



# Woodland Park Unified Development Code

## Summary of Substantive Changes

This document summarizes the purpose of each chapter and the few substantive changes to language or metrics aside from general reorganization.

### Chapter 1

**Purpose:** The primary function of this General Provisions chapter is to provide a central location that documents the foundational rules and overarching terms that govern the entire document.

#### **Changes:**

- Added UDC structure section.
- Added section to address language construction and identification of mandatory terms such as “shall” and “must”.
- Added language to distinguish between non-conforming uses and non-conforming structures.
- Violations and enforcement sections compiled from multiple locations and consolidated here.

### Chapter 2

**Purpose:** The purpose of Chapter 2 is to identify the Zone Districts established by the City of Woodland Park and describe the purpose of each district along with dimension standards applicable to each district.

#### **Changes:**

- General standards that were common to all zone districts previously appeared in each individual zone district. That information is now addressed in Section 2.05.
- Dimensional standards for each zone district are now in Table format rather than individual paragraphs.
- Several nonresidential zone districts included “Land use intensity ratios”. This was labeled incorrectly since the information in these sections limited the number of accessory buildings. The limit on the number of accessory buildings remains the same, but this information now appears in the dimension standards table for the respective zone district and is labeled as “Accessory Building Limits”.

- Lots for single-family dwellings referenced a land use intensity ratio section in Title 17 that has now been moved to Chapter 3 and titled Lot Coverage Standards.

### Chapter 3

**Purpose:** The purpose of Chapter 3 is to provide development standards, performance standards, and design guidance for the development and redevelopment of property. The intent is to facilitate the creation and maintenance of safe, functional, and aesthetically pleasing development throughout the community.

**Changes:**

- Vision Clearance Standards – previously appeared in Fencing and Screening but had been applied to any obstruction on any corner. Now it is a distinct section.
- Exterior Lighting – documented what had been applied consistently: 3000 Kelvin or less and full cutoff fixtures were added requirements.
- Fences – added requirement for the finished side of the fence to face the street
- Outdoor storage – standards are now applied uniformly
- Parking requirements – relabeled uses to align with Chapter 4 use table and updated required parking ratios for the following uses:

Use Category	Original Requirement	Proposed Requirement	Change Summary
<b>Health Club / Fitness Center</b>	Not explicitly listed (typically fell under recreation or commercial at 1 per 200 sf)	1 per 250 sf	Reduced parking requirement
<b>Medical Clinic</b>	1 per 150 sf (option) or 2 per bed (whichever greater)	1 per 200 sf	Reduced parking requirement
<b>Personal Services (general)</b>	1 per 200 sf	1 per 150 sf	Increased parking requirement
<b>Bar / Lounge / Nightclub (principal or accessory)</b>	Typically grouped under eating/drinking uses at 1 per 100 sf or seats	1 per 100 sf	Clarified but no numerical change
<b>Brewery / Distillery / Winery</b>	Typically treated as eating/drinking or retail at 1 per 200 sf	1 per 200 sf	New use
<b>Funeral Services – Crematory</b>	Mortuary: 1 per 4 seats or 1 per 200 sf	1 per 200 sf	Seats option removed, sf retained
<b>Manufactured Home Sales</b>	Not separately listed (retail default 1 per 200 sf)	1 per 1,000 sf	Significant reduction in parking
<b>Equipment Rental or Sales</b>	1 per 200 sf	1 per 600 sf	Reduced parking requirement
<b>Schools (K-12)</b>	2 per classroom (elementary) / 5 per classroom (secondary)	2 per classroom (Pre-K–12)	Reduced parking for secondary schools
<b>Recycling Facility</b>	1 per 200 sf (floor/outside)	1 per 200 sf (floor only)	Outside area removed from calculation
<b>Vehicle Fueling Station</b>	1 per 200 sf + 2 spaces per pump	1 per 200 sf only	Reduced parking requirement

- Lot Coverage Standards – Previously titled “site density and open space”. Metrics are the same but this section now address maximum area of a lot allowed to be covered instead of requiring minimum area on the lot to remain open. Land use intensity ratio metrics that apply to residential zone districts was previously located in Title 17 has been relocated to this section.

