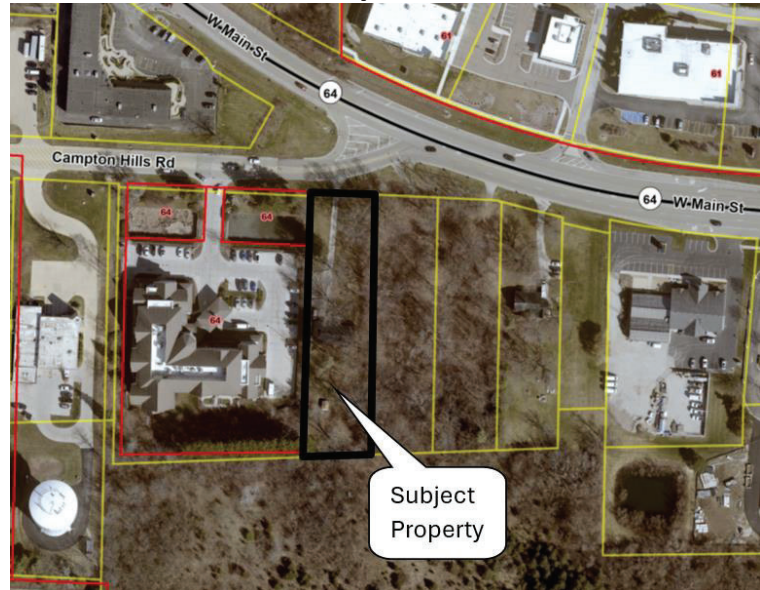




Staff Report
Plan Commission Meeting – September 17, 2024

Applicant:	Samantha Cocroft, Enlighten Speech LLC
Property Owner:	C&M Real Investments LLC
Location:	2815 Campton Hills Rd.
Purpose:	Rezone to allow expansion of current single-family home
Application:	Zoning Map Amendment
Public Hearing:	Yes
Zoning:	OR Office Research
Current Land Use:	Single Family Home
Comprehensive Plan:	Neighborhood Commercial

2815 Campton Hills Rd.



Subject Property

Summary of Proposal:	Samantha Cocroft is requesting to rezone the subject property from OR Office Research to RM-3 General Residential District. Rezoning will allow the structure to be expanded to fit the needs of the current residents.
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Info / Procedure on Application:	<p>Zoning Map Amendment:</p> <ul style="list-style-type: none"> • Revision to the zoning map to change the zoning district of a specific property. • Public hearing is required, with a mailed notice to surrounding property owners. • All findings need not be in the affirmative to recommend approval – recommendation based on the preponderance of evidence.
Suggested Action:	<p>Conduct the public hearing and close if all testimony has been taken.</p> <p>The Plan Commission may vote on this item should the Commission feel that they have enough information to make a recommendation.</p> <p>The applicant has provided responses to the Findings of Fact for Map Amendment for the Commission's consideration.</p>
Staff Contact:	Rachel Hitzemann, Planner

