

AGENDA
Veneta Planning Commission Meeting
TUESDAY – September 1, 2020– 6:30 p.m.
Veneta City Hall 88184 8th Street

PURSUANT TO GOVERNOR BROWN’S EXECUTIVE ORDER NO. 20-07, ALL CITY OF VENETA PUBLIC MEETINGS WILL BE LIMITED TO NO MORE THAN 10 PEOPLE ATTENDING, INCLUDING STAFF AND ELECTED/APPOINTED OFFICIALS.

PURSUANT TO GOVERNOR BROWN’S EXECUTIVE ORDER NO. 20-16, CITY OF VENETA PUBLIC MEETINGS CAN BE ACCESSED VIA TELECONFERENCE. TO LISTEN TO THIS MEETING, CALL 1-978-990-5248, ENTER ACCESS CODE 8848223.

1. REVIEW AGENDA

2. PUBLIC COMMENT

If you wish to address the Planning Commission; state your name, address, and limit your comments to 3 minutes. Maximum time 20 minutes. The Planning Commission will not engage in any discussion or make any decisions based on public comment at this time; however, they may take comments under advisement for discussion and action at a future Planning Commission meeting.

3. APPROVAL OF MINUTES

- a. August 4, 2020 (pgs.3-6)

4. DISCUSS CODE UPDATES (pgs. 8-11)

5. OTHER

6. ADJOURN

To access Planning Commission meeting material please go to <http://www.venetaoregon.gov/meetings>

Times are approximate. This meeting will be digitally recorded. Location is wheelchair accessible (WCA). Individuals needing special accommodations, such as sign language or foreign language interpreters, should make such requests by contacting the City Recorder at 541-935-2191(voice) or by e-mail at: dhenneman@ci.veneta.or.us. Requests made after 10:00 a.m. two working days prior to a meeting may not be accommodated.

Los tiempos son aproximados. Esta reunión se grabará digitalmente. La ubicación es accesible para sillas de ruedas (WCA). Las personas que necesiten un alojamiento especial, tales como lenguaje de señas o intérpretes de idiomas extranjeros, deben hacer tales peticiones poniéndose en contacto con el registrador de la ciudad en 541-935-2191 (voz) o por correo electrónico a: dhenneman@ci.veneta.or.us. Las solicitudes hechas después de las 10:00 a.m. dos días hábiles antes de una reunión no pueden ser acomodadas.

The Planning Commission considers all public comments, staff reports, and City ordinances in arriving at a final decision. **Staff reports are available for review at Veneta City Hall - 88184 8th Street - Veneta, Oregon.**

LAND USE DECISIONS - Veneta Municipal Code Chapter 18.05

Whenever this chapter is in effect, the following procedures or procedure similar thereto shall be followed by the city staff and applicable decision-making body: (1) Preparation of brief statement setting forth the criteria and standards considered relevant to the decision of the city staff. Such shall utilize criteria and standards found in the applicable ordinance, the comprehensive plan, and other ordinances and rules and regulations now in effect as from time to time adopted by the city council and appropriate decision-making body.

Minutes of the Veneta Planning Commission

August 4, 2020

Present: Len Goodwin, Commission Chair; Lily Rees, Commissioner (via telephone); Craig Soderberg, Commissioner; David Voltz, Commissioner

Others: Lisa Garbett, Associate Planner; Evan MacKenzie, Community Development Director; Matt Michel, City Administrator

I. REVIEW AGENDA

Chair Len Goodwin called the Veneta Planning Commission to order at 6:36 p.m. and reviewed the agenda.