## **Chapter 4**

**Purpose:** The purpose of Chapter 4 is to provide regulations for how uses are allocated within each zone district, including use-specific design standards as applicable.

### **Changes:**

- Use labels were updated, consolidated, and modified to reflect industry best practices.
- Cleaned up dwelling types.
- Retail uses were removed from the HSCLI zone
- A new use specific standards section added to capture standards peppered throughout the use table and definitions in the existing code.
- Group Home use was added to comply with State Law.
- Wireless Communication Facilities (WCFs) were relocated from Title 5 with updates required by new legislation.
- Accessory Dwelling Units – eliminated annual registration requirement.
- Removed the following obsolete uses:
  - Public parks and playground facilities
  - Garage, private residential
  - Telephone business office
  - Mixed use business
  - Professional/business/office/storage warehouse (covered by other storage and warehousing uses)
- Planning Commission revised some use allocations throughout (“P” vs “C”), as highlighted in Appendix A.
- PC (permitted conditionally) is now primarily P (permitted)
- A summary of changes to use terminology and “P” versus “C” allocation changes can be found in Appendix A.

## **Chapter 5**

**Purpose:** As identified by the title, Chapter 5 pertains to subdivision standards and provides regulations specific to the physical design of subdivisions and the required infrastructure.

### **Changes:**

- The distinction between subdivision types was clarified to include a maximum number of lots in a minor subdivision.
  - Major subdivision creates four or more pieces of land, or less than four pieces of land when public infrastructure must be constructed.
  - Minor subdivision creates less than four pieces of land and no public infrastructure must be constructed.
  - Exempt subdivisions include correction plats, boundary or lot line adjustments with no increase in the number of lots, and consolidation of contiguous lots.
- Extensive research was done to clarify the provisions that pertain to dedication of park land, payment in lieu of park land dedication, required park fees paid at the time the subdivision plat is recorded, and open space.
- Land use intensity ratio information remains the same but is now in Chapter 3 and included in the section titled Lot Coverage Standards.

## **Chapter 6**

**Purpose:** The purpose of Chapter 6 is to provide regulations for the administration of the Unified Development Code, including identification of decision-making bodies and their associated roles as it pertains to this Code, details of review procedures that are common to all applications, and detailed procedures for each of the City's development application types.

### **Changes:**

- This is a completely new chapter. Administration provisions had previously been dispersed throughout the current Titles. Application submittal requirements and review criteria were carried forward wherever possible. New review criteria were added when necessary.
- Identifies each decision-making authority and lists their respective powers and duties.
- Public hearing notice requirements were updated for consistency per Appendix B. Per Planning Commission recommendation, the length of notice requirements for posting a sign on the subject property and sending mailed notice to surrounding property owners was extended from 10 days to 20 days for most application types.
- Clarified and updated PUD process terminology per the following:

- The existing PUD preliminary and final development plan terms were eliminated and replaced with the PUD Concept Plan and PUD General Development Plan.
- A new PUD concept plan (sketch plan) was added for administrative review as an initial step in the process.
- PUD General Development Plan is established concurrently with, and adopted by Ordinance, when the zoning is changed to PUD. At a minimum, the General Development Plan identifies uses (both Permitted and Conditional) and bulk requirements for land within the PUD.
- Land within a PUD zone is still subject to subdivision regulations and additional permitting requirements such as Conditional Use Permits (CUPs) and Zoning Development Permits (ZDPs).
- Added specific language regarding how Parks and Recreation Advisory Board (PRAB) fits into the review process. They provide comment earlier in the process starting at Sketch Plan.
- Added section titled “subdivisions generally” to clarify subdivision types.
- Townhome and Condo plats now two distinct sections.
- Grading permits – added Type C and language clarification to more easily distinguish between permit types.
- Added language and established tiered process for extensions of prior approvals.
- Submittal requirements – updated to require all digital submittal and eliminate need for 25 blue-line copies.

## **Chapter 7**

**Purpose:** The purpose of Chapter 7 is to provide definitions for certain words, phrases, and uses found throughout the Unified Development Code.

