

ORDINANCE NO. 2737

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE TO ALLOW ACCESSORY DWELLING UNITS AS A PERMITTED USE AND ACCESSORY STRUCTURE IN RESIDENTIAL AND AGRICULTURAL ZONES AND TO ESTABLISH STANDARDS RELATED THERETO

WHEREAS, the City of Commerce City (“City”) is a home rule municipality organized and existing pursuant to Article XX, Section 6 of the Colorado Constitution and its home rule charter;

WHEREAS, pursuant to the Charter of Commerce City (the “Charter”), the City has all legislative powers and functions of a home rule municipal government as reserved to it by the Colorado Constitution and laws of the State of Colorado;

WHEREAS, City Council desires to amend its Land Development Code to allow accessory dwelling units in certain zoning districts; and

WHEREAS, the City finds and determines that amending the Land Development Code is in the best interest of the public for the welfare of the residents of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. Findings. The recitals to this ordinance are incorporated as findings of the City Council. This ordinance is found to be supported and authorized by law and in the best interests of and necessary for the protection of the health, safety, and welfare of the public.

SECTION 2. Amendment. The Commerce City Land Development Code is hereby amended as set forth in Exhibit A, with a clean version of the sections as amended included as Exhibit B.

SECTION 3. Repealer. All ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof, are hereby repealed to the extent of such inconsistency.

SECTION 4. Effective Date. This ordinance shall be effective pursuant to Section 5.3 of the Charter.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE
ORDERED THIS 15TH DAY OF DECEMBER, 2025.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE
ORDERED THIS 5TH DAY OF JANUARY, 2026.

CITY OF COMMERCE CITY, COLORADO

Steve J. Douglas, Mayor

ATTEST

Stephen J. Ruger, City Clerk

Exhibit A To Ordinance No. 2737

EXPLANATORY NOTE:

~~RED STRIKETHROUGHS INDICATE MATERIAL DELETED FROM EXISTING LAW;~~

BLUE UNDERLINES INDICATE MATERIAL ADDED TO EXISTING LAW;

ASTERISKS * * * INDICATE MATERIAL UNCHANGED BY THIS ORDINANCE.

Sec. 21-5400. Accessory Uses and Accessory Structures Table.

The Accessory Uses and Accessory Structures Table (table V-3 below) establishes the districts in which a particular use or structure may be allowed as accessory to the principal use or structure. An "R" indicates the accessory use or structure is allowed in the district as a use-by-right. A "P" means the accessory use or structure is allowed as a use-by-permit. Finally, a blank cell means that the accessory use or structure is prohibited in that district.

Table V-3. Accessory Uses and Accessory Structures Table

[illegible]

	Patios, or Uncovered if 30 Inches or More Above-Grade														
	Decorative Windmills, Arbors, and Other Unenclosed Decorative Accessory Structures	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Flagpoles	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Recreational	Swimming Pools (Above and Below Ground), Pool Houses, Pool Equipment Rooms, Hot Tubs, and Hot Tub Houses	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Hard Surfaced Outdoor Recreation Courts	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Picnic Shelters	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Public or Private Recreation Structures, Including Restrooms, Picnic Shelters, Band Shells, Amphitheatres, Etc.			R	R		R	P	P	P	P				R

AG and Animal	Greenhouses	R	R	P	P	P	P	R	R	R	R	R	R	R	R
	Barns and Corrals													R	P
	Horses and Livestock													R	P
	Dog Run	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Living Quarters	Night Watchman's Quarters									P	P	P	P	P	P
	Night Watchman's Quarters, Religious Institutions	R	R	R	R	R	R	R	R	R	R				
Miscellaneous	Guard House										R	R	R		R
	Single-Bay Car Wash Accessory to a Primary Use								R	R	R	R	R		R
	Satellite Dishes	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Short-Term Rentals as an Accessory Use to single-family attached and detached Residential Dwellings	R	R	R										R	
	Accessory Dwelling Units	R	R											R	

Sec. 21-5420. Standards.

- (1) * * *
- (2) * * *
- (3) * * *
- (4) *Unity of Ownership.* [Except for accessory dwelling units](#), there shall be unity of ownership and unity of user between the principal use and accessory use.
- (5) * * *
- (6) * * *
- (7) *Accessory Living Space Restricted.* Except as expressly allowed [in section 21-5450](#), no accessory structure shall be used to provide any type of living area normally associated with a dwelling unit, including without limitation, spaces devoted to sleeping, permanent dining or cooking areas, and greater than a half bathroom.
- (8) * * *
- (9) * * *
- (10) * * *

Sec. 21-5440. Number of Accessory Structures.

Except when a PUD Zone Document specifically regulates the number of accessory structures permitted within the PUD, the number of accessory structures shall comply with the provisions of this section unless a variance is granted by the board of adjustment. Trash enclosures, flagpoles, satellite dishes, clotheslines, and driveways shall not count toward the maximum number of accessory structures permitted by this section. Except as specifically provided otherwise below, all other detached accessory structures listed in table V-6 shall count towards the maximum number of accessory structures permitted by this section.

- (1) *Principal Single-Family Detached or Single-Family Attached (Duplex) Use.* No more than three accessory structures shall be permitted on a single lot. [Accessory dwelling units shall not count towards this maximum.](#)
- (2) * * *
- (3) * * *
- (4) * * *
- (5) * * *
- (6) * * *
- (7) * * *

Sec. 21-5450. Bulk Standards for Accessory Structures and Uses Table.

All accessory structures and uses shall be subject to the specific regulations set forth in the Bulk Standards for Accessory Structures and Uses table (table V-4). Such specific regulations shall be in addition to the regulations that apply to principal uses and structures in each district. In cases of any conflict between the standards of table V-4 and other requirements of this land development code, the standards contained in table V-4 shall control.

Table V-4. Summary Table of Bulk Standards and Additional Regulations for Accessory Structures

Structure	Locational Regulations	Size, Height Restrictions	Additional Regulations
Detached Garages	<p>Residential Districts:</p> <ul style="list-style-type: none"> • Front and side on street setback—can be no farther forward than the front facade (or side façade if side on street), but in no case closer than 20 feet from the right-of-way. • 5-foot side setback • 5-foot rear setback <p>All Other Zone Districts: Required principal structure setbacks shall apply.</p>	<p>Residential Districts</p> <ul style="list-style-type: none"> • If the first floor area of the home is less than 864 square feet, then in no case can the garage exceed 864 square feet • If the first floor area of the home is greater than 864 square feet, the maximum garage size may exceed 864 square feet, up to 15 percent of the lot area, but in no case can the garage square footage exceed the first floor area of the home. • 15-foot maximum height <p>All Other Zone Districts: No size limitation.</p>	<p>Allowed only for storage of vehicles used in conjunction with the principal use. Any garage serviced by a right-of-way shall be provided access by a driveway consisting of concrete, asphalt, or similar hard-surface material; or other materials approved by the city engineer.</p> <p>The color, style and type of materials used in the construction of the exterior portion of the garage must match those of the principal structure. The use of prefabricated metal structures or pole barns, or the use of corrugated metal, fiberglass, or similar panels is not allowed. For a garage to match the principal structure, the following criteria shall apply:</p> <ul style="list-style-type: none"> • The roofline, the type of roofing material, and the color of the roofing material shall be the same or similar to
Attached Garages	<p>Residential Districts:</p> <ul style="list-style-type: none"> • Front and side on street setback—can be no farther forward than the front façade (or side facade if side on street), but in no case closer than 20 feet from the right-of-way. • 5-foot side setback • 5-foot rear setback <p>All Other Zone Districts: Required principal structure setbacks shall apply.</p>		

