

EXHIBIT A – CONDITIONAL USE AMENDMENTS*Streamlined Development Study*

Use #	Conditional Use	Applicable Zoning Districts (where use designated “C” Conditional)	Ordinance Action and Additional Notes (Planning Commission Recommended to Keep as Conditional)
1	Groupings of two-family dwellings	R-1 and R-4	Eliminate grouping use
2	Multiple-family dwelling in single family zones in existence prior to January 26, 2015	R-1	Make permitted
3	State reviewed (licensed, registered, etc.) residential care facility serving 7 or more persons	R-4, RM-12, RM-24, RM-50, and RM-100, TI, and FD-2 and CA in C-4	Make permitted in residential districts and accessory in C-4 only
4	City licensed congregate living facility serving 5 or more persons	R-4, RM-12, RM-24, RM-50, RM-100, TI and FD-2	Make permitted in residential districts only
5	Neighborhood unit developments in existence prior to January 26, 2015	R-1	Make permitted
6	Tennis Courts accessory to single-family dwelling	CA in R-1, R-1A, RS-1, and R-4	Eliminate tennis courts use (sport court regulations apply)
7	Licensed day care facility located within a place of assembly, school, college, or university	CL in R-1, R-3, R-4, RM-12, RM-24, RM-50, and RM-100	Make permitted but keep limited designation
8	Unlicensed family day shelters	R-1	Make permitted
9	Cemetery, mausoleum	R-1	Make permitted
10	Funeral home or mortuary in existence prior to January 26, 2015	R-1	Make permitted
11	Office/clinic, medical or dental in existence prior to January 26, 2015	R-4	Make permitted
12	Office in existence prior to January 26, 2015	R-1 and R-4	Make permitted in R-4
13	Plant nurseries and greenhouses in existence prior to January 26, 2015	R-1	Make permitted
14	Restaurants when located within a multiple-family facility	RM-50 and RM-100	Make permitted as an accessory use
15	Day care facility	B-1, B-2, B-4, C-4, and LX	Make permitted
16	Instructional center	B-1, B-2, B-4, IT, I-1, I-2, I-3, IP, TI, and FD-2, and CL in C-1, C-2, C-3, C-4, and C-5	Make permitted but keep limited designation where applicable

EXHIBIT A – CONDITIONAL USE AMENDMENTS*Streamlined Development Study*

Use #	Conditional Use	Applicable Zoning Districts (where use designated "C" Conditional)	Ordinance Action and Additional Notes (Planning Commission Recommended to Keep as Conditional)
17	Sports training facility	C-4, I-1, I-2, I-3, IP, TI, and CL in C-1, C-2, C-3, C-5	Make permitted but keep limited designation where applicable
18	Clubs and lodges	CO-1	Make permitted
19	Major commercial golf facility	C-1, C-2, C-3, C-4, CR-1, CS-0.5, CS-1, CO-1	Make permitted
20	Manufacturing as part of an approved warehouse	CA in C-4	Make permitted as accessory use
21	Warehousing, Limited	CL in B-1	Make permitted but keep limited designation
22	Craft and micro-brewery/distillery/winery	B-2, B-4, C-1, C-2, CX-2, LX, CR-1, CS-0.5, CS-1, and CO-1 and CL in C-3, C-4, C-5, and HX-R	Make permitted but keep limited designation where applicable
23	Hotel/motel	B-2 and FD-2	Make permitted
24	Vehicle repair, major	B-2, C-2, FD-2	Make permitted in FD-2 but keep as conditional in B-2 and C-2
25	Vehicle repair, minor	B-2, C-2, FD-2	Make permitted in FD-2 but remain as conditional in B-2 and C-2
26	Vehicle rental facility	B-2 and CX-2 and CL in C-2	Make permitted in B-2 and C-2 but keep limited designation in C-2, and keep as conditional in CX-2
27	Health club	B-2 and TI, and I-1, I-2, I-3, and FD-2 (when adjacent to arterial and 50% or less of floor area), and CL in B-4	Make permitted, retain location and proportion standards in industrial districts, and remove limited designation in B-4
28	Recreation and entertainment, indoor	B-2, B-4, C-1, C-2, C-3, C-5 and CL in C-4	Make permitted but keep limited designation in C-4
29	Restaurant with outdoor dining or rooftop seating, or both	B-2, B-4, C-1, C-2, I-2, I-3, TI, FD-2, CS-0.5, CS-1, and CO-1, and CR-1, and CL in C-3, C-4, C-5, and IT	Make outdoor dining permitted, but rooftop seating remains conditional
30	Brewpub	B-2, B-4, C-1, C-2, CX-2, and LX and CL in C-3, C-4, C-5, and HX-R, CR-1, CS-0.5, CS-1, and CO-1	Make permitted but keep limited designation where applicable