### **Changes:**

- Added reference for use of other resources when term not located in this chapter.
- Definitions have been included for all uses consistent with Chapter 4 Use Standards.
- Many use terms were changed slightly to modernize terms in which case they have not been flagged as “removed in the list below. One example is “Supermarket” which carries the same intent but has been renamed to “Grocery Store, Large”.
- The following terms were deleted as they were obsolete for a variety of reasons as listed below:
  - Amusement, recreational and entertainment activities – obsolete due to use recategorization

- Business unit - obsolete
- Charitable recycling collection center - obsolete
- Clustered dwellings or residences – obsolete due to clarification of clustered residential development
- Energy dissipater – obsolete
- Fuel, accessory retail sales
- Health service clinic – obsolete
- Health services - obsolete
- Lodges and inns – obsolete due to use recategorization
- Local government – obsolete
- Noncharitable recycling collection center – obsolete due to use recategorization
- Person conducting land-disturbing activity - obsolete
- Phase of grading - obsolete
- Private residential garage - obsolete due to use recategorization
- Townhouse building – modernized with single-household attached
- Townhouse tract – obsolete
- Traditional/family restaurants - obsolete due to use recategorization
- Two-family dwelling or residence – modernized with duplex
- Unified business development - obsolete
- Site Plan, Preliminary, and Final Plat – not terms as much as a process
- Added terms that are not in the code currently or where terminology changed to consolidate or modernize.
- Wireless Communication Facility (WCF) terms were relocated from Title 5.
- Terms that were added for clarification include:
  - Cemetery
  - Double frontage lot
  - Dwelling, Park Model
  - Dwelling, Single-Household Attached
  - Dwelling, Tiny House
  - Household
  - Household Living
  - Referral Agency
  - Sight Triangle
  - Spot Zoning
  - Vehicle
  - Vehicle, Passenger

## Appendix A – Proposed Use Table Comparison to Existing Use Terms

### Use Table Key:

P = Permitted Use.

C = Conditional Use. 6.06.090 – Conditional Use Permit.

S = Special Use.

T = Temporary Use.

G = PUD General Development Plan.

Blank cell = the use is not allowed in the respective zone district.

Proposed Use	Existing/Notes	Residential					Commercial / Industrial					Misc		
		SR	UR	MDS	MDU	MHP	NC	CC	SC	CBD	HSCLI	AG	P/SPL	PUD
<b>Accessory and Temporary Uses</b>														
Accessory Use or Structure	No change	P	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation	Moved from Financial, Professional, and Business Service use category	P	P	P	P	P						P		P
Keeping of Chicken or Domestic Fowl	Chicken Coops	P	P											<del>PC</del> <u>G</u>
Outdoor Vending	No change						<del>P</del> T	<del>P</del> T	<del>P</del> T	<del>P</del> T	<del>P</del> T	<del>P</del> T	<del>P</del> T	<del>P</del> T
Special Events	No change	<del>P</del> T	<del>P</del> T	<del>P</del> T	<del>P</del> T	<del>P</del> T	<del>P</del> T	<del>P</del> T	<del>P</del> T	<del>P</del> T	<del>P</del> T	<del>P</del> T	<del>P</del> T	<del>P</del> T
<b>Agricultural Uses</b>														
Farming or Ranching	Added as a specific type of agricultural use											<u>P</u>		<u>G</u>
Greenhouse, Commercial or Plant Nursery	No change						C	C	P	C	<del>C</del> P	P		<del>PC</del> <u>G</u>
Stable, Commercial	Separated Private and Public Stables	<del>PC</del> <u>P</u>	<del>PC</del> <u>P</u>									<del>PC</del> <u>P</u>		<u>G</u>
Stable, Private		<del>PC</del> <u>P</u>	<del>PC</del> <u>P</u>									<del>PC</del> <u>P</u>		<u>G</u>
<b>Amusement and Recreation Uses</b>														
Arts and Culture Facility	Art shows and special events of community interest, etc.						P	P	P	P	<u>P</u>	<u>P</u>	P	<del>PC</del> <u>G</u>
Golf Course and Clubhouse	No change												P	<del>PC</del> <u>G</u>
Health Club or Fitness Center	No change						P	P	P	P			<u>P</u>	<del>PC</del> <u>G</u>
Recreational Entertainment, Indoor	Amusement, recreational, and entertainment activities carried on within a permanently enclosed building, etc.						C	C	P	C			P	<del>PC</del> <u>G</u>