			<p>the principal structure. If the principal structure has a flat roof, the garage may be allowed to have a pitched roof if city staff determines that it is aesthetically harmonious with the principal structure.</p> <ul style="list-style-type: none"> • Attached Garage: All sides shall be a color and material that is the same or similar to the principal structure. Where the principal structure is all or partially of brick, stone, or stucco those exterior portions of the attached garage facing a public right-of-way shall be covered with brick, stone, or stucco in no less than the same proportion as the principal structure and shall wrap the brick, stone, or stucco a minimum of 3 feet on side elevations.
			<ul style="list-style-type: none"> • Detached Garage: All sides shall be a color and material that is the same or similar to the principal structure. Where the principal structure is all or

			<p>partially of brick, stone, or stucco those exterior portions of the detached garage (regardless of front, side, or rear) that face a public right-of-way and are not obstructed from view by items such as the primary structure, accessory structures, or fencing shall be covered with a base that is a minimum of 3 feet of brick, stone, or stucco that is the same or similar to the principal structure and shall provide a masonry wrap.</p> <ul style="list-style-type: none"> Any proposed trim style and color shall be the same or similar to the trim on the principal structures.
Attached Carports	<p>Front: Can be no farther forward than the front façade, but in no case closer than 20 feet from the right-of-way.</p> <p>Side on Street: If side loaded, can be no closer to the street than the side façade, but in no case closer than 20 feet from the right-of-way. If front loaded, principal structure setbacks for side on street</p>	<p>Single-Family Detached and Attached Residential:</p> <ul style="list-style-type: none"> 400 square feet maximum size. 15 feet maximum height. <p>All other Land Uses: Carports are not allowed.</p>	<p>Detached carports are prohibited.</p> <p>Allowed only for storage of vehicles used in conjunction with the principal use.</p> <p>Any carport serviced by a right-of-way shall be provided access by a driveway consisting of concrete, asphalt, or similar hard-surface material.</p>

	<p>shall apply.</p> <ul style="list-style-type: none"> • 5-foot side setback. • 5-foot rear setback. 		<p>The color, style and type of materials used in the construction of the exterior portion of the carport must match those of the principal structure. The use of prefabricated metal structures or pole barns, or the use of corrugated metal, fiberglass, or similar panels is not allowed. For a carport to match the principal structure, the following criteria shall apply:</p> <ul style="list-style-type: none"> • The roofline, the type of roofing material, and the color of the roofing material shall be the same or similar to the principal structure. If the principal structure has a flat roof, the carport may be allowed to have a pitched roof if approved by the director. • Any painted surface shall be the same color as the principal structure or trim. • The supports are not required to match the principal structure. • If the carport has a solid
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			side, garage architectural requirements shall apply.
Accessory Parking Structure	<p>Front: Prohibited.</p> <p>Side on Street: May be located no closer to the street than the front façade of the nearest primary structure, but in no case closer than 20 feet from the right-of-way.</p> <ul style="list-style-type: none"> • 5-foot side setback. • 5-foot rear setback. 	<p>Residential Areas: 15-foot maximum height.</p> <p>Nonresidential Areas: 25-foot maximum height</p>	<p>Allowed only for the storage of operable vehicles used in conjunction with the principal use.</p> <p>Any accessory parking structure serviced by a right-of-way shall be provided access by a driveway consisting of concrete, asphalt, or similar hard-surface material.</p> <p>The color, style, and type of materials used in the construction of the exterior portions of an accessory parking structure shall match those of the principal structure. The use of prefabricated metal structures, corrugated metal, fiberglass, or similar panels is not allowed. For an accessory parking structure to match the principal structure, the follow criteria shall apply:></p> <ul style="list-style-type: none"> • The roofline, the type of roofing material, and the color of the roofing material shall be the same or similar to

			<p>the principal structure. If the principal structure has a flat roof, the accessory parking structure may be allowed to have a pitched roof if approved by the Director.</p> <ul style="list-style-type: none"> • Any painted surface shall be the same, similar, or complementary color as the principal structure. • Any enclosed sides of the accessory parking structure shall meet the architectural requirements for a garage. Nothing in this section shall supersede any garage requirements for any underlying zone district. Accessory parking structures may be used in addition to and not in place of any garage requirement. Accessory parking structures shall only be used to cover permanent and approved parking spaces. Accessory parking structures shall be constructed as one structure. At no time shall a series of structures be attached to one another to
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			create an accessory parking structure.
Storage Sheds	<p>5-foot side setback. 5-foot rear setback. Prohibited in a front yard and side on street yard. Townhouses without legally subdivided outdoor space must meet the above requirements and also be set back at least 2 feet from the side and rear boundaries of their allocated outdoor space.</p>	<p>200 square feet, total of all storage, in residential districts (except townhouses). Townhouses: maximum shed size shall be 120 square feet. 200 square feet, total of all storage, in commercial districts. 15-foot maximum height, except in an industrial district where height cannot exceed that of the existing principal structure.</p>	<p>All sheds shall be constructed of finished materials suitable for exterior use. Metal containers and portable-on-demand storage containers are prohibited on property zoned or used for residential or commercial purposes. Storage sheds in commercial districts must incorporate the enclosed trash dumpster area as part of the shed. The color, style, and materials must match the principal commercial structure.</p>
Uncovered: Decks, Flatwork, Patios	<p>Two-foot setback on side or rear property line. A 0-foot setback on side and rear property lines may be approved if a proper drainage mitigation plan has been approved by the city engineer</p>	<p>Less than 30 inches above grade.</p>	<p>Decks, poured concrete, and asphalt require a building permit. If required by ADA, the structure may encroach into the setback. Ramps, steps, and landings (not to exceed 4 feet x 4 feet) that provide access from the sidewalk to the first floor building entries shall be excluded from these setback requirements.</p>

