

OTHER ZONING ORDINANCE TEXT AMENDMENTS

Sec. 5.9.02. Applicability.

- A. *Use Regulations and Approval Process of Table 5.9.02*
1. *Director Review.* All uses shall be in accordance with the provisions of Section 5.12.16.
 2. *Counter Reviews.* All uses listed shall be in accordance with the provisions of Section 5.12.16.
 3. *Qualified Review.* All uses listed shall be in accordance with the provisions of Section 5.12.16.D.
 4. *Special Land Use.* All uses listed shall be in accordance with the provisions of Section 5.12.09. The Planning Commission shall have the authority to waive or alter the Use Regulations contained in this Article provided the standards of Section 5.12.09 are substantially met.

Sec. 5.9.35. Temporary Structures and Uses.

- H. *Assembly and Fundraising Activities.* Assembly activities (e.g., carnivals, fairs, rodeos, sport events, concerts, and shows) ~~and or~~ fundraising activities ~~(e.g. car washes, bake sales, auctions)~~ that benefit a community service group or non-profit organization ~~(e.g. car washes, bake sales, auctions)~~ are permitted in Residential Zone Districts on properties approved for an educational, governmental, or institutional uses and in Mixed-Use Commercial Zone Districts ~~and residential zone districts and on properties approved for an educational or institutional use~~, subject to the following requirements.

Sec. 5.7.04. Special District - Industrial-Transportation (SD-IT).

Table 5.7.04.D. Building Elements: Industrial Transportation District	
Maximum Height	3 stories or 45 ft., whichever is less. <u>Height may be increased by the Planning Commission in accordance with the Special Land Use standards and procedures of Section 5.12.09.</u>

Sec. 5.10.03. Off-Street Parking: Design Requirements.

- E. *Setbacks.* Except for parking areas on the same lot as a detached single-family or two-family dwelling, off-street parking and loading areas shall meet the following requirements.
1. *Front Yard Setbacks.*
 - a. For accessory parking areas, no part of the parking area shall be permitted in the front yard.
 - b. For parking areas that are principal uses and for parking lots in the MON-C Zone District, the parking area shall conform to the front yard setback or RBL requirements as appropriate, provided that a five (5) foot setback shall be met where there is no established RBL.
 - c. Parking areas that are accessory to a Vehicle Fueling Station may be permitted in the front yard subject to the requirements of Section 5.9.38.H.
 - d. Parking areas that support office or retail uses accessory to the primary use may be permitted in front yard of the SD-IT Zone District.

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