II. PUBLIC COMMENT

Herb Vloedman, 25115 Luther Ln., Veneta, OR

Mr. Vloedman suggested the Planning Commission review future code amendments to Veneta Municipal Code Chapter 15.15 – Site Lighting, specifically in areas of Commercial and Industrial/Commercial areas. He said because that code (shedding of light) is restrictive by property lines, he would like the City to consider making it easier to incorporate the wishes of neighboring properties to be able to share the light across property lines. He said it's a poor practice to have darkly lit fence lines and shadowing areas where people can hide. He said he heard this specifically from the Veneta Lane County Sheriff Deputies and the Neighborhood Watch Program. Neighboring businesses have actually entered into agreements to share lighting, and provide the City with a copy of the agreement. He said also, Veneta Land Development Ordinance No. 493, Section 5.22(3) – Pedestrian and Bicycle Access and Circulation. He said this is somewhat unclear. He explained that the code doesn't allow a pedestrian pathway through a parking lot unless it is curbed or has some kind of barrier.

Commissioner Voltz asked Mr. Vloedman to repeat the Section of code he was commenting about.

III. APPROVAL OF MINUTES

MOTION: Commissioner Rees made a motion to approve the May 5, 2020 minutes. Commissioner Voltz seconded the motion which passed with a vote of 4-0.

IV. BAXTER PLUMBING WAREHOUSE AND OFFICES, SITE PLAN REVIEW #SR-1-20, LIMITED LAND USE DECISION

Garbett said this request is for a site plan approval for a proposed 6,750 sq. ft. building. The applicant intends to relocate and operate an existing Veneta area plumbing business and a small, retail gun sales store. The property is on Loten Way in the Industrial/Commercial (IC) zone and is west of the Fern Ridge Self-Storage East and east of the existing Source Engineering RV Repair. The applicant was able to submit all required information as well as meet all approval criteria listed in Section 6.05 of the Land Development Ordinance. There is no discretionary review necessary with their proposal. If the code amendments would have happened prior to the application being complete, then staff would be administering a conditional approval without bringing it to the Planning Commission. Staff sent the public notice to all property owners within 300-feet of the site, and on June 23, 2020, posted the notice at the property, at Veneta City Hall, and on the City's website in accordance with our standards.

Staff highlighted a few minor issues in the staff report. One being site lighting. The applicant's representative spoke with Garbett after the staff report was released and they indicated the only lighting they're proposing will be on the building. So a Photometric Plan would be helpful so that staff can make sure they're still in accordance with shielding requirements and proposed Condition of Approval No. 8 addresses this issue.

Garbett said the other primary issue to address is the pedestrian circulation. Given current code, we

don't allow pedestrian accesses to main entrances of public and commercial buildings to cross a driveway or parking lot. She spoke with the applicant's representative and an alternative may be to reroute the striped walkway to the east or west and include a curb so people don't have to walk through the parking lot to get to the public sidewalk. She said that is needed in the order to meet current code standards and is a Condition of Approval No. 9b in the proposed final order.

Garbett said another issue was bicycle parking. They didn't have long term bicycle space that's protected from the elements marked on their site plan. An easy solution would be to mark a spot inside the building or label it on the site plan. The last issue was stormwater and they did submit a well done plan, however, the City Engineer reviewed and commented that there was a need to minimize drainage along the east property line and recommended additional documentation be submitted for his review, which staff can administer prior to construction. Those conditions are describe in proposed Condition of Approval No. 12. Based on these findings and the items addressed in the proposed final order, staff is recommending conditional approval of the site plan application.

Commissioner Voltz said staff did a wonderful job of preparing Condition of Approval requirements and it was very thorough. It's nice to know that staff is looking at everything.

In response to questions from Chair Goodwin, Garbett said the driveway entrance involves an immediate right turn into the parking lot so vehicles would not be proceeding straight to the rear of the building. She said that was a concern to staff because there would be limited vision of a pedestrian crossing when someone is turning directly into the parking lot. She said moving that entrance east, at the end of the striped parking spaces would comply with the code and it wouldn't be crossing the off-street parking lot. Garbett said the pedestrian crossing could also be moved to the west of the apron and making a right angle at the area approaching the building which may also be a good alternative.