<p>Covered: porches, decks, terraces, and patios attached to principal structure, or uncovered if it is equal to or greater than 30 inches in height above grade</p>	<p>For front setback, see individual zone district regulations. If not specified, then front setback shall be the same as the principal structure.</p> <ul style="list-style-type: none"> • 5-foot side setback. • 10-foot rear setback. 	<p>Height of covering cannot exceed roofline of a single-story home. 15-foot maximum height for homes greater than single-story.</p> <p>Decks with structural support from the ground may not exceed the height of the second story floor plate. (Garden level is not counted as first floor.)</p>	<p>Ramps, steps, and landings (not to exceed 4 feet x 4 feet) that provide access from the sidewalk to the first floor building entries shall be excluded from these setback requirements.</p> <p>The color, style and type of materials used in the construction of the exterior portion of the covered porch or patio shall be similar or complimentary to those of the principal structure. The use of prefabricated metal structures or pole barns, fiberglass, or similar panels is not allowed.</p> <p>The roofline, the type of roofing material, and the color of the roofing material shall be the same or similar to the principal structure. If the principal structure has a flat roof, the covered porch may be allowed to have a pitched roof if city staff determines that it is aesthetically harmonious with the principal structure.</p>
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Flagpoles	<p>Poles attached to residential structures are exempt from these regulations.</p> <p>Residential Districts: Pole must be setback from all property lines equal to height of the pole.</p> <p>Commercial and Industrial:</p> <ul style="list-style-type: none"> • 0-foot front setback • Setback from all other property lines equal to height of pole 	Pole Height: Refer to 21-8205	Flag Size: Refer to 21-8205
Swimming Pools (above and below ground), Pool Houses, Pool Equipment Rooms, Hot Tubs and Hot Tub Houses	Not permitted in a front yard.		Fencing around structure may be required. Consult building code for specific details.
Outdoor Recreational Courts (basketball, tennis)	3 feet from all property lines.	Fencing immediately around a court may not exceed 12 feet in height.	See lighting regulations for additional regulations. Court area must be paved.
Greenhouses	<p>5-foot side setback.</p> <p>5-foot rear setback.</p> <p>Not permitted in a front yard.</p>	<p>Cannot exceed 200 square feet for residential. No maximum for nonresidential.</p> <p>Cannot exceed 15 feet in height.</p>	
Barns and Stables	<p>60-foot front setback.</p> <p>25-foot side setback.</p> <p>25-foot rear setback</p>		<p>Materials must be of a commercial quality.</p> <p>Fiberglass and plywood are prohibited.</p>
Horse and Livestock Pens	<p>60-foot front setback.</p> <p>25-foot side setback.</p> <p>25-foot rear setback.</p>		Fencing regulations for underlying zone district shall apply.

	50 feet from any existing residentially used structure on adjacent property.		
Night Watchman's Quarters—All	Must comply with R-1 standards for setbacks.	Must comply with R-1 standards for setbacks.	Only one residential caretaker unit shall be permitted per property. Shall be used only to house the caretaker of the principal use, plus immediate family. Mobile homes, RVs, and buses shall not be used as living quarters.
Shade Structures	For front setback, see individual zone district regulations. If not specified, then front setback shall be the same as the principal structure. 5-foot side setback. 10-foot rear setback.	15-foot maximum height Detached Shade Structures: <ul style="list-style-type: none"> • 200-square foot maximum in residential zone districts. • 500-square foot maximum in commercial and industrial zone districts. Shade structures attached to other accessory structures: If a shade structure is attached to another accessory structure (shed, garage, etc.), the total square footage of the shade structure shall not exceed 200 square feet.	Same as garages. Shade structures shall be similar in color, style, and material as accessory structure to which it is attached. Fabric shade material shall be prohibited for a permanent structure. No parking is allowed under a detached shade structure or a shade structure attached to an accessory structure.

<p><u>Accessory Dwelling Unit</u></p>	<p><u>Front:</u> Same as the principal building setback <u>Side on Street:</u> Same as the principal building setback 5-foot side setback. 5-foot rear setback.</p> <p>The detached ADU shall be sited so that the front wall of the ADU is located behind the rear wall of the principal building.</p>	<ul style="list-style-type: none"> • <u>Height for Detached ADU:</u> Must be less than the height of the principal building, or a maximum of 22', whichever is less. • <u>Size:</u> The floor area of the ADU shall not exceed 75 percent of the floor area of that of the principal unit or 1,000 square feet, whichever is less. However, a minimum of 750 square feet of floor area is permitted, regardless of the size of the principal unit. 	<p><u>General Standards</u></p> <ul style="list-style-type: none"> • <u>Number.</u> Only one ADU shall be permitted per lot. • <u>Use.</u> An accessory dwelling unit may be owner-occupied or occupied by a person who is not the property owner. • <u>Residential Building Code.</u> The ADU shall comply with the requirements of the City's Building Code. • <u>Planned Unit Developments Included.</u> An ADU is allowed in Planned Unit Development zone districts where a single-family detached dwelling is allowed. • <u>Water, sanitary sewer, and electrical utilities shall not be separately provided to an attached, detached, or contained ADU.</u> <p><u>Standards for Attached and Contained ADU</u></p> <ul style="list-style-type: none"> • <u>The principal dwelling unit shall not be altered in any way so as to appear from a public or private street to be multi-unit housing.</u>
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			<p><u>Prohibited alterations include multiple doorways and walkways that connect to the sidewalk (except from an alley) or multiple mailboxes.</u></p> <ul style="list-style-type: none"> • <u>Access to the ADU shall be by means of an existing side or rear door, except where a new entrance is required by the Building Code. No new doorways or stairways to upper floors are permitted if they are attached to the side of a building facing a public or private street.</u> <p><u>Standards for Detached ADU</u></p> <ul style="list-style-type: none"> • <u>The address of the principal dwelling shall remain the same and the ADU shall be assigned a unit designation.</u> • <u>Vehicular access shall not serve the ADU separate from that serving the principal dwelling unless the accessory dwelling is accessed from an alley and the principal dwelling is accessed from a street.</u>
Guesthouse/Carriage House	See zone district or PUD Zone Document where allowed.		

Satellite Dishes	Must be in rear yard and screened if over one meter (39 inches) in diameter and visible from any right-of-way or park, trail, or open space.
Clotheslines and Clothesline Poles	Allowed in side and rear yard only.
Driveways	Two feet from side property line, unless shared driveway condition exists.
Dumpsters, Trash Containers	Permitted in side and rear yards only.

Sec. 21-7233. Off-Street Parking Requirements.

(1) * * *

(2) * * *

Table VII-3. Off-Street Parking Requirements

Use Classification	Specific Use Type	Minimum Off-Street Parking
AGRICULTURAL USES		
Agriculture	Fish hatchery	1 space/employee
	Poultry house or pigeon coop	1 space/employee
	Roadside stand	1 space/300 s.f., minimum of 3 spaces
	Rodeo	1 space/4 seats or 1/50 s.f. if no permanent seats
	Stable, riding ring, dairying, or stock raising	1 space/1,500 s.f.
	Stockyard, feedlot, and the commercial sale of livestock	1 space/employee
Agricultural Services	Agricultural support businesses and services	1 space/400 s.f.
Horticulture & Nurseries	Greenhouse/Nursery	1 space/300 s.f. of enclosed area plus outdoor seasonal sales requirement
COMMERCIAL USES		
Adult Businesses	Adult entertainment	1 space/100 s.f.
Animal Services	Animal Boarding (kennels) and training	1 space/employee + 1 space/400 s.f. including runs
	Veterinary offices or clinics	1 space/200 s.f.
	Doggie day care centers	1 space/employee + 1 space/400 s.f. including runs
Building Materials & Services (Retail)	Landscape equipment, hardscape materials	1 space/300 s.f. of enclosed area plus outdoor seasonal sales requirement
	All others (plumbing, electrical, lumber & building equipment)	1 space/300 s.f. of enclosed area plus outdoor seasonal sales requirement
Eating and Drinking Establishments	Bar, tavern, night club	1 space/100 s.f.
	Catering Services	1 space/300 s.f.
	Restaurant	1 space/100 s.f.
Financial Institutions	Bank or financial institution	1 space/300 s.f.

