

USE TYPE	OR	OC	MU-NC	MX-N	Notes	Potential Staff action
RESIDENTIAL USES						
Household Living						
Dwelling, Single-family Detached	P	P		P	Same	
Dwelling, Two-family (duplex)	P	P		P	Same	
Dwelling, Single-family Attached				P	Essentially the same. New use category	
Dwelling, Multi-family	C	P		PC	What was once a conditional use in OR is now permitted, but additional regulations only allow a maximum of 10 units per building.	Planning Commission can discuss whether this permitted use is appropriate
Dwelling, Live/Work Unit	N/A	N/A		P	New use category	
Manufactured Home	P	P		P	Same	
Manufactured Home Park	N/A	N/A				
Short Term Rental	P	P		P	Same	
Tiny House Park	N/A	N/A		C	New use category that requires a conditional use	
Group Living						
Group Cooperative Living				P	These new Group Living Use categories are not a one-to-one transition from the set of Human Services uses in current Code. These uses were largely permitted under more general categories in the OC district and there are proposed additional regulations that provide some specifics.	We need to be mindful of the fact that these are Federal protected classes.
Group Living Residence, Small				P		
Group Living Residence, Medium				P		
Group Living Residence, Large				P		
Human Services Establishment, Small				P		
Human Services Establishment, Medium						
Human Services Establishment, Large						
Long-term Care Facility				P		
CIVIC, PUBLIC, AND INSTITUTIONAL USES						
Adult or Child Day Care Center, Large	C	P		C	This was the Daycare Services use type in previous code that has been split up here into large and small. Previously, regardless of size, this use required a CUP in OR. As proposed, a smaller daycare would be allowed by right	Post 10/12 PC changed this to conditional
Adult or Child Day Care Center, Small	C	P		PC		
Cemetery	C	C		C	Same	
Club, Lodge, and Service Organization				P		
Correctional Facility/Juvenile Detention Facility						
Detoxification Center	C	P		PC	Was conditional in OR, permitted in OC. Proposed as permitted with additional regulations	Post 10/12 PC changed this to conditional
Funeral Services						
Hospice	P	P		P	Same	
Hospital		P		PC	Was previously not allowed in the OR, but is proposed as permitted	The thought here was sub-uses (offices) that are supportive of a hospital. Potential to remove this and assume the supportive uses are covered under the "Office" category.
Human Services Shelter				P		Post 10/12 PC changed this to not permitted
Library, Museum, or Cultural Facility	C	C		PC	renamed use category was conditional and is proposed to be permitted with no additional regulations	These uses belong in or near residential areas.
Park				P		
Public Safety Services				PC	This use was previously Administrative/Safety Services and was not allowed in the OC or OR. This is proposed to be permitted.	Staff suggests maintaining this as a permitted use.
Religious Institution	P	P		P	Same	
School, Elementary or Secondary	C	C		PC	This changed from Conditional to Permitted	This is for public schools which are governed by the State.
School, Higher Education	C	C		PC	This changed from Conditional to Permitted	
COMMERCIAL AND INDUSTRIAL USES						
Agriculture and Animal-Related Uses						
Agricultural Production						
Agricultural Sales and Service						
Animal Care Facility						
Commercial Feedlot						
Greenhouse						
Small Animal Clinic						
Stable						

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Fire has requested this to be P or C in all zone districts for new police/fire stations.

Post 10/12 PC changed this to conditional

Urban Agriculture	P	P		P	Was Community Garden - still same	
Eating, Drinking, and Lodging						
Adult Entertainment						
Bar				PC	Was previously not allowed but is now permitted with no additional standards.	Suggest making this a Conditional Use with 200-foot separation to residential.
Bed and Breakfast	C	P		PC	Was conditional in OR but now is permitted	
Campground or Recreational Vehicle Park						
Commissary Kitchen	N/A	N/A				
Hookah Bar						
Hotel or Motel		C		C	Was previously not allowed in OR but is now conditional	
Micro-brewery, Micro-winery, or Micro-distillery	N/A	N/A		PC	New Use	Suggest making this a Conditional Use with 200-foot separation to residential.
Restaurant		P		P		
Rooming or Boarding House		P		C	Previously not allowed in OR and Permitted in OC, proposed as conditional	
Entertainment and Recreation						
Entertainment or Recreation, Indoor						
Entertainment or Recreation, Outdoor						
Semipublic Community Recreation	N/A	N/A		C	new use?	
Stadium or Auditorium						
Heavy Commercial, Storage, and Industry						
Construction Sales and Services						
Heavy Industry						
Junkyard						
Light Industry						
Mining and Mineral Extraction	C	C		C	Same	
Plant-Based Extraction –Hazardous						
Plant-Based Extraction – Nonhazardous						
Self-storage		C		C	Was miniwarehouse and now self storage. Previously not allowed in OR but now requires a conditional use permit	Staff suggests maintaining this use as a Conditional Use to allow a greater level of scrutiny.
Special Industry						
Stockyard						
Warehousing and Wholesaling						
Industrial Hemp						
Industrial Hemp Products Manufacturer – Hazardous						
Industrial Hemp Products Manufacturer – Nonhazardous						
Industrial Hemp Cultivation Facility						
Marijuana-related Services						
Marijuana Consumption Club Facility						
Medical Marijuana Cultivation Facility						
Medical Marijuana Products Manufacturer – Hazardous						
Medical Marijuana Products Manufacturer – Nonhazardous						
Medical Marijuana Store						
Office						
Medical Office	P	P		P	Same	
Office	P	P		P	Same	
Vocational or Skills Education	P	P		P	Same	
Retail Sales and Services						
Adult Retail						
Liquor Sales						
Personal or Business Service, Large		P		C	Was Personal consumer services, was not allowed in OR but was permitted in OC. Use was split into large and small	
Personal or Business Service, Small		P		PC		
Retail Sales, Large					These uses have been renamed and changed according to size of establishment. Retail was not previously allowed in the OR but neighborhood scale was conditional in the OC. The proposal is for small retail (10,000SF or less) to be permitted.	We should allow retail in the MX-N district. Staff suggests changing Retail Sales, Small to Conditional Use.
Retail Sales, Medium				C		
Retail Sales, Small		C		PC		
Transportation						
Airport						
Light Vehicle Staging Area	N/A	N/A		C	New use requires a CUP with some additional regulations with residential protection.	
Parking Lot						