I. PROPERTY INFORMATION

A. History / Context

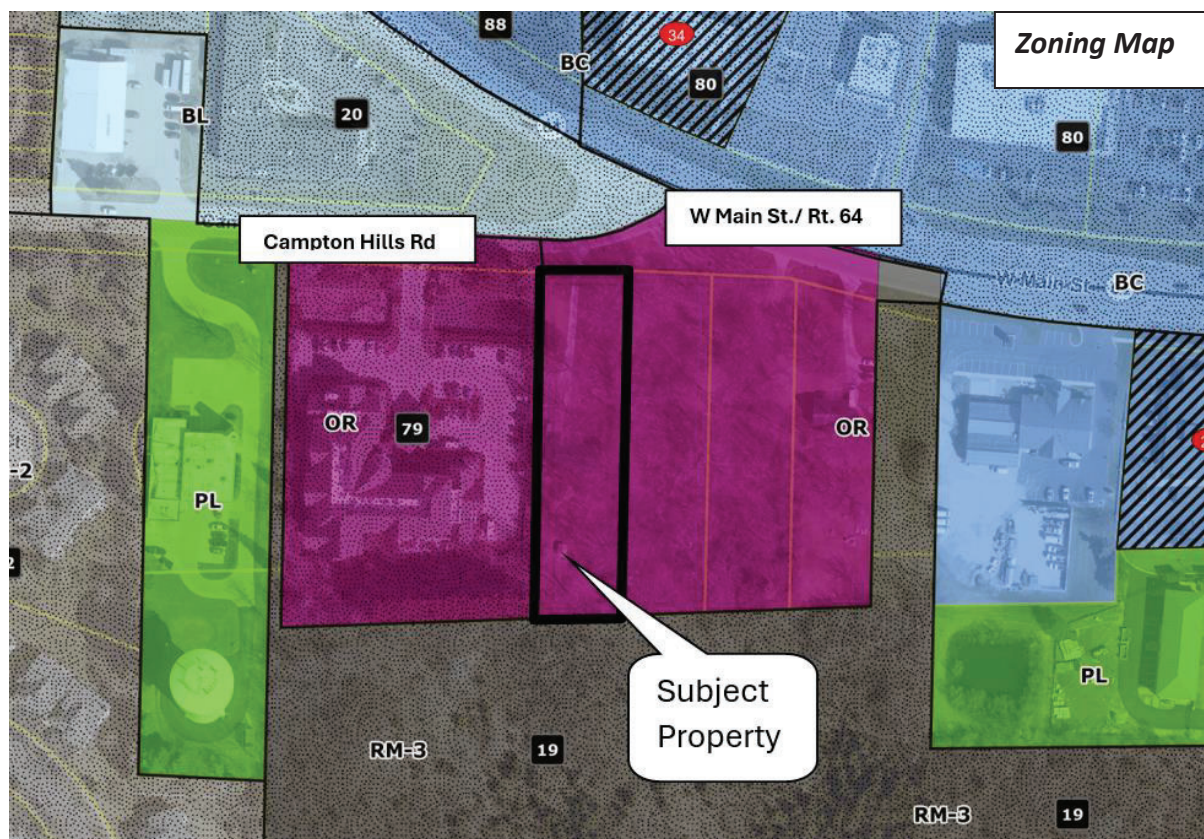
The subject property, 2815 Campton Hills Rd., is located just south of the intersection of Campton Hills Rd. and Main St./ Rt. 64, on the west side of the City. The parcel is 1.01 acre in size and contains a 1,551 sf single family home constructed in 1954.

This parcel is one of four adjacent parcels along the Campton Hills Rd. and Main/Rt. 64 intersection. In the past, each parcel contained a single-family home. Now, two parcels contain homes and two are vacant. The current structures have traditionally been used as rental houses.

B. Zoning

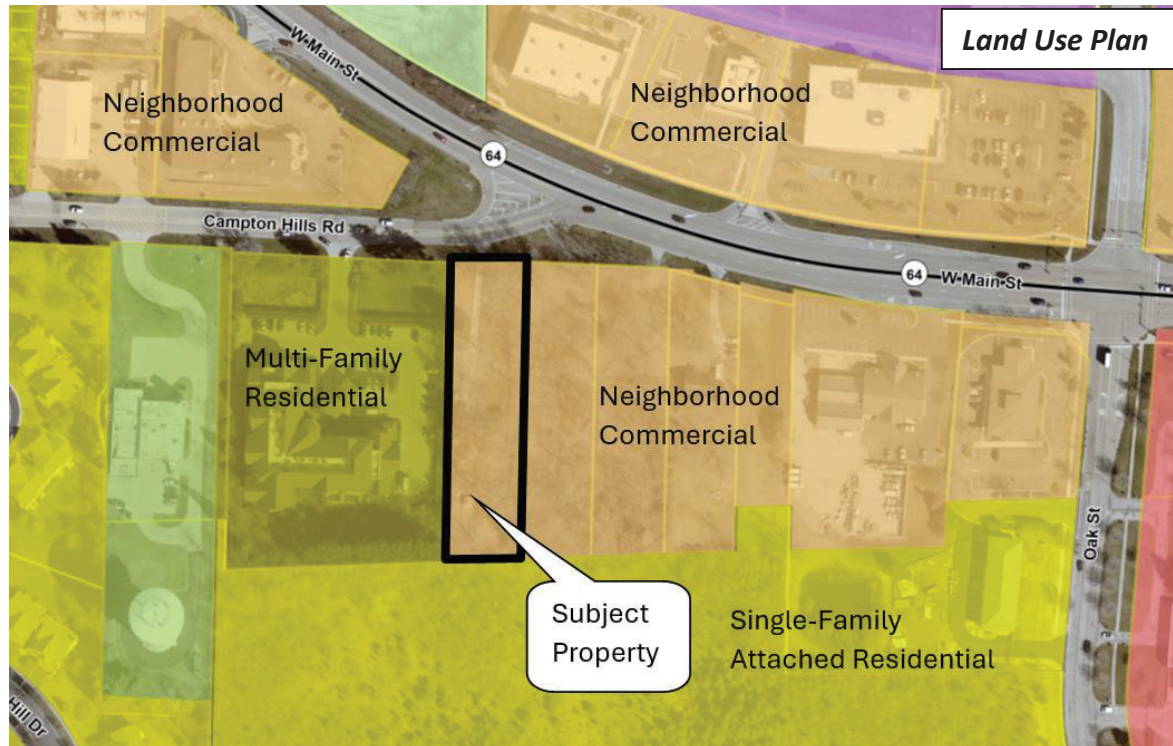
The subject property is zoned OR Office Research District. The property is surrounded by a mix of other zoning districts as highlighted in the table below.

