permitted Uses and Parking Schedules**
- **Overview of Handouts**
- **Next Steps**



## **Purpose**

- **Provide P&Z and public introduction to Development Code Update Phase 2-A**
- **First in a series of workshops**
- **At least 3 additional workshops anticipated**
  - **Detailed review of recommended changes**
  - **Opportunity for discussion and input**
- **Kick-off public information campaign, public input**



## **Background**

- **1997: Development Code adopted**
  - **Consolidation of development regulations codified in individual ordinances**
- **1997 – 2013**
  - **Targeted amendments over time (bulk plane, building finish, parking garage, etc.)**
  - **New policy direction: Comprehensive Plan, master plans, guiding documents**
- **2013: Dev. Code Update Strategic Project began**
  - **First comprehensive review of Code since 1997**
  - **Modernize the Code & make more user friendly**



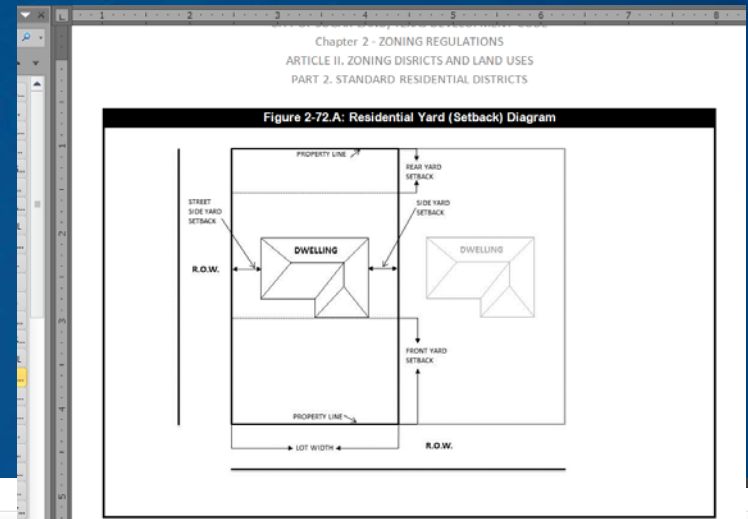
# **Development Code Update Phase 1**

- **Phase 1 – 2013-2015**
  - **Included detailed review & diagnostic of each Dev Code chapter by:**
    - **City Staff**
    - **Development Committee**
    - **Planning & Zoning Commission**
    - **Consultant**
  - **Some suggested changes not included in Phase 1**
    - **Could be evaluated in future phases of update project**



# Development Code Update Phase 1

- **Phase 1 - adopted July 21, 2015**
  - **Technical updates**
    - **Consolidate text into tables**
    - **Add graphics**
    - **Codify current practice**
  - **Modernization for best practices (sign regulations)**
  - **High Priority Policy Issues**
    - **Implement Ped/ Bike Plan**
    - **PD Districts**
    - **Vested Rights**



## Sec. 2-83. - District Regulations.

The following regulations apply in the Standard Single-Family Residential District:

- (a) Minimum Lot Area - 6,600 square feet.
- (b) Minimum Lot Width:
  - 60 feet
  - 70 feet for Corner Lots.
- (c) Minimum Lot Depth - 110 feet.
- (d) Maximum Lot Coverage - 40%.
- (e) Maximum Height of Structures - 2 and ½ Stories, but not more than 35 feet from finished grade.
- (f) Minimum Yards:
  - (1) Front:
    - 25 feet.
    - 20 feet on Lots with Front Yards on culs-de-sac.



# Development Code Update Phase 2

- Phase 2 includes large number of items
  - Further broken down into multiple phases
- Phase 2-A :
  - Revisions to zoning use classifications