EXHIBIT A – CONDITIONAL USE AMENDMENTS*Streamlined Development Study*

Use #	Conditional Use	Applicable Zoning Districts (where use designated "C" Conditional)	Ordinance Action and Additional Notes (Planning Commission Recommended to Keep as Conditional)
31	Taproom/cocktail room	B-2, B-4, C-1, C-2, IT, I-2, I-3, IP, TI, FD-2, CX-2, and LX and CL in C-3, C-4, C-5, HX-R, CR-1, CS-0.5, CS-1, and CO-1	Make permitted but keep limited designation where applicable
32	Financial institution, limited	CA in B-1	Make permitted as accessory use
33	Funeral homes, mortuaries, crematories	B-2, C-2, and CX-2	Make permitted
34	Pawn Shops	B-2 and B-4	Make permitted
35	Pet services facility	B-2, B-4, C-2, C-3, C-5, I-3, TI, FD-2, CX-2 and CL in IT and LX	Make permitted
36	Multiple-family dwelling	TI, FD-2, and CX-2	Make permitted in CX-2 but keep as conditional in TI and FD-2
37	Hotel/motel in existence prior to January 17, 2019	I-2 and FD-2	Make permitted
38	Convenience facility with fuel sales	I-1, I-2, and I-3	Make permitted
39	Convenience facility with fuel sales in existence prior to February 6, 2023	I-1, I-2, I-3, and TI	Make permitted but keep as conditional in TI
40	Service and/or fuel station	I-1, I-2, and I-3	Make permitted
41	Service and/or fuel station in existence prior to February 6, 2023.	I-1, I-2, I-3, and TI	Make permitted but keep as conditional in TI
42	Truck or trailer rental	I-3	Make permitted
43	Truck or trailer rental in existence prior to February 6, 2023	I-3 and TI	Make permitted but keep as conditional in TI
44	Vehicle rental facility (less than 35 vehicles)	I-3 and CR-1	Make permitted
45	Self-brewing facility	IT, I-2, I-3, IP, TI, FD-2	Make permitted
46	Retail sales, heavy equipment	I-2 and I-3	Make permitted

EXHIBIT A – CONDITIONAL USE AMENDMENTS*Streamlined Development Study*

Use #	Conditional Use	Applicable Zoning Districts (where use designated “C” Conditional)	Ordinance Action and Additional Notes (Planning Commission Recommended to Keep as Conditional)
47	Data center	I-2, I-3, and IP and CL in C-4, IT, and FD-2	Make permitted but keep limited designation in C-4, IT, and FD-2
48	Self-storage facilities	I-1, I-2, I-3	Make permitted
49	Technology Campus	LX	Make permitted
50	Research laboratories	LX and CO-1	Make permitted
51	Post secondary educational institutions	CS-0.5, CS-1, and CO-1	Make permitted
52	Public utility uses	CR-1	Add general utility uses as permitted and add limited utility use as conditional
53	Utility uses	CS-0.5 CS-1, CO-1, RO-24 and RO-50	Add general utility uses as permitted and add limited utility use as conditional
54	Multi-family dwellings in the CS-0.5 District, provided they are developed in accordance with the provisions of the RO-24 District	CS-0.5	Make permitted
55	Parking structures as principal uses when included in a planned development	CS-0.5 and CS-1	Make permitted
56	Multi-family dwellings in the CO-1 District provided they are developed in accordance with the provisions of the C-4 District	CO-1	Make permitted
57	Non-profit clubs	CO-1	Make permitted