	Zoning	Land Use
Subject Property	OR- Office Research	Single Family Home
North	BL- Local Business/ PUD	Commercial
East	OR- Office Research	Vacant/ Single Family home
South	RM-3- General Residential/ PUD	Vacant/ Fairgrounds
West	OR- Office Research/ PUD	Retirement Home



C. Comprehensive Plan

The subject property is designated “Neighborhood Commercial” in the Land Use Plan adopted as part of the 2013 Comprehensive Plan. This designation reflects the parcel’s location along the Main St./ Rt. 64 Corridor as a prime area for commercial development. However, it is likely that the designation was given with the thought that the subject parcel and the other remaining three parcels would be developed together. Currently, the subject parcel and those parcels are under different ownership. The retirement home to the west of the subject property is designated as “Multi-Family Residential” and the property to the south is designated as “Single-Family Attached Residential”.



The Neighborhood Commercial land use is described as follows:

Areas designated as neighborhood commercial are intended toward smaller-scale retail and service commercial areas geared toward providing for the daily shopping, service, and convenience needs of surrounding neighborhoods. Uses in the neighborhood commercial areas should be of a scale and intensity to be considered generally compatible with adjacent and nearby residential uses.

II. PROPOSAL

Samantha Cocroft, has filed an application for Zoning Map Amendment requesting rezoning of 2815 Campton Hills Rd. from OR Office Research to RM-3 General Residential.

Ms. Cocroft intends to move into the current home with her family. Due to the OR Zoning, the current single-family residence is non-conforming and therefore cannot be expanded. Additional square footage is required to adequately accommodate the family.

Ms. Cocroft also plans to move her home business to this location and operate a home occupation out of a dome on the property.

Proposed improvements to the property include the following;

- Increase of house square footage
- Addition of carport/garage
- Driveway improvements
- Backyard terrace/ new pond
- Dome for business purposes

III. PLANNING ANALYSIS

Staff has analyzed the Zoning Map Amendment application to determine compliance with applicable standards of the Zoning ordinance. The proposal was reviewed against the following code sections:

- Ch. 17.12 Residential Districts
- Ch. 17.20 Use Standards
- Ch. 17.16 Office/Research, Manufacturing, Etc. Districts

A. Proposed Zoning

The applicant is requesting rezoning from OR Office Research to RM-3 General Residential. The purpose of these districts are provided in Ch. 17.12 and Ch. 17.16 as follows:

O-R Office/Research District. The O-R Office/Research District is designed to accommodate office and certain service uses that require a percentage of lower building coverage and larger setbacks than those types of office and service uses found within the commercial districts. The O-R District is designed to provide an open, landscaped appearance along public streets and to provide a buffer area between residential uses and other commercial or industrial uses.

RM-3 General Residential District. The purpose of the RM-3 General Residential District is to accommodate a range of housing densities, including higher density residential up to approximately twenty (20) units per acre, at locations that will provide efficient use of land and infrastructure. The RM-3 District also provides for limited institutional uses that are compatible with surrounding residential neighborhoods.