Sec. 2-9H Nonresidential Districts Permitted Uses and Parking Schedule

Land Use	B-0*	B-1*	B-2*	B-1*	M-2	BR	Definition	Parking	Notes
<b>Institutional</b>							An establishment where plants or animals are collected and design is a way to be viewed, cared for, and/or studied, with or without an admission charge, and that may include the sale of goods and novelties as an accessory use.	1,300 sq. ft. (Minimum of 10 spaces required)	
Botanical and Zoological Gardens	P	C	P					1,300 sq. ft. (Minimum of 10 Spaces Required)	
Library	P	P	P				A public facility that allows the view and check out of books, videos and other literature.	1,300 sq. ft. (Minimum of 10 Spaces Required)	1
Museums and Art Galleries	P	PIC (N)	P	P			A building serving as a repository for a collection of natural, scientific, artistic, or literary objects of interest, and designed to be used for viewing, with or without an admission charge, and that may include the sale of goods and novelties as an accessory use.	1,300 sq. ft. (Minimum of 10 Spaces Required)	1
Parks and Recreational Facilities	P (N)	P (N)	P (N)	P (N)	P (N)	P (N)	An area developed for active play and recreation that may include, but is not limited to, open space, sports courts, play equipment, trails, restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.	1,100 sq. ft. of Indoor Facilities Plus 1-4 Persons Design Capacity of Outdoor Facilities (Including Both Participants and Spectators as Applicable)	2
School, College and University	P	PIC (N)	P				An institution established for educational purposes offering courses for study beyond the secondary education level. Dormitories for students and employees only are permitted in conjunction with these uses.	The applicant shall provide parking analysis for the proposed development and parking estimate shall be approved by the Director of Planning.	1
School, Private Elementary, Middle, and High	C	C	C				A school under the sponsorship of a private or religious organization, which provides elementary, middle, and/or secondary school curricula.	Elementary and Middle Schools: 1-20 Students High Schools: 1-4 Students	

C = Conditional Use Permit Required  
 P = Permitted Use  
 P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations - See Notes  
 An = Ancillary Use  
 \* = Conditional Use May Be Required, See Sec. 2-9B.1.d  
 Blank Box = Prohibited Use



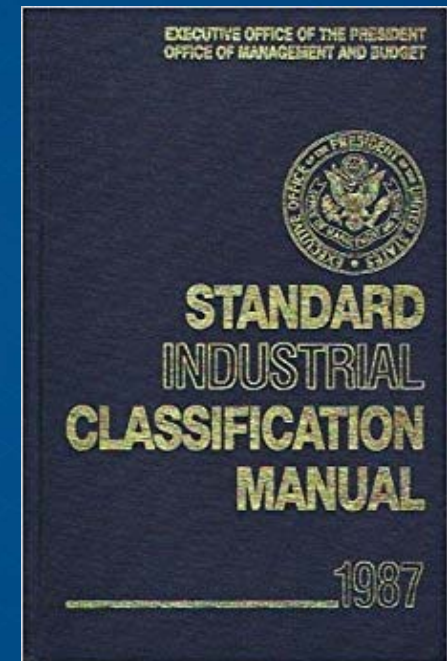
## Public Outreach

- **Goal of transparency during review & adoption process**
- **Variety of communications tools being utilized**
- **Social media**
- **Press release**
- **Email to business & development community**
- **Project webpage [www.sugarlandtx.gov/devcodeupdate](http://www.sugarlandtx.gov/devcodeupdate)**
  - **Draft changes - materials provided to P&Z**
  - **Schedule of upcoming meetings**
  - **FAQs**
  - **Link to online town hall**
  - **Informational video**



## Current Use Classification– History

- **1997 Development Code codified use of the 1987 Standard Industrial Classification (SIC) for land use categories**
  - **OMB tool for classifying economic activities**
  - **Does not account for actual use of land/ impact uses have on surrounding area**
  - **Not intended for land use classification for zoning purposes**
  - **Challenges from the beginning**





## **Current Use Classification – Challenges**

- **Complex system of classification**
  - Requires use of manual that average person is not readily familiar with
  - Difficult to classify uses properly without the manual
- **Commission concern with SIC (PD reviews)**
- **Since 1987, significant change has occurred in society**
  - Explosion of technology
- **Doesn't adequately reflect industries seeking to locate here**





## **Process for Use Classification Changes**

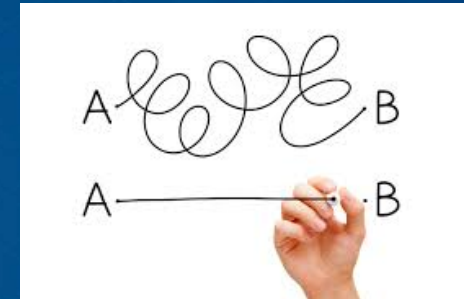
- **Considered existing businesses in City**
- **Evaluated how other cities regulate uses**
- **Consultant created new classification table**
- **Other City departments reviewed draft**
  - **Economic Development**
  - **Engineering**
  - **Legal**
- **Created Comparison table to compare new to old uses, districts, and parking ratios**
  - **Easy comparison for “New” vs. “Old” Code**