Food and Beverage Sales	Convenience store (<5,000 s.f.)	1 space/300 s.f.
	Grocery store (>5,000 s.f.)	1 space/300 s.f.
	Liquor Store	1 space/200 s.f.
	All others (e.g., delicatessen, retail bakery, specialty food market, coffee shop)	1 space/200 s.f.
Funeral and Internment Services	Cemetery/Pet Cemetery	1/200 s.f.
	Crematory or mausoleum when incidental or supplemental to primary cemetery use	1 space/employee
	Crematory as principal use	1 space/4 seats in main chapel + 1/employee + 1/vehicle used in operation
	Funeral home	1 space/employee
Office	Business or professional offices	1 space/300 s.f.
	Courier services	1 space/300 s.f.
	Medical and dental offices and clinics	1 space/300 s.f.
Outdoor Sales	Short Term Sales Event	1 space/500 s.f. of open sales and display area, minimum of 3 spaces
	Holiday Sales	1 space/500 s.f. of open sales and display area, minimum of 3 spaces
	Seasonal Sales	1 space/500 s.f. of open sales and display area, minimum of 3 spaces
Personal Services	Instructional services, studios	1 space/300 s.f.
	All others	1 space/300 s.f.
Recreation or Amusement Facilities, Private	Bingo establishments/social gaming outlet/performance centers	1 space/3 seats
	Bowling, billiards, & similar uses	2 spaces/lane + 2 spaces/billiard table + 1 space for each 5 seats
	Fitness/Recreation Centers	1 space/250 s.f.
	Movie theaters	1 space/3 seats
	Outdoor recreation	1 space/600 s.f. outdoor recreation area

	Drive-in theater	1 space/stall + 6 additional spaces
	Racetrack (animal or vehicle)	1 space/3 seats + 1 space/employee
Retail Establishments	Pawn shop	1 space/300 s.f.
	Retail business store	1 space/300 s.f.
	Flea markets, indoor and outdoor	1.5 spaces/booth/stall or 1 space/150 s.f. sales area, whichever is greater
	Thrift store	1 space/300 s.f.
Telecommunications Facilities and Satellite Dish Antennas	Radio or television broadcasting facilities	1 space/300 s.f.
Vehicle/Equipment Sales and Services	Car Wash	2 spaces/bay or stall
	Fueling Plaza	1 space/200 s.f. of building area
	Minor vehicle repair (Lube shops, oil changes, brake service, accessory service to a gas station, etc. where vehicles are not stored overnight in an inoperable condition)	3 spaces for each bay
	Major vehicle/equipment repair (includes auto body repair, paint shops, and incidental sales of parts)	3 spaces for each bay
	Motor vehicle and equipment rentals	1 space/400 s.f.
	Motor vehicle and equipment sales (outside display area)	1 space for each 2 employees + 2 spaces for each 300 s.f. of sales/office, repair, or maintenance space
	Motor vehicle and equipment sales showroom (interior display)	1 space for each 2 employees + 2 spaces for each 300 s.f. of sales/office, repair, or maintenance space
Visitor Accommodations	Bed and breakfast establishments	In addition to the residential requirement, 1 for each rented room
	Hotel or motel	1 space/rooming unit + 1 space/100 s.f. of restaurant or bar + 1 space/200 s.f. of

		meeting room floor area + 10 spaces for visitor parking
	Overnight campground	1 space/camping unit
INDUSTRIAL USES		
Auction House or Yard	Auction House (interior space)	1 space/200 s.f.
	Auction Yard (outdoor space)	1 space/500 s.f.
General Industrial	Industrial Shell Building (User to be determined)	1 space/500 s.f.
	Firewood; commercial storage and sales	1 space/400 s.f.
	Mill or Foundry	2 spaces for each 3 employees
	Junkyard, scrap yard, or salvage yard	1 space/2,500 s.f. with minimum of 3 spaces
	Outdoor Storage Yards	1 space/2,500 s.f. with minimum of 3 spaces
	Lumber and building supply yards	1 space/200 s.f.
	Railroad yard together with buildings, structures, and facilities related thereto	2 spaces for each 3 employees
	Refinery/Oil and Gas Production	2 spaces for each 3 employees
	Slaughterhouse, packinghouse, meat processing, or fat rendering	1 space/1,000 s.f.
	Testing laboratory	1 space/500 s.f.
	Production, manufacturing, processing, storage, shipping, and handling of goods	1 space/1,000 s.f.
	Light Industrial and Manufacturing (I-1 and I-2 Uses)	1 space/500 s.f. of warehouse + 1 space/300 s.f. for office
	Intense Industrial Manufacturing and Processing (I-3 Uses)	1 space/1000 s.f. of warehouse + 1 space/300 s.f. for office
	Research and development	1 space/500 s.f.
Truck/Transportation Services	Transportation terminal	1 space/250 s.f. of indoor space
	Transportation terminal where vehicles carry	1 space/250 s.f. of indoor space

	flammable, explosive, hazardous, or high toxic materials	
	Truck stop	1 space/200 s.f. of building area
	Trailer sales and service limited to use for private passenger motor vehicles	1 space/500 s.f. including service bays, wash tunnels, and retail areas
	Truck trailer sales, repair, and maintenance (including oil, lube, and wash)	1 space/500 s.f. including service bays, wash tunnels, and retail areas
Vehicles	Vehicle or automobile wrecking or salvage yard (includes outdoor storage or inoperable vehicles)	1 space/1,000 s.f. of floor area, minimum of 4 spaces
	Vehicle towing services	1 space/1,000 s.f. of floor area, minimum of 4 spaces
Wholesaling, Warehousing & Distribution	Mini-storage	1 space/50 storage bays, minimum of 3 spaces + 2 spaces for office/residential use
	Retail sales accessory to warehouse and/or wholesaling establishment	1 space/500 s.f.
	Office space accessory to warehouse and/or wholesaling establishment	1 space/300 s.f.
	Warehousing (up to 10,000 s.f.)	1 space/1000 s.f.; minimum of 3 spaces
	Warehousing 10,001 to 50,000 s.f.)	1 space/2000 s.f.
	Warehousing (over 50,000 s.f.)	1 space/5000 s.f.
	Industrial Office	1 space/300 s.f.
	Wholesale establishments incidental to other principal uses	1 space/800 s.f.
Waste-Related Uses	Landfill operation	1 space/employee
PUBLIC, INSTITUTIONAL & CIVIC USES		
Airport/Heliport	Public or Private Airport or heliport	1 space/employee + spaces required to satisfy projected peak parking needs

	Facilities providing aviation transport and services including aircraft repair, sales, and similar services	1 space/500 s.f. of maintenance floor area + 1 space/200 s.f. office area
Ambulance Service	Garage and office for Ambulance Service	1 space/ambulance + 1/employee
Clubs and Lodges	Private lodge or club	1 space/3 persons based on maximum anticipated capacity
	Gun club	1 space/platform + 1 space/employee
Community Services	Events Center	1 space/4 seats or 1/50 s.f. if no permanent seats
Day Care Facilities, Adult or Child	Childcare center	1 space/10-person capacity + 1 space/employee + drop off area
	Adult day care center	1 space/10-person capacity + 1 space/employee
Golf Course	Golf course/Driving range	5 spaces/hole, + 1 space/employee
Hospitals	Hospital	1 space/2 beds + 1 space/2 employees + 1 space/2 staff doctors + 30 spaces for emergency
Educational Facilities	Public, charter, or private educational institutions for Elementary and Junior High	1 space/3 fixed seats + 10 spaces for visitor parking
	Senior High	2 spaces/classroom + 1 space/employee + 1 space/3 fixed seats of auditorium capacity + 10 spaces for visitor parking
Religious Institutions	Church or religious institution	1 space/3 seats in the principal assembly area
RESIDENTIAL USES		
Group Living Facilities	Group home	1 space/2 residents + 1 space/employee
	Correctional institution or halfway house	1 space/2 residents + 1 space/employee
Household Living	Foster care home	Same as residential dwelling type
	Mobile home	2 spaces/dwelling unit