Commissioner Soderberg said moving it to the west would provide a shorter walking route for pedestrians.

Chair Goodwin said the developer did an excellent job submitting a very thorough application and staff did an excellent job reviewing and presenting the staff report.

MOTION: Commissioner Voltz made a motion to approve the Site Plan Review Plan #SR-1-20, Limited Land Use Decision. Commissioner Soderberg seconded the motion which passed with a vote of 4-0.

V. ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR

MacKenzie said it's up to the Commission to appoint a Planning Commission Chair and Vice Chair.

MOTION: Commissioner Soderberg motioned to nominate current Chair Goodwin to continue as Chair. Commissioner Rees seconded the motion which passed with a vote of 4-0.

Chair Goodwin asked for nominations for Vice Chair.

MOTION: Commissioner Goodwin motioned to nominate current Commissioner Rees as Vice Chair. Commissioner Soderberg seconded the motion which passed with a vote of 4-0.

Chair Goodwin thanked the Commission for their confidence in making him Chair. He said he enjoys it and he hopes he continues to do a good job.

Commissioners Soderberg and Rees said Chair Goodwin does a great job chairing the Planning Commission meetings.

VI. ADMINISTRATIVE APPROVALS – APRIL – JUNE 2020

Garbett said the following Administrative Approvals were approved from April to June 2020: one Type A tree permit in April, a temporary use permit renewal for the fireworks stand at the shopping center, and in May we had three Type A tree removal permits.

VII. OTHER

MacKenzie said we have a draft Parks and Open Space Master Plan (Plan) which he has reviewed for a first time. He said Michel and Schauer will also review it and submit any changes/recommendations to the consultant for finalizing the Plan. He said we will present it to the Park Board for review. Due to noticing requirements for some minor changes to the Comprehensive Plan that need to be done so it's concurrent with the Plan, he said staff will present it to the Planning Commission next month. But it will not be a public hearing in order to give the Planning Commission and the public enough time to review it. The changes to the Comprehensive Plan are not substantial, just updates that make it consistent with the Plan. He said staff submitted two grants, a very large one to hopefully help fund pedestrian/bike improvements on East Hunter Rd. If awarded, we would get over \$800,000 to provide sidewalks to a lot of neighborhoods in that area.

He said staff is going to present Administrative Approvals in a slightly different format by using tables to track everything monthly and annually which will allow us to watch trend lines. He said we have a complete table for code enforcement and are able to see where and what the activity is.

In response to a question from Chair Goodwin, MacKenzie said we have a very short and outdated element to the Comprehensive Plan dealing with parks. He said because the new Plan amends the primary reference document for the 1998 Plan element, we will need to amend the Comprehensive Plan so they are consistent. He said for example, some of the parks weren't even named in the 1998 Plan.

In response to a question from Michel, MacKenzie provided a timeline for the Park Board, Planning Commission, and City Council to review the Plan. He said it will go to the Park Board first and staff will include any Plan recommendations when it is presented to the Planning Commission for review. After Public Hearing noticing requirements to the State are met, it will come to the Planning Commission as a Public Hearing and you can recommend it proceed to the City Council for adoption as presented, or with recommended changes. Since we are amending the Comprehensive Plan, it has to be done by ordinance. There's an appeal period for the State. Assuming no appeals, 30 days after adoption, it's approved and we can actually start developing a Capital Improvement Plan to fund some of the recommended improvements.

Michel said staff has been working on a middle mile fiber project to bring an alternative redundant fiber route to Veneta to open up competition, provide affordable internet, and equitably distributed internet. Last week we were able to secure a lease for 10 strands of fiber for about 6.6 miles, starting at Nielsen Rd. and Cantrell, to Perkins, to Territorial and stopping at the southwest corner of Territorial and Highway 126. He said we still have to secure 1 ¾ miles in order to connect us to the Eugene WIX at the BPA substation off Nielsen Rd. Securing this 6.6 miles with a 44 year lease, at no cost, is a big step forward.