# Goals of Updating the Use Classifications

- **Modernize & Simplify application**
- **Evaluate districts where uses are allowed**
- **Clarify parking for all uses**
- **Incorporate Supplemental Standards**
- **NOT:**
  - **Change character of zoning districts**
  - **Expand permitted uses**
  - **Remove safeguards currently in place**
  - **Change restrictions on multi-family**





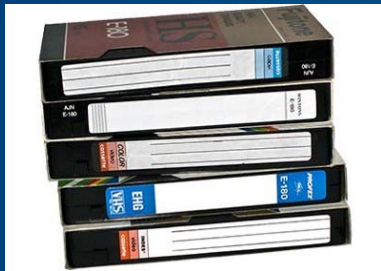
## **Modernize & Simplify Application**

- **Make more user friendly and understandable to average citizen and business owner**
  - **Eliminate usage of SIC (use of economic activity based system)**
  - **Incorporate definitions into use classification table**
  - **Consolidate parking requirements into use classification table**



# Modernize & Simplify Application

- Eliminate unnecessary distinctions for uses that are similar:



**Neighborhood  
Retail**



# Modernize & Simplify Application

- Separate out unlike uses, i.e. SIC 7699 Repair Shops, NEC

*Industrial/  
Agricultural  
Machinery  
and  
Equipment  
Servicing and  
Repair Shop*



*Small &  
Personal  
Household  
Goods Repair*



*Small Engine  
Repair*





# Modernize & Simplify Application

- **Clarify compliance with State & Federal Laws**
  - **Community Home** – authorized in any residential district (Tx. Human Resources Code Ch. 123) (P in all residential districts)
  - **HUD-Code Manufactured Home** – city shall permit installation of H-C MH (Tx Occupational Code 1201) (C in R-2)



HUD C  
Manuf

Manufa  
Private

CITY OF SUGAR LAND



# Modernize & Simplify Application

- **Incorporate new uses & rename/reclassify**
  - **Independent Senior Living** – distinguishes from multi-family and Assisted Living (C in R-3, R-4, B-O & B-2)
  - **Short Term Rentals** – establishes specific use category (no change in location: C in R-2, R-3, R-4)
    - **Currently classified under Rooming & Boarding**





# Modernize & Simplify Application

- **Incorporate new uses & rename/ reclassify**
  - **Travel Agents → Professional Office, Neighborhood**
  - **Eating Places & Misc. Personal Services → Assembly Facility, Banquet/ Event Center**
  - **Alcohol Beverages Manufacturing → Alcohol Production, Micro with/without Food Sales**





## Evaluate Districts

- **Evaluate uses by district – appropriate?**
  - **Modify as necessary**
- **Examples of changes:**
  - **M-1: Pharmaceuticals Manufacturing (CUP) → Bio-Tech, Hi-Tech Manuf. (Permitted by right)**
  - **B-O: Eating Places (CUP unless A) → Restaurant (Permitted by right, CUP for drive-thru or greater than 5,000 sq. ft.)**





## **Clarify Parking**

- **Examined ratios for best practices in planning field**
- **Consolidate parking into permitted uses tables to clarify required ratios for uses**
  - **Existing - Exhaustive use list, limited parking category list**
    - **291 uses on permitted uses tables**
    - **28 overall categories on parking table**
  - **Causes uncertainty which parking ratio to assign to which use**
  - **Revised - Every land use has associated parking requirement**



## Clarify Parking

- **Improved clarity/ classification**
  - **Doctors/therapists office = Office Bldg (1:250 sq. ft.) or Medical clinic (1:200 sq. ft.)?**
- **Based on definitive constant factor, rather than undependable units that change**
  - **Restaurant w/out drive-thru:**
    - **1:100 sq ft + 1:2 employees VS**
    - **1:100 sq ft public seating & waiting area + 1:200 sq ft remainder of the bldg**





