

EXHIBIT 2 – REVIEW OF CONDITIONAL USES*Admin/Streamlined Development Study*

Use #	Conditional Use	Use Standards (Green = Yes, Yellow = Other Regulations, Red = No)	Applicable Zoning Districts (where use designated “C” Conditional)	Potential for Nuisance (Green = No, Yellow = Maybe, Red = Yes)	PC Recommendation w/Notes (Green = Make Permitted on Some Level, Red = No Change)
1	Groupings of two-family dwellings	Yes - 21.302.04	R-1 and R-4		Eliminate grouping use or amend definition of grouping
2	Multiple-family dwelling in single family zones in existence prior to January 26, 2015	Yes - 21.302.09	R-1		Make permitted
3	State reviewed (licensed, registered, etc.) residential care facility serving 7 or more persons	Yes - 21.302.23 and 21.302.06	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	State licensed residential care facility serving 7 or more persons in single family zones in existence prior to January 26, 2015	Yes - 21.302.23 and 21.302.06	R-1, R-1A, and RS-1		
5	City licensed congregate living facility serving 5 or more persons	Yes - 21.302.24 and 21.302.06	R-4, RM-12, RM-24, RM-50, RM-100, TI and FD-2		Make permitted in residential districts only
6	Congregate living facility serving 5 or more persons (e.g. boarding houses, lodging houses, convents) in single family zones in existence prior to January 26, 2015	Yes - 21.302.24 and 21.302.06	R-1, R-1A, and RS-1		
7	Dormitory	Yes - 21.301.06	R-1		
8	Manufactured home park	Yes - 21.302.10 and Chapter 14 Article VI	R-1, R-3, R-4, RM-12, RM-24, RM-50, RM-100, B-4, C-2, C-3, C-4, C-5, CX-2, CS-0.5, CS-1, CO-1		
9	Neighborhood unit developments in existence prior to January 26, 2015	Yes - 21.501.13	R-1		Make permitted

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10	Home Business, Type II	Yes - 21.302.13	R-1, R-1A, RS-1, R-4, TI, FD-2, HX-R, CS-0.5, CS- 1, CO-1		Keep as conditional in residential, and prohibit (delete) in TI, FD-2, HX-R, CS-0.5 and CS-1 (Type II home businesses not permitted in multi-family dwellings)
11	Tennis Courts accessory to single-family dwelling	Yes - 21.302.07	CA in R-1, R-1A, RS-1, and R-4		Eliminate this use/make permitted (sport court regulations apply)
12	Licensed day care serving 12 or fewer persons	Yes - 21.302.27	R-3, R-4, RM-12, RM-24, RM-50, and RM-100		
13	Licensed day care serving 13 to 50 persons	Yes - 21.302.27	R-3, R-4, RM-12, RM-24, RM-50, and RM-100		
14	Licensed day care serving 13 or more persons in single family zones in existence prior to January 26, 2015	Yes - 21.302.27 and 21.302.06	R-1, R-1A, and RS-1		
15	Licensed day care facility located within a place of assembly, school, college, or university	Yes - 21.302.27 and 21.302.06	CL in R-1, R-3, R-4, RM- 12, RM-24, RM-50, and RM-100		Make permitted but keep limited designation
16	Licensed group family day care facility serving 14 or fewer children	Yes - 21.302.27 and 21.302.06	R-3, R-4, RM-12, RM-24, RM-50, and RM-100		
17	Unlicensed family day shelters	Yes - 21.302.21	R-1		Make permitted
18	Schools (K-12)	Yes - 21.302.25 and 21.302.06	R-1, R-3, R-4, RM-12, RM-24, RM-50, RM-100, and C-4, and CL in C-1, C-2, C-3, and C-5		

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19	College or university	Yes - 21.302.25 and 21.302.06	R-1, R-3, R-4, RM-12, RM-24, RM-50, RM-100, C-4, IT, I-1, I-2, IP, TI, FD- 2, and LX and CL in C-1, C-2, C-3, and C-5		
20	Specialty schools as primary use (music, dance) in single family zones in existence prior to January 26, 2015	No	R-1		
21	Private or commercial parks and recreational facilities as a principal use (e.g. playgrounds, golf course/clubhouse and tennis courts)	No	R-1, R-3, R-4, RM-12, RM-24, RM-50, RM-100, B-4, C-2, C-3, C-4, and C- 5		
22	Government facility, limited in existence prior to January 26, 2015	Yes - 21.302.06	R-1, R-1A, RS-1, R-4, RM-12, RM-24, RM-50, RM-100		
23	Public utility facility, limited	Yes - 21.302.06	R-1, R-1A, RS-1, R-4, RM-12, RM-24, RM-50, RM-100, C-1, C-2, C-3, C- 4, C-5, and CX-2		
24	Place of assembly (does not include a cemetery)	Yes - 19.63 and 21.302.06	R-1, R-3, R-4, RM-12, RM-24, RM-50, RM-100, B-2, and CL in B-4, C-4, C-5, CO-1		
25	Cemetery, mausoleum	Yes - 21.302.20	R-1		Make permitted
26	Funeral home or mortuary in existence prior to January 26, 2015	No	R-1		Make permitted
27	Office/clinic, medical or dental in existence prior to January 26, 2015	No	R-4		Make permitted