Michel said you may have seen the barge at Fern Ridge Reservoir which is taking core samples as part of the environmental NEPA study that ODOT is doing for the Highway 126 improvements. Mackenzie and Schauer are sitting on an advisory committee.

MacKenzie said the committee met for the first time today. He said there is a draft design that alternates between four lanes with a center turn lane and four without. He said where it passes over the water, there's no need for the turn lane. A multi-use path is planned for the north side which will be separated by

a drainage area. He said over the water, the path will be adjacent to the travel lane but will have some kind of barrier between the two. There is not a center divider and that was a concern for some at the meeting. He said having the multi-use path on the north side of the road is a concern to him because the section of highway west of Ellmaker Rd. has a lot of driveways with vehicles entering and exiting the highway.

Michel said that stretch of land is going to be a concern. One option is to close access directly to Highway 126 and moving entrances to the back of those businesses. Another option is an access road that allows the frontage access but with only one entrance to the highway.

Commissioner Voltz said there's not a lot of space there, especially with four lanes.

There was a brief discussion about the options for that stretch of Highway 126.

In response to a question from Chair Goodwin, MacKenzie said they thought about putting the multi-use path on the south side but staying to the north gives people access to the Perkins Peninsula Park.

Michel said ODOT's outreach efforts include forming four target groups and then arranging some kind of open houses. He said the first group will consist of bicyclists/pedestrians/boaters, the second - highway user/EMS/freighters/business/tourism, and the third - naturalist/environmentalist/hunters/fishers. They have also scheduled two public open houses, the first will be a virtual meeting on September 15th which will be advertised.

MacKenzie said they spent a fair amount of time discussing the north side informal parking area, where people put their boats in, will no longer exist because of the lane expansion.

There was a brief discussion about the safety aspects of that area.

Chair Goodwin thanked staff for the update and asked that they continue to provide information. He said the next meeting is September 1, 2020.

VIII. ADJOURN

Chair Len Goodwin adjourned the Veneta Planning Commission at 7:06 p.m.

Len Goodwin, Chair

ATTEST:

Darci Henneman, City Recorder
(Minutes prepared by DHenneman)

VENETA PLANNING COMMISSION

AGENDA ITEM SUMMARY

Title/Topic: **Conflicts and Inconsistencies in the Land Development Code**

Meeting Date: September 1, 2020
Department: Community Development

Staff Contact: Evan MacKenzie
Email: emackenzie@ci.veneta.or.us
Telephone Number: 541-935-2191

ISSUE STATEMENT

Staff would like to amend the City of Veneta Land Development Ordinance (No. 493) to clear up a number of inconsistencies in our Zoning standards. We are proposing taking most (but not all) of the text for regulating permitted and conditional uses and putting it in table form, similar to that used by many other jurisdictions in Oregon. The current language is inconsistent and vague, making the Development Code unclear and difficult to administer.

BACKGROUND

All of the permitted and conditional uses contained in the Land Development Code are written in text form, and are specific to each particular zone. This was fairly common when our code was originally written. However, over the years, as the ordinance has been amended, and as we have gained experience in its use and application, we have realized that inconsistencies have arisen in the way we define some uses. This can lead to confusion at the staff level regarding what exactly is permitted and where. If we are confused, we can't properly interpret our own ordinance and provide advice to potential developers and the general public. We'd like to address some of these inconsistencies, consistent with the following goals:

- Make the code easy to understand for staff, elected and appointed officials and the general public
- Reduce the likelihood of different people interpreting the code in different ways
- Regulate uses that have similar on- and off-site impact similarly
- Make incremental changes that will help us consolidate the Land Development and Land Division ordinances in the future