## Clarify Parking

- **Increased requirements**
  - **Long-Term Acute Care Facility/  
Rehabilitation Hospital**
    - **1:2 Units + 1:1 Employees →  
2:1 permanent beds**
  - **Call Center**
    - **1:250 sq. ft. → 1:150 sq. ft.**
- **Decreased requirements**
  - **Libraries, Museums & Art  
Galleries**
    - **1:200 sq. ft. → 1:300 sq. ft.**





## Supplemental Standards

- **Consolidating existing requirements in other Code sections**
  - **Accessory Dwelling Units**
  - **Home Occupations**
  - **Hotels**
- **Establish standard req. for some uses (examples)**
  - **Drive-thru facilities (speaker orientation & buffering)**
  - **Gas pumps (no flat canopy roof, recessed lighting)**
  - **Assisted Living & Independent Senior Living (common dining, exercise facility)**





## **Summary**

- **Modernize & simplify application of the zoning use classifications**
  - **With more appropriate groupings**
- **Clarify parking for all uses**
- **Evaluate uses in districts**
- **Add Supplemental Standards & incorporate regulations from other parts of Chapter 2 into classification table**



# **Review Handouts**

- **Binder sections**
  - **Non-residential Permitted Uses and Parking Schedules**
  - **Residential Permitted Uses and Parking Schedules & MUC Uses**
  - **Comparison Table**
  - **Equivalency Table**
  - **Airport Zoning Permitted Uses Table**



# Non-Residential Permitted Uses & Parking

Sec. 2-91 Nonresidential Districts Permitted Uses and Parking Schedule

1

Land Use	B-0*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
<b>Institutional</b>									
Botanical and Zoological Gardens	P	C	P				An establishment where plants or animals are collected and design in a way to be viewed, cared for, and/or studied, with or without an admission charge, and that may include the sale of goods and novelties as an accessory use.	1:300 sq ft. (Minimum of 10 spaces required)	
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Museums and Art Galleries	P	P/C (N)	P	P			A building serving as a repository for a collection of natural, scientific, artistic, or literary objects of interest, and designed to be used for viewing, with or without an admission charge, and that may include the sale of goods and novelties as an accessory use.	1:300 sq ft. (Minimum of 10 Spaces Required)	1
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School, College and University	P	P/C (N)	P				An institution established for educational purposes offering courses for study beyond the secondary education level. Dormitories for students and employees only are permitted in conjunction with these uses.	The applicant shall provide parking analysis for the proposed development and parking estimate shall be approved by the Director of Planning.	1
School, Private, Elementary, Middle, and High	C	C	C				A school under the sponsorship of a private or religious organization, which provides elementary, middle, and/or secondary school curricula.	Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	

P = Permitted Use  
P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations – See Notes

C = Conditional Use Permit Required

An = Ancillary Use

Blank Box = Prohibited Use

\* = Conditional Use May Be Required, See Sec. 2-56 B.1.d

- Conversion from SIC (economic-based) to land use classification
- Definitions & parking in table
- (N) = “Notes” – see Supplemental Regulations at end of table
- Replaces superscript #s



# Residential Permitted Uses & Parking

Sec. 2-71 Residential Districts Permitted Uses and Parking Schedule

1

Land Use	R-1E	R-1	R-1R	R-1Z	R-2	R-3	R-4	HR-1	Definition	Parking	Notes
<b>Residential</b>											
Agricultural, Ranching	P	P	P	P	P	P	P	P	An area that is used for the raising thereof of the poultry and farm animals such as horses, cattle, and sheep and including the necessary accessory uses for raising, and housing animals raised on the premises, but not including the commercial feeding or slaughter of animals. See Code of Ordinances for additional regulation of livestock.	No Additional Parking Required; 2 Dwelling Unit if Single-Family Home on Premises	
Child Care Home (≤6 Children)	P	P	P	P	P	P	P	P	A dwelling where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than six (6) children at one time, including children of the adult provider, for less than twenty-four (24) hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2 Dwelling Unit	
Child Care Home (≥7 Children)	C	C	C	C	C	C	C	C	A dwelling where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than twelve (12) children at one time, including children of the adult provider, for less than twenty-four (24) hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2 Dwelling Unit	
Clergy House, Monastery, or Convent	C	C	C	C	C	C	C	C	A dwelling where four (4) or more unrelated employees of a Place of Worship, such as religious leaders or those studying worship, live and which is located on a separate platted lot than the associated Place of Worship.	1 Resident (Minimum of 4 Spaces Required)	
Community Home	P	P	P	P	P	P	P	P	A dwelling for not more than six (6) persons with disabilities and two (2) supervisors and is licensed under and complies with Chapter 123 of the Texas Human Resources Code.	2 Dwelling Unit	

