

Proposed Zoning Ordinance Revisions

Summary Table

Zoning Ordinance Section References	Proposed Revisions
2.10.040	
Use Classification	
<i>Adult Use Entertainment Establishment</i>	Add <i>specified sexual activities, regardless of the state of dress</i> to existing use classification.
<i>Food & Beverage Sales</i>	Eliminate the use classification. This is a minor correction to the zoning ordinance, as it was included in <i>Retail Sales</i> previously.
<i>Restaurants and Bars</i>	Revise the use classification to add three subcategories, <i>Limited-Service Eating Places, Full-Service Eating Places, and Drinking Places</i> .
Use Tables	
Table 2.20-2, 2.30-2, 2.50-1 <i>Historic Structures – Use Conversion</i>	Add a note to clarify that any historic conversion use that involves alcohol sales and onsite consumption must obtain a Use Permit in lieu of Architecture and Site Approval.
Table 2.20-2, 2.40-1, 2.50-1 <i>Restaurants and Bars</i>	Add subcategories (<i>Limited-Service Eating Place, Full-Service Eating Places and Drinking Places</i>) to use tables
Table 2.30-2, 2.40-1 <i>Retail Sales & Services</i>	Add a note to indicate that any use that involves the sales or onsite consumption of alcoholic beverage must obtain a Use Permit
Off-Street Parking Standard	
Table 4.30-2	Eliminate the reference to <i>Food & Beverage Sales</i> use class in accordance with Section 2.10.040

Section 2.10.040

Adult Entertainment Establishment. An establishment regularly used for the presentation or exhibition or featuring of topless or bottomless dancers, strippers, or any entertainers regularly displaying specified anatomical areas for observation by patrons or customers or regularly engaged in specified sexual activities, regardless of the state of dress.

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Food & Beverage Sales. (Commercial) Retail sales of food and beverages, primarily for off-site preparation and consumption. Uses include supermarkets, grocery stores, liquor stores, or delicatessens. Does not include establishments at which 25 percent or more of transactions are sales of food prepared on-site for on-site or off-site consumption, which are classified as either “Restaurants” or “Food Preparation and Catering Services.”

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Restaurants & Bars. (Commercial) Establishments serving prepared food and beverages including alcoholic beverages, primarily for on-site consumption (see Food Preparation & Catering for establishments where less than 25 percent of transactions are sales of food prepared for on-site consumption). All uses within this classification shall fit within one of the following subcategories:

1. Limited-Service Eating Places. Establishments that primarily serve prepared food to the general public for on-site consumption, with no sales or consumption of alcoholic beverages.
2. Full-Service Eating Place. Establishments that serve prepared food where any alcoholic beverage may be sold and/or served to the patrons.
3. Drinking Places. Establishments known as bars, taverns, night clubs or drinking places that primarily engaged in preparing and serving serve alcoholic beverages to the general public for on-site consumption. These establishments may also provide limited food services.

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Table 2.20-2

**NON-RESIDENTIAL USES
IN RURAL BASE DISTRICTS**

- R** Permitted by Right
- S** Special Permit (Ch 5.60)
- A** ASA (Ch 5.40)
- U** Use Permit/ ASA (Ch 5.65, 5.40)
- Not Permitted

USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A	AR	HS	RR	
Historic Structures–Use Conversion	A	A	A	A	§ 4.10.170, Note 20
Restaurants & Bars (Limited)					
Limited-Service Eating Places	–	U	U	–	Note 12
Full-Service Eating Places	–	U	U	–	Note 12
Drinking Places	–	U	U	–	Note 12

20. Any use conversion of a historic structure that involves the sales or onsite consumption of alcoholic beverage shall be subject to a Use Permit.

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Table 2.30-2

**NON-RESIDENTIAL USE CLASSIFICATIONS
IN URBAN RESIDENTIAL BASE DISTRICTS**

- R** Permitted by Right
- S** Special Permit (Ch 5.60)
- A** ASA (Ch 5.40)
- U** Use Permit/ ASA (Ch 5.65, 5.40)
- Not Permitted

USE CLASSIFICATIONS	ZONING							Supplemental Regulations
	R1	R1E	RHS	R1S	R3S	R2	R3	
Historic Structures–Use Conversion	–	–	A	–	–	–	–	§ 4.10.170, Note 7
Retail Sales & Services–Local Serving	–	–	–	A	A	–	A	Note 2, Note 8

7. Any use conversion of a historic structure that involves the sales or onsite consumption of alcoholic beverage shall be subject to a Use Permit.

8. In R3 zoning districts, any use that involves the sales or onsite consumption of alcoholic beverage shall be subject to a Use Permit.

Table 2.40-1

**USES IN COMMERCIAL AND INDUSTRIAL
BASE DISTRICTS**

- R** Permitted by Right
- S** Special Permit (Ch 5.60)
- A** ASA (Ch 5.40)
- U** Use Permit/ASA (Ch 5.65, 5.40)
- Not Permitted

USE CLASSIFICATIONS	ZONING					Supplemental Regulations
	CN	CG	OA	ML	MH	
Restaurants & Bars						
<u>Limited-Service Eating Places</u>	<u>A</u>	<u>A</u>	=	<u>A</u>	<u>A</u>	
<u>Full-Service Eating Places</u>	<u>U</u>	<u>U</u>	=	<u>U</u>	<u>U</u>	
<u>Drinking Places</u>	<u>U</u>	<u>U</u>	=	<u>U</u>	<u>U</u>	
Retail Sales & Services						
Local-Serving	A	A	-	-	-	<u>Note 10</u>
General	A	A	-	A	A	<u>Note 10</u>
Outdoor Sales & Storage	-	U	-	A	A	<u>Note 10</u>

10. Any use that involves the sales or consumption of alcoholic beverage shall be subject to a Use Permit.

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Table 2.50-1

USES IN SPECIAL PURPOSE BASE DISTRICTS

- R** Permitted by Right
- S** Special Permit (Ch 5.60)
- A** ASA (Ch 5.40)
- U** Use Permit/ ASA (Ch 5.65, 5.40)
- Not Permitted

USE CLASSIFICATIONS	ZONING			Supplemental Regulations
	A1	RS	OS/F	
Historic Structure–Use Conversion	A	A	-	§ 4.10.170, Note 19
Restaurants and Bars			-	
<u>Limited-Service Eating Places</u>	<u>U</u>	<u>U</u>	=	
<u>Full-Service Eating Places</u>	<u>U</u>	<u>U</u>	=	
<u>Drinking Places</u>	<u>U</u>	<u>U</u>	=	

19. Any use conversion of a historic structure that involves the sales or onsite consumption of alcoholic beverage shall be subject to a Use Permit.

Table 4.30-2
Parking Spaces Required
NONRESIDENTIAL USES

USE CLASSIFICATIONS	SPACES REQUIRED
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Food & Beverage Sales

1 per 250 square feet