Post 10/12 PC changed this to conditional

Post 10/12 PC changed to conditional

Post 10/12 PC changed to not permitted

Parking Structure						
Railroad Facility						
Transit Station						
Transportation Terminal						
Truck Terminal						
Utilities and Communication						
Broadcasting Tower	C	C		C	Same	
Utility, Major					Listed as "Utility Facilities" in current Code but now split into major and minor. Previously not allowed in OR or OC, but proposed to allow Minor Utilities by right. Definiton narrowed to only allow very specific facilities.	
Utility, Minor				P		
WCF, Eligible Facility Request	P	P		P	Same	
WCF, Nonstealth Freestanding Facility	C	C		C	Same	
WCF, Roof/building mount on multi-family, institutional or nonresidential buildings	P	P		P	Same	
WCF, Roof/building mount on single- and two-family dwellings				C	New use category, requires a Conditonal Use	
WCF, Small Cell Facility	P	P		P	Same	
WCF, Stealth Freestanding Facility	P	P		P	Same	
Vehicle Related						
Automobile and Light Vehicle Repair, Minor						
Automobile and Light Vehicle Repair, Major						
Automobile and Light Vehicle Sales and Rental		P		PC	Auto rentals and Auto Sales were separate uses that are now proposed to be combined into one use cateogory. Previously not allowed in OR but rental was permitted in OC. Proposed to be permitted but with additional regulations	Consider changing this to Conditional Use.
Automobile and Light Vehicle Storage						
Automobile and Light Vehicle Wash						
Fuel Dispensing Station						
Heavy Vehicle and Equipment Sales and Rental						
Heavy Vehicle and Equipment Repair						
Heavy Vehicle Storage						
Waste and Recycling						
Landfill						
Recycling Collection Center, Large						
Recycling Collection Center, Small				A	This use is currently not allowed in the OR or OC. Proposed as accessory only in the MX-N and with additional regualtions that limit its use. 7.3.303.J.3 a-e	Remove as an accessory use
Recycling Processing Center						
Waste Transfer Station						
ACCESSORY USES						
Antenna or Satellite Dish, Accessory				A	Refelcts current Code	
Beehive, Accessory				A	Refelcts current Code	
Carport or Garage, Accessory				A	Refelcts current Code	
Drive-through, Accessory				E	Would be accessory to a restaurant and would require a Conditional Use. Additional standards in 7.3.304.D provide additiona residential protections	Suggest maintaining as a Conditional Use with the added residential protection.
Dwelling, Accessory, Detached	P	P		A	Reflects current Code	
Dwelling, Accessory, Integrated						
Electric Vehicle Charging				A	Specifically allows ChargingStations as accessory	
Family Suite, Accessory	P	P		A	Reflects current Code	
Geothermal Energy Equipment, Accessory				A	Reflects current Code	
Greenhouse, Accessory				A	Reflects current Code	
Home Adult or Child Day Care, Large, Accessory				A	Reflects current Code	
Home Adult or Child Day Care, Small, Accessory				A	Reflects current Code	
Home Occupation, Accessory				A	Reflects current Code	
Marijuana, Home Cultivation, Accessory				A	Reflects current Code	
Office or Bank Facility, Temporary				T	Not explicitly in current Code but would allow temporary facilities	
Outdoor Display of Goods, Accessory						

Post 10/12 PC changed to not permitted

Outdoor Seating or Dining, Accessory				A	Reflects current Code and provides additional standards for residential protection. 7.3.304.L	May require additional discussion to determine if separation requirements in the additional standards are enough.
Outdoor Storage, Accessory						
Playhouse, Accessory				A	Reflects current Code	
Solar Collector, Accessory				A	Reflects current Code	
Swimming Pool, Accessory				A	Reflects current Code	
Transit Shelter, Accessory	P	P		A	Reflects current Code	
Wind Energy System, Accessory				A	Reflects current Code	