One of the ways we can do that is by using tables for the various permitted and conditional uses in our local zoning classifications. We identify a particular use, and show where it can be done in a single table. No more reading through each and every zone to see what's allowed where. We can do the same with most of our physical development standards, such as lot size and setbacks. We put everything in one place where it is easy to find, and easy to digest. Staff has attached tables for our Residential and Commercial/Industrial zones, showing what is allowed in each. Staff wishes to call the Commission's attention specifically to our allowances for "food service" and "Office." We have multiple terms used across multiple zones for what is essentially the same use, but we are not consistent in where and how we allow those uses. We would like to simplify our code so that all similar uses – those that have essentially the same impacts on- and off-site – are regulated similarly. If we can put many or all of those uses under a single term to define them, all the better.

RELATED CITY POLICIES

Veneta Land Development Ordinance (No. 493)

available on the City website at: <https://www.codepublishing.com/OR/Veneta/>

or directly at:

https://www.venetaoregon.gov/sites/default/files/fileattachments/planning/page/1252/land_development_ord_493_effective_aug_13_2020.pdf

COMMISSION OPTIONS

- 1) Recommend the City Council consider directing staff to pursue amending the Land Development Ordinance as suggested herein
- 2) Recommend the City Council not direct staff to initiate any changes at this time

CITY ADMINISTRATOR’S RECOMMENDATION

That the Planning Commission recommend the City Council direct staff to initiate formal amendments to the Land Development Ordinance as suggested herein.

SUGGESTED MOTION

I make a motion that the Planning Commission recommend Council direct staff to initiate formal amendments to the Land Development Ordinance as suggested herein.

ATTACHMENTS

Zoning Tables for Residential Development

Zoning Tables for Commercial and Industrial Development

General Development Standards in Residential Zones - CURRENT

	ZONE				Notes
	RR	SFR	GR	R-C	
Min. Lot Size	1 acre*	6,000	6,000	5,000	SF-D only. See individual zones for other uses. *See Section 4.01
Max. Lot Size	2 acres*				SF-D only *See Section 4.01
Min. Density	X	X	X	X	Net density, calculated on a project scale
Max. Density	X	7.26	20		
Setbacks - Primary Structure					All measurements in feet from property line
Front Minimum	20	20	20		(frontage property is addressed on)
Front Maximum					NOT CURRENTLY REGULATED
Front-Side	10				Outside line on corner lots (the side that is not addressed)
Side	10	5	5	5	Varies depending on building height
Rear	10	5	5	5	Varies depending on building height
Setbacks - Accessory Structures					
Front Minimum	20	20	20	15	
Front-Side	10	10	10	10	(frontage property is addressed on)
Side	3	3	3	3	
Rear	3	3	3	3	
ALL Garage/Carport facing public ROW	x	x	x	x	NOT CURRENTLY REGULATED. Typically only applies to corner lots.
Garage/Carport facing alley	x	x	x	x	NOT CURRENTLY REGULATED
Minimum Lot Width		60	60		SF-D only. See Section 00000
Maximum Lot Coverage, all structures	30%	40%	50%	50%	*Subject to all other applicable standards
Maximum Height	35	35	35	35	