Rezoning is requested to expand the current single-family house on the property. Single family homes are not permitted within the OR District, which makes the current use legal nonconforming. Per Zoning Code, non-conforming uses cannot be expanded. Single-family homes are a permitted use within the RM-3 Zoning District and would therefore allow the owner of the property to add on to the current home.

As shown on the zoning map on page 2, the subject property is located adjacent to RM-3 Zoning to the south, making it eligible to be rezoned to RM-3. Additionally, while the property to the west is also zoned OR, the PUD over the property allows for a multi-family residential use.

The applicant has provided Findings of Fact in support of the rezoning request.

B. Proposed Use

Proposed use of the building is classified as a Single-Family Dwelling, defined in the Zoning Ordinance as follows:

A detached dwelling containing a single dwelling unit. Travel trailers, housing mounted on self-propelled or drawn vehicles, tents, or other forms of temporary or portable housing are not included in this definition.

The property is currently being used as a single-dwelling, so the use is not intended to change.

In addition to a single-family dwelling, Ms. Cocroft also plans to relocate her business to the property and operate a Home Occupation. Home Occupations are defined in the Zoning Ordinance as follows;

The conduct of a business or profession within a dwelling unit by one or more members of the family residing therein, which is incidental and secondary to the residential use. Home Occupation includes, but is not limited to, the following: the practice of medicine, dentistry, law, engineering, architecture, and accounting; brokerage; business offices; instruction in or the practice of art, photography, music, language, or dance; computer services; hair cutting and styling; and day care homes. The following occupations, as well as others which do not have a character similar to those listed above, are specifically excluded from the definition of home occupation: restaurants, bed-and-breakfast establishments, nursing homes, mortuary establishments, and retail sales establishments with stock displayed and/or sold on the premises.

Home Occupations are permitted in any zoning district as long as they met the following use standards;

Home occupations shall conform to the following standards, which are intended to preserve the residential character of neighborhoods:

- 1. The home occupation shall be incidental to the residential use of the dwelling unit.*
- 2. A home occupation shall not be established prior to the member(s) of the family conducting the home occupation taking possession of, and residing in, the dwelling unit.*
- 3. The home occupation shall be conducted entirely within the dwelling unit and shall be limited to the lesser of five hundred (500) square feet or twenty-five percent (25%) of the gross floor area of the dwelling unit, including any basement and attached garage.*
- 4. Only one (1) person who does not reside on the premises may be employed to work at the home occupation, with the exception that day care homes may have more than one (1) non-resident employee, to the extent required by State of Illinois licensing requirements.*
- 5. Exterior building signs shall be permitted only as authorized by the sign regulations for the district.*
- 6. No exterior storage or display of business equipment, materials, merchandise, inventory or heavy equipment shall be permitted.*
- 7. A home occupation shall not generate noise, vibration, glare, fumes, odors or electrical interference discernible at the property line.*
- 8. The home occupation shall not generate vehicular or pedestrian customer traffic between the hours of 9:00 p.m. and 8:00 a.m.*
- 9. The receipt or delivery of merchandise, goods, or supplies for use in a home occupation shall be limited to the U.S. Postal Service, similar parcel delivery service, or private passenger automobile.*

10. The use of an accessory building for a home occupation shall be permitted provided the occupation is conducted wholly within the accessory building and the use does not exceed five hundred (500) square feet in area.

11. There may be more than one (1) home occupation permitted per dwelling unit; however, the total combined home occupations for any single dwelling unit shall not exceed any of the standards set forth in this title.

12. No home occupation shall cause the rate of water usage (gallons per minute) to exceed the maximum rate capable of being produced by the existing water service.

Ms. Cocroft owns a child therapy office, which meets the definition of a Home Occupation.

If rezoned, any future uses on the property will be limited to those listed as Permitted or Special Uses in the RM-3 District (see Table 17.12-1, attached).

C. Bulk Standards

The table below compares the OR and RM-3 bulk standards with the existing conditions of the subject property.

If rezoned to RM-3, the existing structure will comply with all bulk standards. There will be no nonconformities. Any future redevelopment of the property would be subject to these standards as well.

