

**EXHIBIT B: PROPOSED AMENDMENTS** (Added language is highlighted and underlined)

**2.407.3 Allowable Uses:**

1. **Mixed Use Center-General:** The following uses are allowable in the Mixed -Use Center unless expressly prohibited under Section 2.407.4 (A), Prohibited Uses.

The uses allowed within the B-5 (Warehouse Depot Business) zoning district within the following use categories:

- a) The Commercial Business & Service Uses within the sub-categories of Entertainment and Recreation; Lodging; Service; Retail; and Professional Office.
- b) Temporary;
- c) Accessory;
- d) Agricultural & Related; and,
- e) Community Facility and Service

\*These uses are allowed subject to their use permission within the B-5 zoning district.

2. **Mixed Use Center-Gateway:** The following uses are allowable in the Mixed -Use Center-Gateway, unless expressly prohibited under Section 2.407.4 (B), Prohibited Uses-Gateway.

The uses allowed within the B-5 (Warehouse Depot Business) zoning district within the following use categories:

- a) The Commercial Business & Service Uses within the sub-categories of Entertainment and Recreation; Lodging; Service; Retail; and Professional Office.
- b) Temporary;
- c) Accessory;
- d) Agricultural & Related; and,
- e) Community Facility and Service

\*These uses are allowed subject to their use permission within the B-5 zoning district.

In addition to the above uses Warehousing and Fulfillment Center are also permitted and shall be developed in accordance with the B-5 development standards and are exempt from the development standards of the Section 2.407.5 (Use Specific standards); 2.407.6 (Integrated Development); and 2.407.7 (Development Standards).

3. **Mixed Use Neighborhood:** The uses allowed within the B-1 (Neighborhood Commercial Business) zoning district within the following use categories, unless expressly prohibited under Section 2.407.4, Prohibited Uses.
- a) The Commercial Business & Service Uses within the sub-categories of Entertainment and Recreation; Lodging; Service; Retail; and Professional Office.
  - b) Temporary;
  - c) Accessory;
  - d) Agricultural & Related; and,
  - e) Community Facility and Service

\*These uses are allowed subject to their use permission within the B-1 zoning district.

\*For additional uses see Section 2.205 Table of Uses by Zoning District.

#### 2.407.4 Prohibited Uses

##### A. Mixed Use Center-General & Mixed Use-Neighborhood

The following uses are prohibited in Mixed Use Center-General and Mixed Use -Neighborhood:

1. Dealers or businesses with outdoor display of automotive, recreational vehicle, motorcycle, boat, construction equipment, farm equipment, manufactured homes, and other similar equipment for sale, rent or lease;
2. Heavy equipment sales and service;
3. Towing services, salvage yards, and Impound lots;
4. Car wash;
5. Mini-storage and self-storage facilities;
6. Commercial laundries with dry-cleaning operation on-site;
7. Warehousing and distribution facilities;
8. Freight terminals; and,
9. Industrial Heavy: Manufacturing, fabrication, processing, and assembly of materials in a raw form.
10. Any use or development that creates a danger to public health or safety and/or a nuisance, including but not limited to environmental pollution; traffic; noise; vibration; odor; dust; or, glare, is subject to interpretation by the Zoning Inspector in order to determine whether such is compatible to the zoning district; and,
11. Any use similar to one or more other uses already prohibited within the district.

## B. Mixed Use Center-Gateway

The following uses are prohibited in Mixed Use Center-Gateway:

1. Dealers or businesses with outdoor display of automotive, recreational vehicle, motorcycle, boat, construction equipment, farm equipment, manufactured homes, and other similar equipment for sale, rent or lease;
1. Heavy equipment sales and service;
2. Towing services, salvage yards, and Impound lots;
3. Car wash;
4. Mini-storage and self-storage facilities;
5. Commercial laundries with dry-cleaning operation on-site; and
6. Industrial Heavy: Manufacturing, fabrication, processing, and assembly of materials in a raw form.
7. Any use or development that creates a danger to public health or safety and/or a nuisance, including but not limited to environmental pollution; traffic; noise; vibration; odor; dust; or, glare, is subject to interpretation by the Zoning Inspector in order to determine whether such is compatible to the zoning district; and,
8. Day Care Center
9. Moving Truck and Trailer Rental
10. Tattoo & Body Piercing Parlor
11. Gunsmith & Firearm Dealer
12. Container/POD storage Facility
13. Mover Storage Facility
14. Any use similar to one or more other uses already prohibited within the district.

An interpretation under paragraphs 8 and 9 above by the Zoning Inspector is subject to an administrative appeal as provided in Sec. 1.310.