Proposed Use	Existing/Notes	Residential					Commercial / Industrial					Misc		
		SR	UR	MDS	MDU	MHP	NC	CC	SC	CBD	HSCLI	AG	P/SPL	PUD
Recreational Entertainment, Outdoor	Combined "golf or baseball driving range, miniature golf course and par-3 golf course" and "recreation grounds, tennis courts"						C	<del>C</del> P	P	C	P	P	P	<del>PC</del> G
<b>Animal Care Uses</b>														
Kennel, Commercial	Commercial dog kennel								C			C		<del>PC</del> G
Kennel, Private	Private dog kennel	C	C									C		<del>G</del>
Pet Shop or Grooming	No change						P	P	P	P				<del>PC</del> G
Veterinary Facility	Veterinary clinic with all activities conducted within an enclosed building, etc.						P	P	P	P		C		<del>PC</del> G
<b>Automotive Uses</b>														
Car Wash (passenger)	Automobile was service,						C	C	P	C				<del>PC</del> G
Truck and Utility Vehicle Rental	Truck and trailer rental as an accessory use to an automobile service station							C	P	<del>C</del>	<del>P</del>			<del>PC</del> G
Vehicle Body, Paint, and Collision Repair	Repair of motor vehicles, farm machinery, and heavy equipment including paint spraying and body repair – Separated into two distinct uses										C			<del>G</del>
Vehicle Fueling Station	Gasoline service station, standards moved to section 4.04							C	P	C				<del>PC</del> G
Vehicle Rental and Sales (passenger)	Combined "sales of new or used automobiles" and "automobile rental"						C	C	P	C				<del>PC</del> G
Vehicle Repair and Service, Heavy	Heavy repair services								<del>C</del>		<del>PC</del>			<del>G</del>
Vehicle Repair and Service, Light	Automotive and vehicle repair and maintenance shops, etc.							C	C	C	P			<del>PC</del> G
<b>Communication Uses</b>														
Radio or Television Broadcasting Station	No change						C	C	C	C	C			<del>PC</del> G
WCF, Base Station	Relocated from Title 5.24	P	P	P	P	P	P	P	P	P	P	P	P	P

Proposed Use	Existing/Notes	Residential					Commercial / Industrial					Misc		
		SR	UR	MDS	MDU	MHP	NC	CC	SC	CBD	HSCLI	AG	P/SPL	PUD
WCF, Alternative Tower Structure on Private Property	Relocated from Title 5.24	P	P	P	P	P	P	P	P	P	P	P	P	P
WCF, Alternative Tower Structure within Right-of-Way	Relocated from Title 5.24	P	P	P	P	P	P	P	P	P	P	P	P	P
WCF, Towers	Relocated from Title 5.24. "S" allocation added per Chapter 18.62 – Special Uses	S	S	S	S	S	S	S	S	S	S	S	S	S
<b>Financial Professional and Business Service Uses</b>														
Business Service	Professional, administrative and business office						P	P	P	P	P			<u>PC_G</u>
Financial Institution	Banks, brokerage companies, mortgage companies, credit bureaus, and other financial services						P	P	P	P				<u>PC_G</u>
Office	Combines existing lists of office type uses into a single use						P	P	P	P				<u>PC_G</u>
<b>Health Service Uses</b>														
Ambulance Service Business	No change							C	P	P			C	<u>G</u>
Care Facility	Nursing home, convalescent home, rest home, and home for the aged			C	C		C	C	C	C				<u>PC_G</u>
Hospital	No change						<u>G</u>	<u>G</u>	<u>PS</u>	<u>PS</u>			<u>GS</u>	<u>PC_G</u>
Medical Clinic	Health service clinics including pharmacy as an accessory use						P	P	P	P				<u>PC_G</u>
Medical, Dental, or Optical Laboratories, and Fabrication	No change						C	C	P	C	P			<u>PC_G</u>
Pharmacy	No change						P	P	P	P				<u>PC_G</u>