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28	Office in existence prior to January 26, 2015	No	R-1 and R-4		Make permitted in R-4
29	Plant nurseries and greenhouses in existence prior to January 26, 2015	No	R-1		Make permitted
30	Restaurants when located within a multiple-family facility	Yes - 21.302.19 (but not listed in references in use table)	RM-50 and RM-100		Make permitted
31	Off-street parking for a contiguous business, industrial use, public use, public or private school or place of assembly	Not use standards, but design standards in 21.301.06	R-1, R-3, R-4, RM-12, RM-24, RM-50, RM-100		
32	Tower, outside the right-of-way	Yes - 19.63.05	CL in all residential districts, B-1, B-2, C-1, C-2, C-4, CS-0.5, CS-1 and all industrial districts		
33	Day care facility	Yes - 21.302.27	B-1, B-2, B-4, C-4, and LX		Make permitted
34	Instructional center	No	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
35	Sports training facility	No	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
36	Clubs and lodges	Yes (licensing) and related to 21.302.19 and 21.302.24	CO-1		Make permitted
37	Convention center	No	C-1, C-2, C-3, C-4, C-5, IT, TI, CX-2, LX		
38	Major commercial golf facility	Yes - 21.302.17	C-1, C-2, C-3, C-4, CR-1, CS-0.5, CS-1, CO-1		
39	Manufacturing as part of an approved warehouse	No	CA in C-4		Make permitted as accessory use
40	Warehousing, Limited	No	CL in B-1		Make permitted but keep limited designation

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41	Craft and micro-brewery/distillery/winery	Yes - 21.302.29 and Chapter 13 and 14	B-2, B-4, C-1, C-2, CX-2, LX, HX-R, 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
42	Hotel/motel	No, but subject to Licensing	B-2 and FD-2		Make permitted
43	Hospitals, sanitariums, and rest homes	Related: 21.302.23 and 21.302.06	Hospital: C-1, C-2, C-3, C-4, C-5		
44	Medical marijuana distribution facility	Yes - 21.302.22 and 14.267	B-2, B-4, C-2, C-3, C-5, CX-2, LX, and CR-1		Use likely to redefined and/or reclassified as part of recreational cannabis amendments
45	Car wash	No	B-2 and CA in C-1 and C-2		
46	Motor vehicle sales, Class III	No	B-2, C-1, C-2, I-3 and TI		
47	Towing service	No	I-3 and CA in B-2 and C-2		
48	Vehicle repair, major	No	B-2, C-2, FD-2		
49	Vehicle repair, minor	No	B-2, C-2, FD-2		Make permitted in FD-2 but remain as conditional in B-2 and C-2
50	Vehicle rental facility	Yes - 19.63.07	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
51	Health club	No	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
52	Recreation and entertainment, indoor	No	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
53	Recreation and entertainment, outdoor	No	IT, TI, and CX-2 and CL in B-2 and C-2		

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54	Restaurant, with drive-through (including drive-in)	Yes - 21.301.05 and 21.302.19	B-2, B-4, C-1, C-2, TI, CR-1, CO-1, CS-0.5, and CS-1 and CL in C-3, C-4, and C-5	Yellow	Red
55	Restaurant, with outdoor or rooftop seating, or both	Yes - 21.302.19	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	Yellow	Green: Make permitted
56	Brewpub	Yes - 21.302.29, Chapter 13 and Chapter 14	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	Yellow	Green: Make permitted but keep limited designation where applicable
57	Taproom/cocktail room	Yes - 21.302.29, Chapter 13 and Chapter 14	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	Yellow	Green: Make permitted but keep limited designation where applicable
58	Financial institution, limited	No, but limitations in definition	CA in B-1	Green	Green: Make permitted as accessory use
59	Firearm sales, primary	Yes - 21.302.11	B-2 and CL in C-2 and C-3	Red	Red
60	Funeral homes, mortuaries, crematories	No	B-2, C-2, and CX-2	Green	Green: Make permitted
61	Pawn Shops	Yes - 14.287-14.295.08 (licensing)	B-2 and B-4	Yellow	Red
62	Pet services facility	Yes - 21.302.28	B-2, B-4, C-2, C-3, C-5, I-3, TI, FD-2, CX-2 and CL in IT and LX	Yellow	Green: Make permitted
63	Helistop	No	CA in C-1, C-2, C-3, C-4, C-5, IT, I-1, I-2, I-3, IP, TI, FD-2, and CX-2	Red	Red