Category	OR District (Current Zoning)	RM-3 District (Proposed Zoning)	Proposed (Existing Structure)
Min. Lot Area	20,000sf	5,000 sf	43,996 sf
Min. Lot Width	100 ft.	50ft	102ft
Max. Building Coverage	50%	40%	7%
Max. Building Height	60 ft.	35ft	1 story
Front Yard	30ft	30ft	200ft
Interior Side Yard	10ft	Combined 14 ft neither less than 5ft	West: 5 ft. East: over 10ft
Rear Yard	30 ft.	30ft	140ft

IV. OPTIONS FOR PLAN COMMISSION ACTION

1. Public Hearing – Close or Continue

If the Plan Commission feels they have adequate information the public hearing may be closed. The public hearing may be continued if additional information is deemed necessary to provide a recommendation.

If Public Hearing is closed-

2. Make a Recommendation to Planning & Development Committee

There are 10 Findings of Fact for Zoning Map Amendment. All findings need not be made in the affirmative to recommend approval. Recommendation shall be based on the preponderance of evidence. The Findings are as follows:

1. The existing uses and zoning of nearby property.
2. The extent to which property values are diminished by the existing zoning restrictions.
3. The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public.
4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification.
5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located.
6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district.
7. The consistency of the proposed amendment with the City's Comprehensive Plan.
8. Whether the proposed amendment corrects an error or omission in the Zoning Map.
9. The extent to which the proposed amendment creates nonconformities.
10. The trend of development, if any, in the general area of the property in question.

The applicant has provided responses to the Findings of Fact (attached).

a. Recommend approval of the application for Zoning Map Amendment.

- Staff does not have any outstanding comments; the recommendation does not need to include a condition regarding resolution of staff comments.

OR

b. Recommend denial of the application for Zoning Map Amendment.

- Plan Commission must substantiate how certain findings are not being met in order to recommend denial.

V. ATTACHMENTS

- Findings of Fact provided by applicant
- Application for Zoning Map Amendment; received 8/29/24
- Streetview photos
- Table 17.12-1- Permitted & Special Uses in the RM-3 District



FINDINGS OF FACT – MAP AMENDMENT

The St. Charles Zoning Ordinance requires the Plan Commission to consider factors listed below in making a recommendation to the City Council.

As an applicant, the “burden of proof” is on you to show why the proposed zoning is more appropriate than the existing zoning. Therefore, you need to “make your case” by explaining how the following factors support your proposal. If a factor does not apply to the property in question, indicate “not applicable” and explain why it does not apply.

Project Name or Address: 2815 Campton Hills Dr.

From the St. Charles Zoning Ordinance, Section 17.04.320.D:

In making its recommendation to grant or deny an application for a Zoning Map Amendment, including changes to Zoning District and Overlay boundaries, the Plan Commission shall consider:

- 1. The existing uses and zoning of nearby property. (*Relate the proposed land use and zoning to the land use and zoning of other properties in the area*)**

Our parcel is one of 4 properties (1 of which also has a residence) that was zoned OR and annexed into the city of St. Charles. Directly to the west is Bickford, directly east are the other 3 properties. Immediately to the south of us, Bickford, and the 3 other properties is parcel a 59 acre property (the majority of which is RM-3 zoned).

- 2. The extent to which property values are diminished by the existing zoning restrictions. (*Compare the value of the subject property and nearby properties under the current zoning to their potential value under the proposed zoning.*)**

The current residence is grandfathered in but cannot be expanded/improved under the current OR zoning. The RM-3 zoning will allow for expansion and continued investment to the property.

- 3. The extent to which the reduction of the property’s value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public. (*If the existing zoning***

decreases the value of the subject realty, does it also produce any perceptible public benefits? The existing zoning has no perceptible public benefit

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification. *(Can the subject property reasonably be used for any of the uses currently permitted? Physical and market conditions may be considered.)*

The demand for office research is currently low and the property lot width and access does not support the purposes for which it is presently zoned.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located. *(If a property has been vacant longer than other similar properties in the area, it may be an indicator that the existing zoning is inappropriate.)* n/a

6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district. *(Development trends, market forces, and the Comprehensive Plan may be considered.)* There is a well documented housing shortage and the proposed RM-3 zoning will allow for investment and expansion of the home and also allow for future business use adding to the community. Enlighten Speech LLC specializes in supporting individuals and their families impacted by a variety of communication disorders including autism, apraxia, and ADHD adding valuable services to the community.