P = Permitted Use

C = Conditional Use Permit Required

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P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations – See Notes

\* = Conditional Use May Be Required, See Sec. 2-56 B.1.d

- Conversion from SIC (economic-based) to land use classification
- Definitions & parking in table
- (N) = “Notes” – see Supplemental Regulations at end of table
- Replaces superscript #s



# MUC Uses

- **Conversion from SIC (economic-based) to land use classification**
- **Additional Supplemental Regulations**

## Part 4. – Mixed Use Conservation District (MUC)

### Sec. 2-112. - Permitted Uses.

#### A. Permitted Uses

The following uses are permitted by right in the MUC District. Except where specified below, Definitions and Parking requirements shall be in the Residential Land Use Matrix (Sec. 2-71) and the Nonresidential Land Use Matrix (Sec. 2-91):

1. Antique and Book Stores
  - a. Definition: An establishment selling books and antiques (collectible items, such a furniture or works of art, that have high value because of their considerable age); does not include Pawnshops.
  - b. Parking requirement - 1:200 square feet
2. Counseling and Therapy Services
3. Dwelling, Accessory
4. Dwelling, Single-Family Detached
5. Professional Office, Neighborhood
6. Salon, Spa, or Barber Shop.
7. Studio, Photography

#### B. Supplemental Regulations

The following are prohibited in the MUC district:

1. Drive-thrus;
2. Fleet vehicle storage;
3. Outside storage and/or display of merchandise;
4. Outside sales.

#### C. Accessory Dwelling

A Single-Family Detached Dwelling located in the MUC zoning district may provide for an additional Dwelling Unit as accessory quarters located in the Principal Building or as part of a Detached garage, if:

1. The accessory quarters does not contain more than 600 square feet of Living Space, and
2. The occupant or occupants do not pay compensation for the use of the accessory