Permitted, Conditional and Non-Permitted Uses in Residential Zones - CURRENT

	ZONE				Notes
	RR	SFR	GR	R-C	
Residential					
Single Family Detached (SF-D)	P	P	P		
SF-D Zero Lot Line					See 5.04 General Standards for SF-D, 5.29 Residential Design Standards
Single Family Attached	P	P	P	P	
Accessory Structure <2500sf	P	SPR			See Section 5.01
Accessory Structure >2500sf	CUP	CUP			See Section 5.01. CUP - See Section 8.11 (8)
Accessory Dwelling Unit (ADU)	P	P	P	P	Accessory to SF-D only. See Sections 5.01 & 5.31
Accessory Dwelling - temp medical hardship					See Section 5.01. CUP - See Section 8.11 (3)
Manufactured Home (on individual lot)	P	P	P	P	Must be on a permanent foundation. See Section 00000
Manufactured Home Park			P		CUP - See Section 8.11 (5)
Duplex on corner lot					See Section 5.29 Residential Design Standards
Duplex, Triplex, Fourplex		P	P	P	See Section 5.29 Residential Design Standards
Multifamily		CUP	P	P	See 5.29. MF in SF zone - CUP - See 8.11 (11). Development Plan & SPR required.
Condominium					See ORS 100 Permitted based on equivalent density to allowed housing types
Minor Home Occupation	P	P	P	P	See Article 12
Major Home Occupation	CUP	CUP	CUP	CUP	See Article 12
Residential Care Home (Adult Foster Care)					5 or fewer residents. See ORS 443
Residential Care Facility	P	P		P	6 or more residents. See ORS 443 CUP - See 8.11 (20)
Family Child Care/Day Care	CUP	CUP			See ORS 329A CUP - See Section 8.11 (10)
Domestic Livestock	P	P		P	See Section 4.01 Commercial Animal Husbandry CUP - See Section 8.11 (9)
Domestic Agriculture/Horticulture	P	P	P	P	Non-commercial, incidental to primary residential use. See Section 00000
Chickens		P			See Section 5.30
Cannabis Cultivation					See Zoning Review Matrix
Non-Residential					
Commercial Horticulture	P				See Section 00000
Public & Semi-Public	SPR				See Section 00001
Dog Kennel	CUP				See Section 00000 CUP - See Section 8.11 (7)
Stable					CUP - See 8.11 (18)
Public Structures/Uses/Utilities	CUP	CUP			See Section 00004
Neighborhood Commercial Center		CUP			See Section 00000 CUP - See Section 8.11 (6)
Short Term Rental (AirBnB, VRBO, etc)					NO REGULATIONS CURRENTLY
Bed & Breakfast					CUP - See Section 8.11 (22)
Church/Club/Lodge, similar uses					See Section 00007
Private Utility Facility					See Section 00010
Wireless Communication Facility					See Section 00013

Key to uses: P = Permitted outright; SPR = Permitted with Site Plan Review; CUP = Conditional Use Permit

This table is not intended to anticipate every possible use and/or development requirement. Uses not listed shall be categorized according to the closest similar use. See Section 2.05 for Similar Use provisions. If a specific use is listed in one zone and not another zone, that use is ONLY PERMITTED IN THE ZONE(S) LISTED

General Development Standards in Commercial and Industrial Zones

	ZONE						Notes
	R-C	B-C	C-C	H-C	I-C	M-C	
Min. Lot Size		3,000	3,000				
Min. Lot Width		20	20				
Setbacks - All Structures*							*When abutting residential zones, 20 front and 10 side
Front Minimum		0	0	0			
Front Maximum		0	0	X	X	X	
Front-Side		0	0	0			
Side		0	0	0			
Rear		0	0	0			
Off-Street Parking	5	5	5	5			all sides
Maximum Lot Coverage, all structures (%)	50	70*	70*	None**			*May be increased for Mixed Use. **Subject to applicable standards
Maximum Height	35	45*	45*	None			*May be increased for Mixed Use