7. The consistency of the proposed amendment with the City's Comprehensive Plan.

The city's current Comprehensive plan shows multi-family residential use which would support a zoning change to RM-3

8. Whether the proposed amendment corrects an error or omission in the Zoning Map.

n/a

9. The extent to which the proposed amendment creates nonconformities. *(Generally it is not appropriate to rezone a property unless it can comply with the requirements of the new zoning.) n/a*

10. The trend of development, if any, in the general area of the property in question. *(New development, redevelopment, changes in use, or other changes in the area may help to justify a change in zoning.)*

The trend of development supports single family/multifamily residential use, according to the comprehensive city plan, and will most likely be developed as residential use which would support a change to RM-3 zoning.

and the Commission shall not be required to find each Finding of Fact in the affirmative to recommend approval of an application for Map Amendment.



ZONING MAP AMENDMENT APPLICATION

For City Use

Project Name: 2815 Campton Hills Rd
Project Number: 2024 -PR- 013
Cityview Project Number: PLMA 202400029

Received Date

RECEIVED

AUG 29 2024

City of St. Charles
Community Development

- File this application to request a zoning map amendment (rezoning) for a property.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.

1. Property Information:	Location: <u>2815 Campton Hills Dr.</u>
	Parcel Number (s): <u>0929300013</u>
2. Applicant Information:	Name: <u>Enlighten Speech LLC / Samantha Cocroft</u>
	Address: <u>307 Illinois Ave St. Charles, IL 60174</u>
3. Record Owner Information:	Name: <u>C + M Real Investments LLC</u>
	Address: <u>2815 Campton Hills Dr. St. Charles, IL 60175</u>

Phone: (331) 248-2345

Email: Sam.cocroft@gmail.com

Phone: (630) 870-2577

Email: carl.e.king@gmail.com

4. Zoning & Use Information:

Current zoning of the property: Select OR

Current use of the property: Home office
Business/Residential

Comprehensive Plan land use designation of the property: Select

Is the property a designated Landmark or in a Historic District? Select

No

Proposed zoning of the property: Select RM-3

Proposed use of the property: Home office
Business/Residential

If the proposed Map Amendment is approved, what improvements or construction are planned?

See attached documentation

5. Required Attachments:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

Provide 1 copy of each required item, unless otherwise noted.

☒ **APPLICATION FEE:** \$500

☒ **REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

☒ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

☒ **PROOF OF OWNERSHIP:** a) A current title policy report; or
b) A deed and a current title search

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

☒ **OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

- ☒ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.
- ☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.
- ☒ **PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- ☒ **SITE PLAN:** A site plan drawn to scale to demonstrate that the property can meet the minimum requirements of the proposed zoning district (including setbacks, landscaping, parking, etc.).
- ☒ **FINDINGS OF FACT:** Fill out the attached form.
- ☒ **LIST OF PROPERTY OWNERS WITHIN 250 FT.:** Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html
- ☒ **SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION:** As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>
- ☒ **ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

<u>Paul King (C&M Real Investments)</u> Record Owner	<u>8/27/24</u> Date
<u>Shirley Corney</u> Applicant or Authorized Agent	<u>8/27/24</u> Date

I, Carl King, sole member of C&M Real Investments do hereby grant approval for Enlighten Speech, LLC and its members to file an application for rezoning the property at 2815 Campton Hills Rd, St. Charles, IL 60175 with the City of Saint Charles, IL.

Signed Carl King

OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Carl King, being first duly sworn on oath depose and say that I am
Manager of CKM Real Investments, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: Carl King, Manager
CKM Real Investments, LLC

Subscribed and Sworn before me this 28th day of
August, 2024.