# Comparison Table

Non-Residential Districts Comparison Table

SIC	Land Use		B-0		B-1		B-2		M-1		M-2		BR		Parking	
	OLD	NEW	OLD	NEW	OLD	NEW	OLD	NEW	OLD	NEW	OLD	NEW	OLD	NEW	OLD	NEW
<b>Institutional</b>																
8422	Botanical and Zoological Gardens	Botanical and Zoological Gardens	P*	P	C	C	P*	P							No Specific Parking Requirement For this Use - Default to no <5 spaces	1,300 sq ft. (Minimum of 10 Spaces Required)
8231	Libraries	Library	P*	P	P*	P	P*	P							1,200 sq ft. (Minimum of 10 Spaces Required)	1,300 sq ft. (Minimum of 10 Spaces Required)
8412	Museums and Art Galleries	Museums and Art Galleries	P*	P	C	PIC (N)	P*	P		P					1,200 sq ft. (Minimum of 10 Spaces Required)	1,300 sq ft. (Minimum of 10 Spaces Required)
99	Parks/Recreational Facilities, Public or Private	Parks and Recreational Facilities	P*	P (N)	P*	P (N)	P*	P (N)	P*	P (N)	P	P (N)	P	P (N)	No Specific Parking Requirement For this Use - Default to no <5 spaces	1,100 sq ft. of Indoor Facilities Plus 1.4 Persons Design Capacity of Outdoor Facilities (Including Both Participants and Spectators as Applicable)
8221-8222	Colleges and Universities	School, College and University	P*	P		PIC (N)	P*	P							1-2 Students	The applicant shall provide parking analysis for the proposed development and parking estimate shall be approved by the Director of Planning
8211	Elementary and Secondary Schools	School, Private, Elementary, Middle, School, Public, Elementary, Middle	C	C	C	C	C	C							Elementary and Middle Schools: 1.20 Students; High Schools: 1.4 Students	Elementary and Middle Schools: 1.20 Students; High Schools: 1.4 Students
8241-8249	Vocational Schools	School, Vocational	P*	PIC (N)		PIC (N)	P*	P	P*	P					1-1 Students plus 1.1 Employees	1,100 sq ft. of Classroom Space Plus 1,300 sq ft. for Workshop or Instructional Space
8331	Job Training and Related Services	School, Vocational	C	PIC (N)		PIC (N)	P*	P	P*	P					1-1 Students plus 1.1 Employees	1,100 sq ft. of Classroom Space Plus 1,300 sq ft. for Workshop or Instructional Space
<b>Office</b>																
99	Corporate Professional Office	Call/Message Center	P*	P	P*	C	P*	P	P*	P	P	P			1,250 sq ft.	1,150 sq ft.
N/A	See attached Professional Office table For uses that have been converted to Professional Office use	Professional Office, Neighborhood Professional Office, Regional	P*	P	P*	P	P*	P	P*	P	P	P			1,250 sq ft.	1,250 sq ft.
			P*	P			P*	P	P*	P	P	P			1,250 sq ft.	1,250 sq ft.
<b>Retail</b>																
5813	Drinking Places	Bar	Bars may be permitted in Planned Development Districts. See appropriate ordinance												1,100 sq ft. plus 1.2 Employees	1,50 sq ft. of Public Seating and Waiting Area (Including Outdoor Areas for Seating and Waiting). Plus 1,200 sq ft. for Remainder of Building. (Minimum of 10 Spaces Required)
5712-5719	Furniture and Home Furnishings Stores	Furniture and Home Furnishings Store			PIC	PIC (N)	P*	P							1,300 sq ft.	1,300 sq ft.
5411	Grocery/Convenience Stores	Grocery, Convenience Store		An	PIC	P (N)	P*	P (N)	P*	P (N)					1,200 sq ft. (Minimum of 5)	1,200 sq ft.
5421	Meat and Fish Markets	Grocery, Convenience Store			P*	P (N)	P*	P (N)	P*	P (N)					1,200 sq ft. (Minimum of 5)	1,200 sq ft.
5431	Fruit and Vegetable Markets	Grocery, Market			P*	P (N)	P*	P (N)	P*	P (N)					1,200 sq ft. (Minimum of 5)	1,200 sq ft.
5441	Candy, Nut and Confectionery Stores	Grocery, Market	A		P*	P (N)	P*	P (N)	P*	P (N)					1,200 sq ft. (Minimum of 5)	1,200 sq ft.

1 of 19

- Compares New Uses and Parking to Old Uses and Parking
- See Permitted Uses table for (N)
- Uses that were removed are not shown



# Comparison Table

Non-Residential Districts Comparison Table

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8331	Job Training and Related Services		C	PIC (N)			P*	P	P*	P					1-1 Students plus 1.1 Employees	
<b>Office</b>																
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N/A	See attached Professional Office table For uses that have been converted to Professional Office use	Professional Office, Neighborhood Professional Office, Regional	P*	P	P*	P	P*	P	P*	P	P	P			1,250 sq ft.	1,250 sq ft.
			P*	P			P*	P	P*	P	P	P			1,250 sq ft.	1,250 sq ft.
<b>Retail</b>																
5813	Drinking Places	Bar	Bars may be permitted in Planned Development Districts. See appropriate ordinance												1,100 sq ft. plus 1.2 Employees	1,50 sq ft. of Public Seating and Waiting Area (Including Outdoor Areas for Seating and Waiting) Plus 1,200 sq ft. for Remainder of Building. (Minimum of 10 Spaces Required)
5712-5719	Furniture and Home Furnishings Stores	Furniture and Home Furnishings Store			PIC	PIC (N)	P*	P							1,300 sq ft.	1,300 sq ft.
5411	Grocery/Convenience Stores				PIC	PIC (N)	P*	P							1,200 sq ft. (Minimum of 5)	
5421	Meat and Fish Markets	Grocery, Convenience Store	An		P*	P (N)	P*	P (N)	P*	P (N)					1,200 sq ft. (Minimum of 5)	1,200 sq ft.
5431	Fruit and Vegetable Markets				P*	P (N)	P*	P (N)	P*	P (N)					1,200 sq ft. (Minimum of 5)	
5441	Candy, Nut and Confectionery Stores	Grocery, Market	A		P*	P (N)	P*	P (N)	P*	P (N)					1,200 sq ft. (Minimum of 5)	1,200 sq ft.