Proposed Use	Existing/Notes	Residential					Commercial / Industrial					Misc			
		SR	UR	MDS	MDU	MHP	NC	CC	SC	CBD	HSCLI	AG	P/SPL	PUD	
<b>Industrial Uses</b>															
Contractor and Construction Services with Outdoor Storage	Building, well drilling, landscaping, electrical, and plumbing contractors with all outside storage of goods, materials, and equipment screened from public view, etc.							C	C			P			<u>PC_G</u>
Contractor and Construction Services without Outdoor Storage	Contractor's offices with no outside storage of goods, materials, or equipment						P	P	P	P					<u>PC_G</u>
Equipment Rental or Sales	Sales of heavy equipment and vehicles such as farm equipment, etc.								C			P			<u>G</u>
Equipment Repair or Service	Light repair services conducted in a wholly enclosed building, etc.						C	C	C	C	C				<u>PC_G</u>
Junkyard	New use														
Manufacturing and Industry, Light	No change									C		P			<u>PC_G</u>
Manufacturing and Industry, Heavy	New use to clarify existing manufacturing and industrial standards									<u>C</u>		<u>C</u>			<u>G</u>
Mineral Extraction	Added to table from Chapter 18.62 – Special Uses														
Recycling Facility	Added to table from Chapter 18.62 – Special Uses						<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>G</u>
Solid Waste Facility	Added to table from Chapter 18.62 – Special Uses														
Transfer Station	Added to table from Chapter 18.62 – Special Uses														
Water Intensive Industrial Use	New use														
<b>Institutional, Public, and Semipublic Uses</b>															
Cemetery	No change, standards moved to section 4.04												<u>C_S</u>	<u>P_S</u>	<u>PC_G</u>
Child Care Center	No change						P	P	P	C	P		P		<u>PC_G</u>
Child Care, Family Home	No change	P	P	P	P	P	P	P	P	P		P	P	P	
Civic Space	Added to table from Chapter 18.62 – Special Uses	S	S	S	S	S	S	S	S	S	S	S	S	S	<u>G</u>

Proposed Use	Existing/Notes	Residential					Commercial / Industrial					Misc		
		SR	UR	MDS	MDU	MHP	NC	CC	SC	CBD	HSCLI	AG	P/SPL	PUD
Cultural Facility	Libraries, art gallery, museum, community center, legitimate theater, performing arts center, and other similar cultural uses						P	P	P	P			P	<u>PC_G</u>
Essential Services and Utilities	No change. "S" allocation added per Chapter 18.62 – Special Uses	S	S	S	S	S	S	S	S	S	S	S	S	<u>G</u>
Government Administration Use	No change. "S" allocation added per Chapter 18.62 – Special Uses	S	S	S	S	S	S	S	S	S	S		S	<u>G</u>
Government Operations Use	No change. "S" allocation added per Chapter 18.62 – Special Uses	S	S	S	S	S	S	S	S	S	S		S	<u>G</u>
Private Club or Lodge	Lodges, fraternal, and social organizations, etc., standards moved to section 4.04							C	P	C				<u>PC_G</u>
Religious Land Use	Churches, synagogues and other places of worship	C	C	C	C	C	C	C	C	C	C	C	C	<u>PC_G</u>
School, Pre-K through 12	Private and parochial elementary and secondary schools. "S" allocation added per Chapter 18.62 – Special Uses	S	S	S	S	S	S	S	S	S	S	S	S	<u>PC_G</u>
School, Technical or Vocational	Trade or vocational schools. "S" allocation added per Chapter 18.62 – Special Uses	S	S	S	S	S	S	S	S	S	S	S	S	<u>PC_G</u>
School, University or College	New use. "S" allocation added per Chapter 18.62 – Special Uses	S	S	S	S	S	S	S	S	S	S	S	S	<u>G</u>
Public Utility Provider Facilities	Transmission substations, distribution stations, pump stations, etc.	S	S	S	S	S	S	S	S	S	S	S	S	<u>PC_G</u>
<b>Lodging Uses</b>														
Bed and Breakfast	No change, standards moved to section 4.04						C	C	P	P				<u>PC_G</u>
Campground	Moved from Amusement and Recreation Uses and separated from RV Parks							C	C					<u>PC_G</u>
Hotel or Motel	No change							C	P	P				<u>PC_G</u>