	Multi-family dwelling	1.5 spaces/1 BD units + 1.75 spaces/2 BD units + 2 spaces/3 BD or more units + 15% of total required spaces for visitor parking
	Single-family detached dwelling	2 spaces/dwelling unit
	Single-family attached dwelling	2 spaces/dwelling unit
	Boarding or rooming house	2 spaces/dwelling unit
	Dwelling in conjunction with and supplementary to the principal use	2 spaces/dwelling unit
	Home occupation	Same as residential dwelling type
Senior Housing	Assisted Living Facility	1 space/2 units + 1 space/employee
	Nursing homes	1 space/3 beds + 1 space/employee

DIVISION 2. DEFINITIONS

Sec. 21-11200. Definitions.

* * *

Accessory Dwelling Unit or ADU shall mean a self-contained living unit located on the same parcel as a principal dwelling unit. Three types of ADUs exist – Attached, Contained, and Detached.

* * *

~~*Guest House shall mean an accessory dwelling attached or unattached to a principal dwelling, used to house guests of the occupants of the principal dwelling, and which shall not be rented or leased, or held in ownership by other than the owner of the principal dwelling.*~~

* * *

Exhibit B To Ordinance No. 2737

Clean Version of Amendment

EXPLANATORY NOTE:

ASTERISKS * * * INDICATE MATERIAL UNCHANGED BY THIS ORDINANCE

Sec. 21-5400. Accessory Uses and Accessory Structures Table.

The Accessory Uses and Accessory Structures Table (table V-3 below) establishes the districts in which a particular use or structure may be allowed as accessory to the principal use or structure. An "R" indicates the accessory use or structure is allowed in the district as a use-by-right. A "P" means the accessory use or structure is allowed as a use-by-permit. Finally, a blank cell means that the accessory use or structure is prohibited in that district.

Table V-3. Accessory Uses and Accessory Structures Table

[illegible]

	Uncovered if 30 Inches or More Above-Grade														
	Decorative Windmills, Arbors, and Other Unenclosed Decorative Accessory Structures	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Flagpoles	R	R	R	R	R	R	R	R	R	R	R	R	R	R
AG Recreational	Swimming Pools (Above and Below Ground), Pool Houses, Pool Equipment Rooms, Hot Tubs, and Hot Tub Houses	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Hard Surfaced Outdoor Recreation Courts	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Picnic Shelters	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Public or Private Recreation Structures, Including Restrooms, Picnic Shelters, Band Shells, Amphitheatres, Etc.			R	R		R	P	P	P	P				R
AG and	Greenhouses	R	R	P	P	P	P	R	R	R	R	R	R	R	R

[illegible]

Sec. 21-5420. Standards.

- (1) * * *
- (2) * * *
- (3) * * *
- (4) *Unity of Ownership.* Except for accessory dwelling units, there shall be unity of ownership and unity of user between the principal use and accessory use.
- (5) * * *
- (6) * * *
- (7) *Accessory Living Space Restricted.* Except as expressly allowed in section 21-5450, no accessory structure shall be used to provide any type of living area normally associated with a dwelling unit, including without limitation, spaces devoted to sleeping, permanent dining or cooking areas, and greater than a half bathroom.
- (8) * * *
- (9) * * *
- (10) * * *

Sec. 21-5440. Number of Accessory Structures.

Except when a PUD Zone Document specifically regulates the number of accessory structures permitted within the PUD, the number of accessory structures shall comply with the provisions of this section unless a variance is granted by the board of adjustment. Trash enclosures, flagpoles, satellite dishes, clotheslines, and driveways shall not count toward the maximum number of accessory structures permitted by this section. Except as specifically provided otherwise below, all other detached accessory structures listed in table V-6 shall count towards the maximum number of accessory structures permitted by this section.

- (1) *Principal Single-Family Detached or Single-Family Attached (Duplex) Use.* No more than three accessory structures shall be permitted on a single lot. Accessory dwelling units shall not count towards this maximum.
- (2) * * *
- (3) * * *
- (4) * * *
- (5) * * *
- (6) * * *
- (7) * * *

Sec. 21-5450. Bulk Standards for Accessory Structures and Uses Table.

All accessory structures and uses shall be subject to the specific regulations set forth in the Bulk Standards for Accessory Structures and Uses table (table V-4). Such specific regulations shall be in addition to the regulations that apply to principal uses and structures in each district. In cases of any conflict between the standards of table V-4 and other requirements of this land development code, the standards contained in table V-4 shall control.

Table V-4. Summary Table of Bulk Standards and Additional Regulations for Accessory Structures

Structure	Locational Regulations	Size, Height Restrictions	Additional Regulations
Detached Garages	<p>Residential Districts:</p> <ul style="list-style-type: none"> • Front and side on street setback—can be no farther forward than the front facade (or side façade if side on street), but in no case closer than 20 feet from the right-of-way. • 5-foot side setback • 5-foot rear setback <p>All Other Zone Districts: Required principal structure setbacks shall apply.</p>	<p>Residential Districts</p> <ul style="list-style-type: none"> • If the first floor area of the home is less than 864 square feet, then in no case can the garage exceed 864 square feet • If the first floor area of the home is greater than 864 square feet, the maximum garage size may exceed 864 square feet, up to 15 percent of the lot area, but in no case can the garage square footage exceed the first floor area of the home. • 15-foot maximum height <p>All Other Zone Districts: No size limitation.</p>	<p>Allowed only for storage of vehicles used in conjunction with the principal use. Any garage serviced by a right-of-way shall be provided access by a driveway consisting of concrete, asphalt, or similar hard-surface material; or other materials approved by the city engineer.</p> <p>The color, style and type of materials used in the construction of the exterior portion of the garage must match those of the principal structure. The use of prefabricated metal structures or pole barns, or the use of corrugated metal, fiberglass, or similar panels is not allowed. For a garage to match the principal structure, the following criteria shall apply:</p> <ul style="list-style-type: none"> • The roofline, the type of roofing material, and the color of the roofing material shall be the same or similar to
Attached Garages	<p>Residential Districts:</p> <ul style="list-style-type: none"> • Front and side on street setback—can be no farther forward than the front façade (or side facade if side on street), but in no case closer than 20 feet from the right-of-way. • 5-foot side setback • 5-foot rear setback <p>All Other Zone Districts: Required principal structure setbacks shall apply.</p>		

			<p>the principal structure. If the principal structure has a flat roof, the garage may be allowed to have a pitched roof if city staff determines that it is aesthetically harmonious with the principal structure.</p> <ul style="list-style-type: none"> • Attached Garage: All sides shall be a color and material that is the same or similar to the principal structure. Where the principal structure is all or partially of brick, stone, or stucco those exterior portions of the attached garage facing a public right-of-way shall be covered with brick, stone, or stucco in no less than the same proportion as the principal structure and shall wrap the brick, stone, or stucco a minimum of 3 feet on side elevations.
			<ul style="list-style-type: none"> • Detached Garage: All sides shall be a color and material that is the same or similar to the principal structure. Where the principal structure is all or