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64	Hotel airport parking	No	CR-1, CS-0.5, and CS-1 and CA in B-2, C-1, C-2, C-3, C-4, C-5, IT, I-2, FD- 2, CX-2, and LX		
65	Multiple-family dwelling	Yes - 21.302.09	TI, FD-2, and CX-2		Make permitted in CX-2 but keep as conditional in TI and FD-2
66	Work/live unit	Yes - 21.302.30	I-1, I-2, I-3, IP, TI and FD- 2		
67	Day care facility (with no exterior signage)	Yes - 21.302.06 and 21.302.27	TI and FD-2		
68	Cultural Campus	No, but limitations in definition	TI and FD-2		
69	Place of assembly in existence prior to January 17, 2019 not to exceed 50% of building floor area	Yes - 19.63 and 21.302.06	I-2 and I-3		
70	Hotel/motel in existence prior to January 17, 2019	No	I-2 and FD-2		Make permitted
71	Car wash adjacent to collector or arterial streets.	No	I-3		
72	Convenience facility with fuel sales	Yes - 21.302.15	I-1, I-2, and I-3		
73	Convenience facility with fuel sales in existence prior to February 6, 2023	Yes - 21.302.15	I-1, I-2, I-3, and TI		
74	Service and/or fuel station	Yes - 21.302.15	I-1, I-2, and I-3		
75	Service and/or fuel station in existence prior to February 6, 2023.	Yes - 21.302.15	I-1, I-2, I-3, and TI		
76	Junk car disposal business (within building and next to railroad tracks)	Yes - 21.302.31	I-3		

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77	Motor vehicle sales, Class I, Class II, and enclosed in existence prior to January 17, 2019	Yes – 21.302.01 (not listed in use table references)	I-3		
78	Motor vehicle parking lot	Not use standards, but design standards in 21.301.06	I-3		
79	Truck or trailer rental	No	I-3		
80	Truck or trailer rental in existence prior to February 6, 2023	No	I-3 and TI		
81	Towing service in existence prior to February 6, 2023	No	I-3 and TI		
82	Car care center in existence prior to January 17, 2019	No	I-1		
83	Vehicle rental facility (less than 35 vehicles)	Yes – 19.63.07	I-3 and CR-1		
84	Self-brewing facility	No	IT, I-2, I-3, IP, TI, FD-2		Make permitted
85	Retail sales, heavy equipment	No	I-2 and I-3		
86	Data center	Yes - 21.302.35	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
87	Agriculture, indoor	Related to 21.302.05	IT, I-1, I-2, I-3, IP, TI, FD- 2		
88	Dry cleaning and laundry processing	No	I-3 and TI		
89	Exterior storage as a primary use legally in existence prior to January 17, 2019	Yes – 21.301.16 (reference not listed in use table)	I-1, I-2, I-3, IP, TI and FD- 2		
90	Firing range	Yes - 14.82-14.84 and 21.302.11	I-2, I-3, IP, and FD-2		

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91	Household hazardous waste and recycling collection facilities	Yes - 21.302.31	I-2 and I-3		
92	Railroad lines and spurs	No	IT, I-1, I-2, I-3, IP, TI, FD-2		
93	Self-storage facilities	Yes - 21.302.16	I-1, I-2, I-3		
94	Solid waste transfer stations	Yes - 21.302.31	I-2 and I-3		
95	Public and public utility buildings in the BP Overlay Zoning District	No	BP Overlay District		Add use to BP Overlay Zoning District as a cleanup
96	Technology Campus	No	LX		Make permitted
97	Research laboratories	No	LX and CO-1		Make permitted
98	Post secondary educational institutions	Related to 21.302.25	CS-0.5, CS-1, and CO-1		Make permitted
99	Public utility uses	No	CR-1		Add general utility uses as permitted and add limited utility use as conditional
100	Utility uses	No	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
101	Class I motor vehicle sales in the CS-0.5 District, when part of a planned development, pursuant to § 19.38.01 of this code	Yes - 21.302.01	CS-0.5		
102	Manufacturing and warehousing in the CS-0.5 District	No	CS-0.5		
103	Multi-family dwellings in the CS-0.5 District, provided they are developed in accordance with the provisions of the RO-24 District	Yes - 21.302.09	CS-0.5		Make permitted

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104	Parking structures as principal uses when included in a planned development	No	CS-0.5 and CS-1		Make permitted
105	Secondary educational institutions (Grade 6-12)	Yes - 21.302.25	CS-0.5 and CS-1		
106	Multi-family dwellings in the CO-1 District provided they are developed in accordance with the provisions of the C-4 District	Yes - 21.302.09 and 21.302.02	CO-1		Make permitted
107	Manufacturing, provided that at least 75% of the floor area of structures on the site is devoted to a permitted principal use	No	CO-1		
108	Automotive service facilities which form an integrated part of a larger development	No	CO-1		
109	Computer component manufacturing	No	CO-1		
110	Non-profit clubs	No	CO-1		Make permitted
111	Air passenger and transit terminals	No	CO-1		
112	Uses requiring a maximum floor area ratio above 1.0 within the CO-1 District, subject to the provisions of subsection (i) below	No	CO-1		

Exhibit Notes

- 1) Most conditional uses in the RO-24 and RO-50 zoning districts were not evaluated or included due to limited applicability based on a limited number of sites.