Proposed Use	Existing/Notes	Residential					Commercial / Industrial					Misc			
		SR	UR	MDS	MDU	MHP	NC	CC	SC	CBD	HSCLI	AG	P/SPL	PUD	
Recreational Vehicle Park	Moved from Amusement and Recreation Uses and separated from Campgrounds							C	C						PG_G
Short-Term Rental Unit, Non-Primary Residence	No change						P	P	P	P					
Short-Term Rental Unit, Primary Residence	No change	P	P				P	P	P	P		P			P
<b>Marijuana and Natural Medicine Uses</b>															
Marijuana Cultivation Facility	No change														
Marijuana Center, Medical	No change														
Marijuana, Membership Club	No change														
Marijuana Product Manufacturing Facilities	No change														
Marijuana, Retail Stores	No change														
Marijuana Testing Facility	No change														
Natural Medicine Healing Centers	No change						P	P	P						
Natural Medicine Businesses Other Than Natural Medicine Healing Centers	No change							C	C		P				
<b>Parking, Transit, and Transportation Uses</b>															
Airport, Heliport, or Helistop	Added to table from Chapter 18.62 – Special Uses							S	S	S	S	S	S	S	G
Parking Facilities, Commercial	Public, private, and/or commercial of-street parking lots							C	C	C	C		C		PG_G
Transit Facilities	Stations and terminals for bus passenger service				C	C			C	C					PG_G
Transportation Dispatching Station	Taxi stands and dispatching stations				C	C			P	C	P				PG_G

Proposed Use	Existing/Notes	Residential					Commercial / Industrial					Misc		
		SR	UR	MDS	MDU	MHP	NC	CC	SC	CBD	HSCLI	AG	P/SPL	PUD
<b>Personal and Consumer Service Uses</b>														
Adult Oriented Businesses	Sexually oriented business								P		P			
Bar, Lounge, or Nightclub as Principal Use	No change						<u>C</u>	<u>P</u> <u>C</u>	P	P				<u>PC</u> <u>G</u>
Bar, Lounge, as Accessory Use	Bars and lounges incidental to the operation of a hotel, motel, suite, lodge, inn and/or restaurant						C	C	P	P				<u>PC</u> <u>G</u>
Brewery, Distillery, or Limited Winery	New use to capture existing facilities						<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>			<u>G</u>
Funeral Services Facility	No change						<u>P</u> <u>C</u>	P	P	P				<u>PC</u> <u>G</u>
Personal Services	Combined barber shops, shoe repair, interior decorator, repairs to small appliances, etc.						P	P	P	P				<u>PC</u> <u>G</u>
Restaurant, with Drive-Thru Food Service	Fast food restaurants and other food serving establishments with drive-in food service							C	P	P				<u>PC</u> <u>G</u>
Restaurant, without Drive-Thru Food Service	Traditional/family restaurants selling food and drink for immediate consumption on the premises and excluding all types of drive-in food service						C	P	P	P				<u>PC</u> <u>G</u>
<b>Residential Dwelling Uses</b>														
Accessory Dwelling Unit	No change	<u>PC</u> <u>P</u>	<u>PC</u> <u>P</u>				<u>PC</u> <u>P</u>	<u>PC</u> <u>P</u>		<u>PC</u> <u>P</u>				<u>G</u>
Clustered Residential Development	No change	<u>PC</u> <u>C</u>	<u>PC</u> <u>C</u>											<u>G</u>
Dwelling, Duplex	One or two dwelling units per existing platted lot within a single structure in a commercial zone of NC, CC, and CBD. Allowed as "C" per two-family dwelling unit designation			C	C		<u>PC</u> <u>P</u>	<u>PC</u> <u>P</u>		<u>PC</u> <u>P</u>				<u>G</u>
Dwelling, Mobile Home	Separated "manufactured (HUD) homes and mobile homes (pre-1976)"					P								<u>G</u>
Dwelling, Manufactured Home (HUD)						P								<u>G</u>