			<p>partially of brick, stone, or stucco those exterior portions of the detached garage (regardless of front, side, or rear) that face a public right-of-way and are not obstructed from view by items such as the primary structure, accessory structures, or fencing shall be covered with a base that is a minimum of 3 feet of brick, stone, or stucco that is the same or similar to the principal structure and shall provide a masonry wrap.</p> <ul style="list-style-type: none"> Any proposed trim style and color shall be the same or similar to the trim on the principal structures.
Attached Carports	<p>Front: Can be no farther forward than the front façade, but in no case closer than 20 feet from the right-of-way.</p> <p>Side on Street: If side loaded, can be no closer to the street than the side façade, but in no case closer than 20 feet from the right-of-way. If front loaded, principal structure setbacks for side on street</p>	<p>Single-Family Detached and Attached Residential:</p> <ul style="list-style-type: none"> 400 square feet maximum size. 15 feet maximum height. <p>All other Land Uses: Carports are not allowed.</p>	<p>Detached carports are prohibited.</p> <p>Allowed only for storage of vehicles used in conjunction with the principal use.</p> <p>Any carport serviced by a right-of-way shall be provided access by a driveway consisting of concrete, asphalt, or similar hard-surface material.</p>

	<p>shall apply.</p> <ul style="list-style-type: none"> • 5-foot side setback. • 5-foot rear setback. 		<p>The color, style and type of materials used in the construction of the exterior portion of the carport must match those of the principal structure. The use of prefabricated metal structures or pole barns, or the use of corrugated metal, fiberglass, or similar panels is not allowed. For a carport to match the principal structure, the following criteria shall apply:</p> <ul style="list-style-type: none"> • The roofline, the type of roofing material, and the color of the roofing material shall be the same or similar to the principal structure. If the principal structure has a flat roof, the carport may be allowed to have a pitched roof if approved by the director. • Any painted surface shall be the same color as the principal structure or trim. • The supports are not required to match the principal structure. • If the carport has a solid
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			side, garage architectural requirements shall apply.
Accessory Parking Structure	<p>Front: Prohibited.</p> <p>Side on Street: May be located no closer to the street than the front façade of the nearest primary structure, but in no case closer than 20 feet from the right-of-way.</p> <ul style="list-style-type: none"> • 5-foot side setback. • 5-foot rear setback. 	<p>Residential Areas: 15-foot maximum height.</p> <p>Nonresidential Areas: 25-foot maximum height</p>	<p>Allowed only for the storage of operable vehicles used in conjunction with the principal use.</p> <p>Any accessory parking structure serviced by a right-of-way shall be provided access by a driveway consisting of concrete, asphalt, or similar hard-surface material.</p> <p>The color, style, and type of materials used in the construction of the exterior portions of an accessory parking structure shall match those of the principal structure. The use of prefabricated metal structures, corrugated metal, fiberglass, or similar panels is not allowed. For an accessory parking structure to match the principal structure, the follow criteria shall apply:></p> <ul style="list-style-type: none"> • The roofline, the type of roofing material, and the color of the roofing material shall be the same or similar to

			<p>the principal structure. If the principal structure has a flat roof, the accessory parking structure may be allowed to have a pitched roof if approved by the Director.</p> <ul style="list-style-type: none"> • Any painted surface shall be the same, similar, or complementary color as the principal structure. • Any enclosed sides of the accessory parking structure shall meet the architectural requirements for a garage. Nothing in this section shall supersede any garage requirements for any underlying zone district. Accessory parking structures may be used in addition to and not in place of any garage requirement. Accessory parking structures shall only be used to cover permanent and approved parking spaces. Accessory parking structures shall be constructed as one structure. At no time shall a series of structures be attached to one another to
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			create an accessory parking structure.
Storage Sheds	<p>5-foot side setback. 5-foot rear setback. Prohibited in a front yard and side on street yard. Townhouses without legally subdivided outdoor space must meet the above requirements and also be set back at least 2 feet from the side and rear boundaries of their allocated outdoor space.</p>	<p>200 square feet, total of all storage, in residential districts (except townhouses). Townhouses: maximum shed size shall be 120 square feet. 200 square feet, total of all storage, in commercial districts. 15-foot maximum height, except in an industrial district where height cannot exceed that of the existing principal structure.</p>	<p>All sheds shall be constructed of finished materials suitable for exterior use. Metal containers and portable-on-demand storage containers are prohibited on property zoned or used for residential or commercial purposes. Storage sheds in commercial districts must incorporate the enclosed trash dumpster area as part of the shed. The color, style, and materials must match the principal commercial structure.</p>
Uncovered: Decks, Flatwork, Patios	<p>Two-foot setback on side or rear property line. A 0-foot setback on side and rear property lines may be approved if a proper drainage mitigation plan has been approved by the city engineer</p>	<p>Less than 30 inches above grade.</p>	<p>Decks, poured concrete, and asphalt require a building permit. If required by ADA, the structure may encroach into the setback. Ramps, steps, and landings (not to exceed 4 feet x 4 feet) that provide access from the sidewalk to the first floor building entries shall be excluded from these setback requirements.</p>

<p>Covered: porches, decks, terraces, and patios attached to principal structure, or uncovered if it is equal to or greater than 30 inches in height above grade</p>	<p>For front setback, see individual zone district regulations. If not specified, then front setback shall be the same as the principal structure.</p> <ul style="list-style-type: none"> • 5-foot side setback. • 10-foot rear setback. 	<p>Height of covering cannot exceed roofline of a single-story home. 15-foot maximum height for homes greater than single-story.</p> <p>Decks with structural support from the ground may not exceed the height of the second story floor plate. (Garden level is not counted as first floor.)</p>	<p>Ramps, steps, and landings (not to exceed 4 feet x 4 feet) that provide access from the sidewalk to the first floor building entries shall be excluded from these setback requirements.</p> <p>The color, style and type of materials used in the construction of the exterior portion of the covered porch or patio shall be similar or complimentary to those of the principal structure. The use of prefabricated metal structures or pole barns, fiberglass, or similar panels is not allowed.</p> <p>The roofline, the type of roofing material, and the color of the roofing material shall be the same or similar to the principal structure. If the principal structure has a flat roof, the covered porch may be allowed to have a pitched roof if city staff determines that it is aesthetically harmonious with the principal structure.</p>
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Flagpoles	<p>Poles attached to residential structures are exempt from these regulations.</p> <p>Residential Districts: Pole must be setback from all property lines equal to height of the pole.</p> <p>Commercial and Industrial:</p> <ul style="list-style-type: none"> • 0-foot front setback • Setback from all other property lines equal to height of pole 	Pole Height: Refer to 21-8205	Flag Size: Refer to 21-8205
Swimming Pools (above and below ground), Pool Houses, Pool Equipment Rooms, Hot Tubs and Hot Tub Houses	Not permitted in a front yard.		Fencing around structure may be required. Consult building code for specific details.
Outdoor Recreational Courts (basketball, tennis)	3 feet from all property lines.	Fencing immediately around a court may not exceed 12 feet in height.	See lighting regulations for additional regulations. Court area must be paved.
Greenhouses	<p>5-foot side setback.</p> <p>5-foot rear setback.</p> <p>Not permitted in a front yard.</p>	<p>Cannot exceed 200 square feet for residential. No maximum for nonresidential.</p> <p>Cannot exceed 15 feet in height.</p>	
Barns and Stables	<p>60-foot front setback.</p> <p>25-foot side setback.</p> <p>25-foot rear setback</p>		<p>Materials must be of a commercial quality.</p> <p>Fiberglass and plywood are prohibited.</p>
Horse and Livestock Pens	<p>60-foot front setback.</p> <p>25-foot side setback.</p> <p>25-foot rear setback.</p>		Fencing regulations for underlying zone district shall apply.