Aimee M Lentz
Notary Public



RESIDENTIAL ZONING COMPLIANCE TABLE

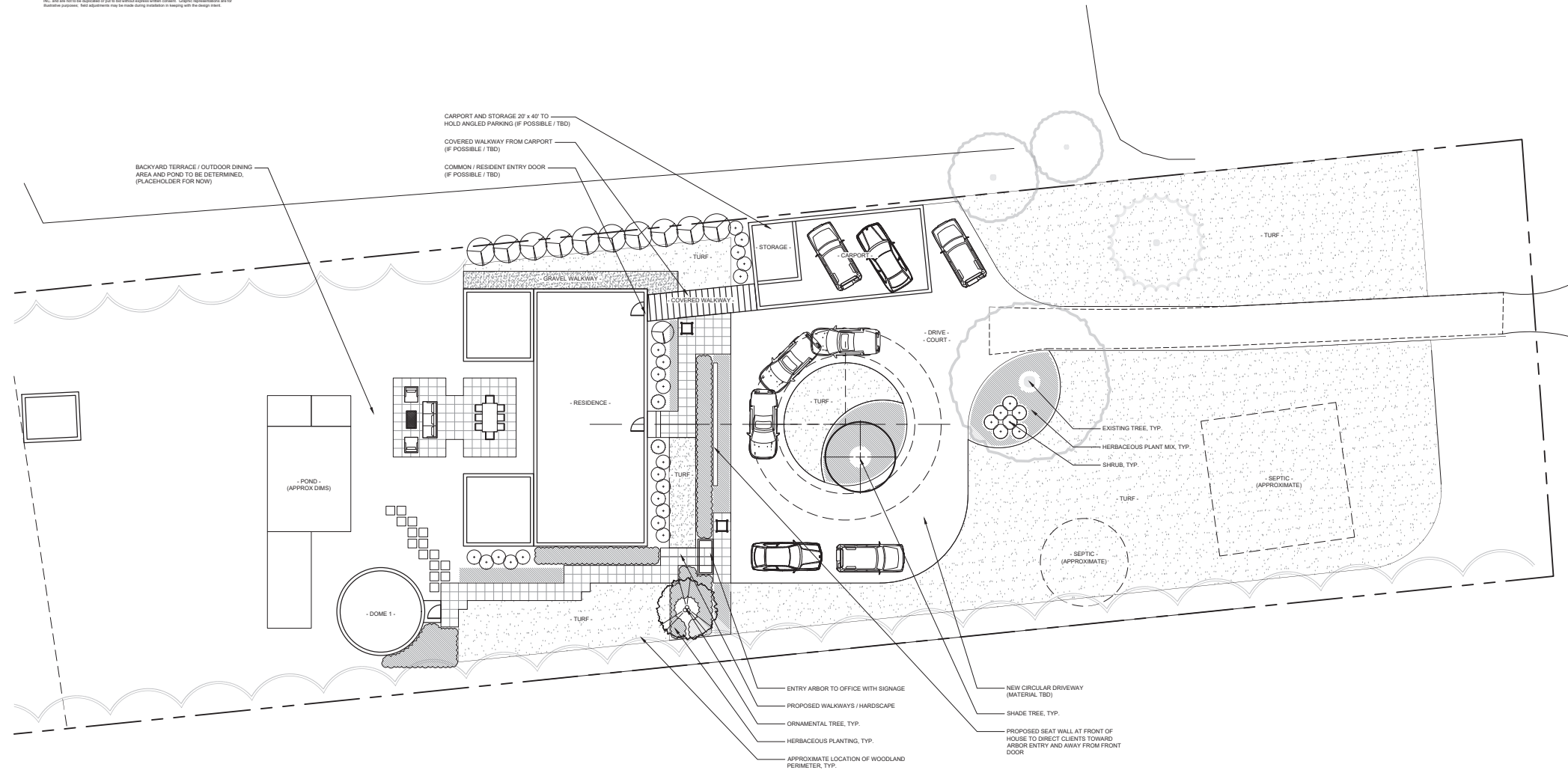
Name of Development:

2815 Compton Hills Rd

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: Select RM-3	Ordinance #:	
Minimum Lot Area	5,000 S ^t		over 5,000
Minimum Lot Width	50 ft		over 50 ft
Maximum Building Coverage	40%		less than 40%
Maximum Building Height	45 ft "4 stories"		1 story
Minimum Front Yard	30 ft		over 30 ft
Interior Side Yard	14 ft Combined w/ of not less than 5 ft		✓
Exterior Side Yard	30 ft		30 ft
Minimum Rear Yard	30 ft		over 30 ft
Landscape Buffer Yards ¹	30 ft		n/a
% Overall Landscape Area	20% minimum		Over 20%
Building Foundation Landscaping	not less than 75% of horizontal dist		over 75% see plan
Public Street Frontage Landscaping	No less than 75%		over 75%
Parking Lot Landscaping	terminated by landscape island		✓
# of Parking Spaces	5		5

¹ Within the RM-3 zoning district, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers.