Permitted, Conditional and Non-Permitted Uses in Commercial and Industrial Zones

	ZONE						Notes
	R-C	B-C	C-C	H-C	I-C	M-I	
							R-C zone allows all uses permitted outright in G-R, B-C and C-C
							R-C zone allows all uses w/CUP same as in G-R, B-C and C-C
2nd+ floor Residential above Commercial	P	P	P				Vertical Mixed Use. See Section 0000
Residential & Commercial on ground floor	P	P*	P*				Horizontal Mixed Use. See Section 0000
Caretaker dwelling		X	X	CUP		P	See Section 00000 CUP - See Section 8.11 (4)
Agricultural Cultivation						P	As an interim use until development; no off-site impacts
Non-commercial agriculture							See Section 00000
Commercial Amusement/Recreation, Indoor	P	P		P			
Commercial Amusement/Recreation, Outdoor				CUP		P	See 8.11 (15)
Museums, Art Galleries	P	P		P			
Low Impact Public/Semi-Public	P	P		P		P	
Community/Social Organizations	P	P					
Bed & Breakfast/Boarding/Lodging/Rooming	P	P		P			CUP - See Section 8.11 (22)
Child and Family Daycare	P	P	P				See Section 000000; ORS 000000 CUP - See Section 8.11 (10)
Dog Kennel				CUP		P	
Cannabis / Marijuana Facility	P	P		P		P	See Section 000000 for facility location requirements
General Retail <10,000sf	P	P	P	P			
General Retail >10,000sf	P	P	P*	P			*Mixed Use (Residential above Commercial)
General Retail <40,000sf						P	Including multi-tenant buildings/developments
Eating & Drinking Establishments	P		P	P	P		Excluding drive-throughs
Restaurant, Tasting Room, Catering	P	P					
Bakery (with retail outlet)	P	P					Combine with Artisan Manufacturing or Restaurants
Food Processing						P	Plant-based only
Manufacturing - Artisan, incl. food	P	P					
Manufacturing - Light						P	
Manufacturing - Heavy							
Repair & Maintenance				P		P	Not including motor vehicles, RVs, boats, etc.
Repair & Maintenance						P	Including motor vehicles, RVs, boats, etc.
Appliance/Small Equipment Repair	P		P				Retail outlet required
Material recycling and salvage yards				CUP		P	
Laundromat or Cleaning Agency	P	P					
Construction businesses						P	Not defined in the Ord. What does this mean?
Offices						P	all of these generally fall under "office"
Financial Institutions	P	P		P			
Personal & Business Services	P	P	P	P	P		
Professional/Financial/Business Offices	P	P		P	P		
Technical Support/Telemarketing	P	P					
Medical/Dental Clinics & Laboratories	P	P		P			
Media Production						P	
Research & Development, Testing Labs						P	
Outdoor Storage/Display <180 days	CUP		CUP	P			Incl storage/display of materials, vehicles and inventory. >180 days - CUP - See 8.11 (12)
Outside Display/Storage >180 days	CUP	CUP		CUP		P	
Nursery (plants), including outdoor sales	P		P*	P		P	*Outside storage >200sf sales/storage requires CUP
Storage & Warehousing, Mini Storage						P	SAME THING
Storage Units						P	
Recreational Vehicle (RV) Park				CUP			See 8.11 (14)
For all uses below See 8.11 (17)							
Car/Truck/Boat washes				CUP		P	CUP - See 8.11 (16)
Fueling Stations				CUP		P	Retail and Bulk/Commercial. See Section 5.05 & 8.11 (16)
Drive-Through Facilities	CUP		CUP	CUP		P	As a primary or accessory use. CUP - See 8.11 (16)
Transportation Facilities in TSP, incl. parking	P		P				CUP - See 8.11 (16). We should really define what this is
Transportation Improvements not in TSP	CUP	CUP	CUP	CUP			We should really define what this is
Parking Lots (stand-alone)	CUP	CUP	CUP	P		P	Public/private off-street parking not associated with a use
Auto/Vehicle Service stations				CUP			Incl service/repair of all motor vehicles, fuel sales. See 5.05
Vehicle Sales/Rental/Repair				CUP			
Heavy Equipment/Truck Sales/Rental/Repair					P	P	
"High Impact" Transportation & Recreation Facilities							High trip generators - CUP - See 8.11 (13)

Key to uses: P = Permitted outright; SPR = Permitted with Site Plan Review; CUP = Conditional Use Permit; X = Not Permitted

This table is not intended to anticipate every possible use and/or development requirement. Uses not listed shall be categorized according to the closest similar use.

If a specific use is listed in one zone and not another zone, that use is not permitted in the other zone(s).