	50 feet from any existing residentially used structure on adjacent property.		
Night Watchman's Quarters—All	Must comply with R-1 standards for setbacks.	Must comply with R-1 standards for setbacks.	Only one residential caretaker unit shall be permitted per property. Shall be used only to house the caretaker of the principal use, plus immediate family. Mobile homes, RVs, and buses shall not be used as living quarters.
Shade Structures	For front setback, see individual zone district regulations. If not specified, then front setback shall be the same as the principal structure. 5-foot side setback. 10-foot rear setback.	15-foot maximum height Detached Shade Structures: <ul style="list-style-type: none"> • 200-square foot maximum in residential zone districts. • 500-square foot maximum in commercial and industrial zone districts. Shade structures attached to other accessory structures: If a shade structure is attached to another accessory structure (shed, garage, etc.), the total square footage of the shade structure shall not exceed 200 square feet.	Same as garages. Shade structures shall be similar in color, style, and material as accessory structure to which it is attached. Fabric shade material shall be prohibited for a permanent structure. No parking is allowed under a detached shade structure or a shade structure attached to an accessory structure.

<p>Accessory Dwelling Unit</p>	<p>Front: Same as the principal building setback Side on Street: Same as the principal building setback 5-foot side setback. 5-foot rear setback.</p> <p>The detached ADU shall be sited so that the front wall of the ADU is located behind the rear wall of the principal building.</p>	<ul style="list-style-type: none"> • Height for Detached ADU: Must be less than the height of the principal building, or a maximum of 22', whichever is less. • Size: The floor area of the ADU shall not exceed 75 percent of the floor area of that of the principal unit or 1,000 square feet, whichever is less. However, a minimum of 750 square feet of floor area is permitted, regardless of the size of the principal unit. 	<p>General Standards</p> <ul style="list-style-type: none"> • Number. Only one ADU shall be permitted per lot. • Use. An accessory dwelling unit may be owner-occupied or occupied by a person who is not the property owner. • Residential Building Code. The ADU shall comply with the requirements of the City's Building Code. • Planned Unit Developments Included. An ADU is allowed in Planned Unit Development zone districts where a single-family detached dwelling is allowed. • Water, sanitary sewer, and electrical utilities shall not be separately provided to an attached, detached, or contained ADU. <p>Standards for Attached and Contained ADU</p> <ul style="list-style-type: none"> • The principal dwelling unit shall not be altered in any way so as to appear from a public or private street to be multi-unit housing.
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			<p>Prohibited alterations include multiple doorways and walkways that connect to the sidewalk (except from an alley) or multiple mailboxes.</p> <ul style="list-style-type: none"> • Access to the ADU shall be by means of an existing side or rear door, except where a new entrance is required by the Building Code. No new doorways or stairways to upper floors are permitted if they are attached to the side of a building facing a public or private street. <p>Standards for Detached ADU</p> <ul style="list-style-type: none"> • The address of the principal dwelling shall remain the same and the ADU shall be assigned a unit designation. • Vehicular access shall not serve the ADU separate from that serving the principal dwelling unless the accessory dwelling is accessed from an alley and the principal dwelling is accessed from a street.
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Satellite Dishes	Must be in rear yard and screened if over one meter (39 inches) in diameter and visible from any right-of-way or park, trail, or open space.
Clotheslines and Clothesline Poles	Allowed in side and rear yard only.
Driveways	Two feet from side property line, unless shared driveway condition exists.
Dumpsters, Trash Containers	Permitted in side and rear yards only.

Sec. 21-7233. Off-Street Parking Requirements.

(1) * * *

(2) * * *

Table VII-3. Off-Street Parking Requirements

Use Classification	Specific Use Type	Minimum Off-Street Parking
AGRICULTURAL USES		
Agriculture	Fish hatchery	1 space/employee
	Poultry house or pigeon coop	1 space/employee
	Roadside stand	1 space/300 s.f., minimum of 3 spaces
	Rodeo	1 space/4 seats or 1/50 s.f. if no permanent seats
	Stable, riding ring, dairying, or stock raising	1 space/1,500 s.f.
	Stockyard, feedlot, and the commercial sale of livestock	1 space/employee
Agricultural Services	Agricultural support businesses and services	1 space/400 s.f.
Horticulture & Nurseries	Greenhouse/Nursery	1 space/300 s.f. of enclosed area plus outdoor seasonal sales requirement
COMMERCIAL USES		
Adult Businesses	Adult entertainment	1 space/100 s.f.
Animal Services	Animal Boarding (kennels) and training	1 space/employee + 1 space/400 s.f. including runs
	Veterinary offices or clinics	1 space/200 s.f.
	Doggie day care centers	1 space/employee + 1 space/400 s.f. including runs
Building Materials & Services (Retail)	Landscape equipment, hardscape materials	1 space/300 s.f. of enclosed area plus outdoor seasonal sales requirement
	All others (plumbing, electrical, lumber & building equipment)	1 space/300 s.f. of enclosed area plus outdoor seasonal sales requirement
Eating and Drinking Establishments	Bar, tavern, night club	1 space/100 s.f.
	Catering Services	1 space/300 s.f.
	Restaurant	1 space/100 s.f.
Financial Institutions	Bank or financial institution	1 space/300 s.f.

Food and Beverage Sales	Convenience store (<5,000 s.f.)	1 space/300 s.f.
	Grocery store (>5,000 s.f.)	1 space/300 s.f.
	Liquor Store	1 space/200 s.f.
	All others (e.g., delicatessen, retail bakery, specialty food market, coffee shop)	1 space/200 s.f.
Funeral and Internment Services	Cemetery/Pet Cemetery	1/200 s.f.
	Crematory or mausoleum when incidental or supplemental to primary cemetery use	1 space/employee
	Crematory as principal use	1 space/4 seats in main chapel + 1/employee + 1/vehicle used in operation
	Funeral home	1 space/employee
Office	Business or professional offices	1 space/300 s.f.
	Courier services	1 space/300 s.f.
	Medical and dental offices and clinics	1 space/300 s.f.
Outdoor Sales	Short Term Sales Event	1 space/500 s.f. of open sales and display area, minimum of 3 spaces
	Holiday Sales	1 space/500 s.f. of open sales and display area, minimum of 3 spaces
	Seasonal Sales	1 space/500 s.f. of open sales and display area, minimum of 3 spaces
Personal Services	Instructional services, studios	1 space/300 s.f.
	All others	1 space/300 s.f.
Recreation or Amusement Facilities, Private	Bingo establishments/social gaming outlet/performance centers	1 space/3 seats
	Bowling, billiards, & similar uses	2 spaces/lane + 2 spaces/billiard table + 1 space for each 5 seats
	Fitness/Recreation Centers	1 space/250 s.f.
	Movie theaters	1 space/3 seats
	Outdoor recreation	1 space/600 s.f. outdoor recreation area