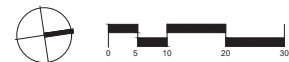
This plan is conceptual. All dimensions are to be verified. Materials are represented in their future condition in a more mature state. All features and elements shown in this drawing are subject to change without notice. The design is intended to provide a general overview of the proposed design. It is not intended to be a final construction document. The design is intended to provide a general overview of the proposed design. It is not intended to be a final construction document. The design is intended to provide a general overview of the proposed design. It is not intended to be a final construction document.



THE COCROFT RESIDENCE

2815 CAMPTON HILLS ROAD, ST. CHARLES, IL

Project No: COC24028
07/19/2024



MARIAN
300 Rockland Road | Lake Bluff, Illinois 60045
Phone: 847.234.2172 | Fax: 847.234.2754
www.marianlandscape.com



**TABLE 17.12-1
RESIDENTIAL DISTRICTS -- PERMITTED AND SPECIAL USES**

P=Permitted Use; S=Special Use
A=Permitted as an Accessory Use
BTP= Additional Permitted Use in BT Overlay

USE	ZONING DISTRICT														SPECIFIC STANDARDS
	RE-1	RE-2	RS-1	RS-2	RS-3	RS-4	RT-1	RT-2	RT-3	RT-4	RM-1	RM-2	RM-3	BT	
RESIDENTIAL USES															
Assisted Living Facility												S	P		
Artist Live/ work Space														BTP	Section 17.20.030
Dwelling Unit, Auxiliary							P	P	P	P					Section 17.20.030
Dwelling, Upper Level														BTP	
Dwelling, Multiple-Family												P	P		
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	P	P	P	P		
Dwelling, Townhouse											P	P	P		
Dwelling, Two-Family										P	P	P	P		
Group Home, Large	S	S	S	S	S	S	S	S	S	S	P	P	P		
Group Home, Small	P	P	P	P	P	P	P	P	P	P	P	P	P		
Horse Stables, Private	A														Section 17.20.030
Independent Living Facility											P	P	P		
CULTURAL, RELIGIOUS, RECREATIONAL AND INSTITUTIONAL USES															
Art Gallery/Studio														BTP	
Convent/Monastery											S	S	P		
Cultural Facility												S	P		
Hospice												S	S		
Place of Worship	S	S	S	S	S	S	S	S	S	S	S	S	S		
Park, Neighborhood	P	P	P	P	P	P	P	P	P	P	P	P	P		
School, Specialized Instructional														BTP	
RETAIL, OFFICE, AND SERVICE USES															
Bed and Breakfast														BTP	Section 17.20.030
Office, Business and Professional														BTP	
Personal Services														BTP	
Coffee or Tea Room														BTP	
Retail Sales, not exceeding 2,500 gross floor area per building														BTP	
OTHER															
Accessory Uses	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 17.20.020, 17.22.030
Agriculture	P														Section 17.20.030
Communications Tower	S	S	S	S	S	S	S	S	S	S	S	S	S		Section 17.22.020
Communications Antenna	A	A	A	A	A	A	A	A	A	A	A	A	A		Section 17.22.020
Parking Garage/Structure												A	A		Chapter 17.24
Parking Lot, Private	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Chapter 17.24
Planned Unit Development	S	S	S	S	S	S	S	S	S	S	S	S	S		Chapter 17.04, 17.06
Utility, Local	P	P	P	P	P	P	P	P	P	P	P	P	P		17.20.020

(Ord. 2008-Z-24 § 3; Ord. 2004-Z-21 § 1; Ord. 2004-Z-12 § 1; Ord. 2004-Z-8 § 2; Ord. 2003-Z-12 § 1; Ord. 2001-Z-11 § 2, 3; Ord. 1996-Z-12 § 3-10; Ord. 1993-Z-27 § 1; Ord. 1988-Z-8 § 1; Ord. 1982-Z-11 § 1; Ord. 1973-Z-12 § 1; Ord. 1970-Z-19 (A); Ord. 1967-14 (part); Ord. 1960-16 § VII (C) (1); Ord. 1960-16 § VII (B) (1, 3).)