Proposed Use	Existing/Notes	Residential					Commercial / Industrial					Misc		
		SR	UR	MDS	MDU	MHP	NC	CC	SC	CBD	HSCLI	AG	P/SPL	PUD
Dwelling, Multi-Household Attached	Combines "multi-family dwelling units (3+units)" and "apartment buildings on a single lot"			C	C		C	C	C	C				<u>G</u>
Dwelling, Single-Household Attached	Two-family dwelling units subject to chapter 17.32 Condominiums and Townhouses			C	C		C	C	C	C				<u>G</u>
Dwelling, Single-Household Detached	One single-family dwelling unit on a single platted lot. "P" allocations added in commercial zones per 18.09.090 N.6.	P	P			P	<del>PC</del> P	<del>PC</del> P		<del>PC</del> P		<u>P</u>		<u>G</u>
Group Home	Residence care homes – moved from Health Services use category	C	C	C	C	C								<u>G</u>
<b>Retail Sales Uses</b>														
Agricultural and Gardening Sales	Farm, ranch, lawn, and garden supplies							C	C	C	P	C		<del>PC</del> <u>G</u>
Convenience Store	Minimart							C	P	C				<del>PC</del> <u>G</u>
Grocery Store, Small-Scale	Grocery stores requiring less than two acres, etc.						C	P	P	P				<del>PC</del> <u>G</u>
Grocery Store, Large-Scale	Supermarket								P					<del>PC</del> <u>G</u>
Liquor Store, with Drive-Thru Service	New use							<u>C</u>	<u>P</u>	<u>P</u>				<u>G</u>
Liquor Store, without Drive-Thru Service	New use						<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				<u>G</u>
Manufactured Home Sales	Moved from automotive uses category. Renamed from "mobile home sales"								C					
Retailer, Large	Combined several existing uses								C	C				<del>PC</del> <u>G</u>
Retailer, Small	Combined several existing uses						P	P	P	P				<u>G</u>
<b>Wholesale Trade, Distribution, Warehousing, and Storage Uses</b>														
Mini-Storage or Self-Storage	Self-storage warehouses							C	C		<del>PC</del> P			<del>PC</del> <u>G</u>
Warehousing and Distribution	Commercial warehousing and storage							C	C	C	C			<del>PC</del> <u>G</u>
Wholesale Trade and Distribution Establishment	No change						C	C	C	C	P			<del>PC</del> <u>G</u>

## Appendix B – Public Notification Table Changes

Application Type	Publication	Sign Posting	Adjacent Property Owner Letter
	<i>(All listed as calendar days prior to public hearing unless otherwise noted)</i>		
Preliminary Plat	<del>7</del> <u>10</u>	<del>40</del> <u>20</u>	<del>40</del> <u>20</u>
Final Plat	<del>7</del> <u>10</u>	<del>40</del> <u>20</u>	<del>40</del> <u>20</u>
Condominium Plat (notice shall be given prior to administrative decision)	NA	<del>45</del> 20	<del>7</del> <u>20</u>
Townhome Plat	NA	<del>45</del> 20	<del>7</del> <u>20</u>
<del>PUD Preliminary Development Plan</del> <del>PUD General Development Plan</del>	10	<del>40</del> <u>20</u>	<del>40</del> <u>20</u>
Conditional Use Permit	10	<del>40</del> <u>20</u>	<del>40</del> <u>20</u>
Floodplain Permit (Title 20)	7	<del>40</del> <u>20</u>	<del>40</del> <u>20</u>
Historic Landmark Designation (Title 2)	7	NA	15
Special Use Permit	10	<del>40</del> <u>20</u>	<del>40</del> <u>20</u>
Vacation of ROW (12.08.080)	7	10	10
Vacation of Easements (processed as Vacation of ROW)	<del>7</del> <u>10</u>	<del>40</del> <u>20</u>	<del>40</del> <u>20</u>
UDC Text Amendment	15	<u>20</u>	NA
Zone District Change (Charter 15.7.B.1)	10	<del>40</del> <u>20</u>	<del>40</del> <u>20</u>
Appeal (BOA)	<del>7</del> <u>10</u>	<del>40</del> <u>20</u>	<del>40</del> <u>20</u>
Variance (BOA)	<del>7</del> <u>10</u>	<del>40</del> <u>20</u>	<del>40</del> <u>20</u>
Exemption Plat (administrative)	NA	20	20
Temporary Use Permit	NA	<del>40</del> <u>20</u>	NA