	Drive-in theater	1 space/stall + 6 additional spaces
	Racetrack (animal or vehicle)	1 space/3 seats + 1 space/employee
Retail Establishments	Pawn shop	1 space/300 s.f.
	Retail business store	1 space/300 s.f.
	Flea markets, indoor and outdoor	1.5 spaces/booth/stall or 1 space/150 s.f. sales area, whichever is greater
	Thrift store	1 space/300 s.f.
Telecommunications Facilities and Satellite Dish Antennas	Radio or television broadcasting facilities	1 space/300 s.f.
Vehicle/Equipment Sales and Services	Car Wash	2 spaces/bay or stall
	Fueling Plaza	1 space/200 s.f. of building area
	Minor vehicle repair (Lube shops, oil changes, brake service, accessory service to a gas station, etc. where vehicles are not stored overnight in an inoperable condition)	3 spaces for each bay
	Major vehicle/equipment repair (includes auto body repair, paint shops, and incidental sales of parts)	3 spaces for each bay
	Motor vehicle and equipment rentals	1 space/400 s.f.
	Motor vehicle and equipment sales (outside display area)	1 space for each 2 employees + 2 spaces for each 300 s.f. of sales/office, repair, or maintenance space
	Motor vehicle and equipment sales showroom (interior display)	1 space for each 2 employees + 2 spaces for each 300 s.f. of sales/office, repair, or maintenance space
Visitor Accommodations	Bed and breakfast establishments	In addition to the residential requirement, 1 for each rented room
	Hotel or motel	1 space/rooming unit + 1 space/100 s.f. of restaurant or bar + 1 space/200 s.f. of

		meeting room floor area + 10 spaces for visitor parking
	Overnight campground	1 space/camping unit
INDUSTRIAL USES		
Auction House or Yard	Auction House (interior space)	1 space/200 s.f.
	Auction Yard (outdoor space)	1 space/500 s.f.
General Industrial	Industrial Shell Building (User to be determined)	1 space/500 s.f.
	Firewood; commercial storage and sales	1 space/400 s.f.
	Mill or Foundry	2 spaces for each 3 employees
	Junkyard, scrap yard, or salvage yard	1 space/2,500 s.f. with minimum of 3 spaces
	Outdoor Storage Yards	1 space/2,500 s.f. with minimum of 3 spaces
	Lumber and building supply yards	1 space/200 s.f.
	Railroad yard together with buildings, structures, and facilities related thereto	2 spaces for each 3 employees
	Refinery/Oil and Gas Production	2 spaces for each 3 employees
	Slaughterhouse, packinghouse, meat processing, or fat rendering	1 space/1,000 s.f.
	Testing laboratory	1 space/500 s.f.
	Production, manufacturing, processing, storage, shipping, and handling of goods	1 space/1,000 s.f.
	Light Industrial and Manufacturing (I-1 and I-2 Uses)	1 space/500 s.f. of warehouse + 1 space/300 s.f. for office
	Intense Industrial Manufacturing and Processing (I-3 Uses)	1 space/1000 s.f. of warehouse + 1 space/300 s.f. for office
	Research and development	1 space/500 s.f.
Truck/Transportation Services	Transportation terminal	1 space/250 s.f. of indoor space
	Transportation terminal where vehicles carry	1 space/250 s.f. of indoor space

	flammable, explosive, hazardous, or high toxic materials	
	Truck stop	1 space/200 s.f. of building area
	Trailer sales and service limited to use for private passenger motor vehicles	1 space/500 s.f. including service bays, wash tunnels, and retail areas
	Truck trailer sales, repair, and maintenance (including oil, lube, and wash)	1 space/500 s.f. including service bays, wash tunnels, and retail areas
Vehicles	Vehicle or automobile wrecking or salvage yard (includes outdoor storage or inoperable vehicles)	1 space/1,000 s.f. of floor area, minimum of 4 spaces
	Vehicle towing services	1 space/1,000 s.f. of floor area, minimum of 4 spaces
Wholesaling, Warehousing & Distribution	Mini-storage	1 space/50 storage bays, minimum of 3 spaces + 2 spaces for office/residential use
	Retail sales accessory to warehouse and/or wholesaling establishment	1 space/500 s.f.
	Office space accessory to warehouse and/or wholesaling establishment	1 space/300 s.f.
	Warehousing (up to 10,000 s.f.)	1 space/1000 s.f.; minimum of 3 spaces
	Warehousing 10,001 to 50,000 s.f.)	1 space/2000 s.f.
	Warehousing (over 50,000 s.f.)	1 space/5000 s.f.
	Industrial Office	1 space/300 s.f.
	Wholesale establishments incidental to other principal uses	1 space/800 s.f.
Waste-Related Uses	Landfill operation	1 space/employee
PUBLIC, INSTITUTIONAL & CIVIC USES		
Airport/Heliport	Public or Private Airport or heliport	1 space/employee + spaces required to satisfy projected peak parking needs

	Facilities providing aviation transport and services including aircraft repair, sales, and similar services	1 space/500 s.f. of maintenance floor area + 1 space/200 s.f. office area
Ambulance Service	Garage and office for Ambulance Service	1 space/ambulance + 1/employee
Clubs and Lodges	Private lodge or club	1 space/3 persons based on maximum anticipated capacity
	Gun club	1 space/platform + 1 space/employee
Community Services	Events Center	1 space/4 seats or 1/50 s.f. if no permanent seats
Day Care Facilities, Adult or Child	Childcare center	1 space/10-person capacity + 1 space/employee + drop off area
	Adult day care center	1 space/10-person capacity + 1 space/employee
Golf Course	Golf course/Driving range	5 spaces/hole, + 1 space/employee
Hospitals	Hospital	1 space/2 beds + 1 space/2 employees + 1 space/2 staff doctors + 30 spaces for emergency
Educational Facilities	Public, charter, or private educational institutions for Elementary and Junior High	1 space/3 fixed seats + 10 spaces for visitor parking
	Senior High	2 spaces/classroom + 1 space/employee + 1 space/3 fixed seats of auditorium capacity + 10 spaces for visitor parking
Religious Institutions	Church or religious institution	1 space/3 seats in the principal assembly area
RESIDENTIAL USES		
Group Living Facilities	Group home	1 space/2 residents + 1 space/employee
	Correctional institution or halfway house	1 space/2 residents + 1 space/employee
Household Living	Foster care home	Same as residential dwelling type
	Mobile home	2 spaces/dwelling unit

	Multi-family dwelling	1.5 spaces/1 BD units + 1.75 spaces/2 BD units + 2 spaces/3 BD or more units + 15% of total required spaces for visitor parking
	Single-family detached dwelling	2 spaces/dwelling unit
	Single-family attached dwelling	2 spaces/dwelling unit
	Boarding or rooming house	2 spaces/dwelling unit
	Home occupation	Same as residential dwelling type
Senior Housing	Assisted Living Facility	1 space/2 units + 1 space/employee
	Nursing homes	1 space/3 beds + 1 space/employee

DIVISION 2. DEFINITIONS

Sec. 21-11200. Definitions.

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Accessory Dwelling Unit or ADU shall mean a self-contained living unit located on the same parcel as a principal dwelling unit. Three types of ADUs exist – Attached, Contained, and Detached.

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