1 of 19

- Includes:
  - Nonresidential Districts
  - Professional Office use conversion
  - Residential Districts
  - MUC



# Equivalency Table

Explanatory Table

		NEW USE	REMOVED USE	
		Original Name	NEW USE	
		Description	Category	
EO GROUP	EO NO.	EXISTING USE DESCRIPTION	NEW USE DESCRIPTION	Category
1	0110-10	AGRICULTURAL PRODUCTION CROPS	AGRICULTURE	Industrial
		AGRICULTURE/RETHOOK	AGRICULTURE	
2	210	AGRICULTURAL PRODUCTION/RETHOOK	AGRICULTURE	Industrial
		AGRICULTURE, Animal Data & Poultry	AGRICULTURE, Farming	
3	0110-15	FORESTRY SERVICES	AGRICULTURE	Industrial
		AGRICULTURE	AGRICULTURE	
40	401	ELECTRIC, GAS, AND SANITARY SERVICES	Utilities	Industrial
		Electric Services	Utilities	
70	702	COTTAGE AND OTHER LODGING PLACES	Hotel-Tourism	Services
		Residence and Other Lodging Places	Hotel-Tourism	
70	702	RECREATION & RECREATION SERVICES	Hotel-Tourism	Services
		Recreation, Recreation, Entertainment	Hotel-Tourism	
70	702-703	CLUBS, COUNTRY CLUBS, AND GOLF COURSES	Hotel-Tourism	Services
		Country Club, Country Club, Golf Course	Hotel-Tourism	
80	801	EDUCATIONAL SERVICES	Education	Educational
		Education, Private, Elementary, Middle, and High Schools	Education	
80	801	EDUCATIONAL SERVICES	Education	Educational
		Education, Public, Elementary, Middle, and High Schools	Education	
80	801	EDUCATIONAL SERVICES	Education	Educational
		Education, Public, Elementary, Middle, and High Schools	Education	
80	801	EDUCATIONAL SERVICES	Education	Educational
		Education, Public, Elementary, Middle, and High Schools	Education	
80	801	EDUCATIONAL SERVICES	Education	Educational
		Education, Public, Elementary, Middle, and High Schools	Education	
80	801	EDUCATIONAL SERVICES	Education	Educational
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80	801	EDUCATIONAL SERVICES	Education	Educational
		Education, Public, Elementary, Middle, and High Schools	Education	
80	801	EDUCATIONAL SERVICES	Education	Educational
		Education, Public, Elementary, Middle, and		

- **Converts Old Uses to New Uses**
  - **New Uses**
  - **Removed Uses**
  - **Change Name**
  - **Reclassified**
  - **Same Use**



# Airport Zoning Use Table

Sec. 9-17 Airport Land Use Matrix

1

Land Use	AZ-01	AZ-02
<b>Institutional</b>		
Botanical and Zoological Gardens	P	
Library		
Museums and Art Galleries	P	
Parks and Recreational Facilities	P	
School, College and University		
School, Private, Elementary, Middle, and High		
School, Public, Elementary, Middle, and High		
School, Vocational	P	
<b>Office</b>		
Call/Message Center	P	
Professional Office, Neighborhood	P	
Professional Office, Regional	P	
<b>Retail</b>		
Bar	P	
Furniture and Home Furnishings Store	P	
Grocery, Convenience Store	P	
Grocery, Market	P	

- **Conversion from SIC (economic-based) to land use classification**
- **No other changes to Airport Zoning Use Table**



## **Next Steps**

- **Online Town Hall posted – August 15 throughout P&Z workshops**
- **P&Z Workshops to review Permitted Uses and Parking Schedule tables in detail – Bring your binders!**
  - **August 23 (Non-Residential Permitted Uses & Parking: Institutional, Office, Retail & Services)**
  - **September 11 (Remainder of Non-Residential, Residential Permitted Uses & Parking)**
  - **September 27 (MUC Uses, Airport Zoning Uses)**







# REPORTS

## **A. Planning and Zoning Commission Liaison Report**

- ❖ **City Council Meeting**

## **B. City Staff Report**

- ❖ **Calendar of Scheduled Meetings and Events**





NEXT  
Planning & Zoning Commission  
MEETING

August 23, 2018