

4. Food and Beverage Service

Food and Beverage Service businesses serve prepared food or beverages for consumption on or off the premises. Accessory uses may include food preparation areas, offices, and parking. Specific use types include, but are not limited to:

a. ***Bar/Nightclub***

A structure or part of a structure used primarily for the sale or dispensing of alcoholic beverages or liquor by the drink. Dancing and musical entertainment are permitted.

b. ***Catering Service***

An establishment that prepares food for service at a remote site.

c. ***Fruit and Vegetable Market***

A building, structure, or tract of land which may include open air stands that is used for the primary purpose of retail sales of fresh fruits, vegetables, flowers, herbs, or plants. This definition may also include the accessory sales of other unprocessed foodstuffs, home processed food products, baked goods, and homemade handicrafts.

d. ***Restaurant, Drive-In***

A restaurant where customers purchase and consume prepared food on the premises in their automobiles.

e. ***Restaurant (without Drive-Through)***

An area or structure in which the principal use is the preparation and sale of food and beverages. Operations may or may not include outdoor seating areas or outdoor food service, but the operation does not include a drive-through or drive-in facility.

f. ***Restaurant (with Drive-Through)***

An eating/drinking establishment in which the principal business is the sale of foods or beverages to the customer in a ready-to-consume state and in which the design or method of operation of all or any portion of the business allows food or beverages to be served directly to the customer in a motor vehicle without the need for the customer to exit the motor vehicle.

g. ***Micro Food and Beverage Production***

An establishment that produces and distributes small quantities of food or beverages that are not part of a restaurant type use. Typical examples include but are not limited to microbreweries, nanobreweries, brewpubs, wine blending, and limited food production.

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TABLE 3.1-1 TABLE OF ALLOWED USES

P= Permitted; S=Specific Use

USE CATEGORY	USE TYPE	AG A1	RESIDENTIAL				MIXED USE				COMMERCIAL/ OFFICE				IND'L		SPECIFIC USE PERMIT STANDARDS	
			RE	RS1 / R1	R	R	R	N	C	D	D	O	C	C	C	I		I
				RS2 / R2	D	M	M	M	M	M	M	F	N	N	G	H		L
COMMERCIAL USES																		
Agriculture	Agriculture	P																
Animal Sales and Services	Animal pet shop, retail								S					P	P	P		
	Animal training school	S													S	P	3.2.C.1.	
	Kennel	S													S	P	3.2.C.1.	
	Veterinary clinic/animal hospital	S							S				S	P	P		3.2.C.1.	
	Veterinary clinic, large animal	S															3.2.C.1.	
Financial Service	Financial institution, with drive-thru								S	P	P	S	S	P	P	P		
	Financial institution, without drive-thru								P	P	P	P	P	P	P	P		
Food and Beverage Service	Bar/Nightclub									P	P				P	P		
	Catering service								P	P		P		P	P	P		
	Fruit and vegetable market										P	P		P	P	P		
	Restaurant, drive-in														P	P		
	Restaurant, without drive-thru								P	P	P	P		P	P	P		
	Restaurant, with drive-thru													S	P	P		
	<u>Micro food and beverage production</u>									<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>P</u>
Office	Office, business or professional								P	P	P	P	P	P	P	P		
	Research laboratory														P	P		
Recreation and Entertainment, Outdoor	General outdoor recreation	S													P	S	3.2.C.34.	
	Golf course or driving range, unlighted	P	P	P	P	P	P										3.2.C.34.	
	Golf course or driving range, lighted	S													P		3.2.C.34	
	Major entertainment facility	S													P	S	3.2.C.34	
	Race track (auto, dog, or horse)	S													S		3.2.C.33	
	RV campground/ park														S		3.2.C.23.	

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C. Commercial Uses

1. Animal Hospitals, Animal Training School, Kennel, and Veterinary Clinic

All such uses shall have their principal entrance and exit on an arterial street and if serving large animals shall be located on land no less than five (5) acres.

2. Micro Food and Beverage Production

Applications for micro food and beverage production shall provide information regarding building square footage, site development, hours of operation, odor expectations, truck deliveries and pick ups, production quantities, distribution expectations, and number of employee projections.

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2. 3. Recreational Vehicle Campground/Park

Applications for recreational vehicle campgrounds/parks shall comply with and show the method of complying with the following standards:

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- a. No trailer, RV, or other similar vehicle shall be allowed for more than fourteen (14) days.
- b. No trailer, RV, or other similar vehicle will be parked for sale or display.
- c. Only hard-surfaced roads shall be used throughout the grounds
- d. Each campground shall provide facilities for the appropriate disposal of waste water, trash, and related items.
- e. The following items shall be graphically shown on the application:
 - i. All RV pad locations.
 - ii. Pathways,
 - iii. Provisions for utility hookups.
 - iv. Parking facilities.
 - v. Restroom facilities
 - vi. Water/wastewater treatment facilities.
 - vii. Dumpster locations and provisions for other trash receptacles.
 - viii. Playground facilities.
 - ix. Compliance with ADA guidelines.
 - x. Landscaping.
 - xi. Lighting.
 - xii. Signage.
 - xiii. Storm water detention.

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3. **4. Recreation and Entertainment, Outdoor**

All uses of this type requiring a specific use permit shall abut an arterial or collector street.

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TABLE 5.4.1: OFF-STREET PARKING SCHEDULE A

Use Category	Use Type	Minimum Parking Spaces Required
COMMERCIAL USES		
Agriculture	Agriculture	See Schedule C
Animal Sales and Services	Animal pet shop, retail	1 per 300 square feet
	Animal training school	See Schedule C
	Kennel	1 per 200 square feet
	Veterinary clinic/animal hospital	1 per 200 square feet
	Veterinary clinic, large animal	1 per 200 square feet
Financial Service	Financial institution, with drive-thru	1 per 300 square feet, plus stacking spaces per Section 5.4.E. (Ord No. 3057, adopted 10-06-09)
	Financial institution, without drive-thru	1 per 300 square feet
Food and Beverage Service	Bar/Nightclub	1 per 100 square feet (including outdoor serving/seating areas)
	Catering service	1 per 300 square feet
	Fruit and vegetable market	1 per 300 square feet
	Restaurant, drive-in	1 per 100 square feet (including outdoor serving/seating areas)
	Restaurant, without drive-thru	1 per 100 square feet (including outdoor serving/seating areas)
	Restaurant, with drive-thru	1 per 100 square feet (including outdoor serving/seating areas) plus stacking requirements per Section 5.4.E (Ord No. 3057, adopted 10-06-09)
	<u>Micro food and beverage production</u>	<u>See Schedule B</u>
Office	Office, business or professional	1 per 300 square feet
	Research laboratory	1 per 500 square feet
Recreation and Entertainment, Outdoor	General outdoor recreation	See Schedule C
	Golf course or driving range, unlighted or lighted	Golf course: 6 per hole Driving range: 1.5 spaces per tee Buildings: Additional 1 per 400 square feet
	Major entertainment facility	1 per each four seats provided in the main seating area(s)
	Race track (auto, dog, or horse)	1 per each four seats provided in the main seating area(s)
	RV campground/park	See Schedule C
	Shooting range	1 per bay
	Zoo	See Schedule C
Recreation And Entertainment Indoor	Art gallery or museum, private	1 per 400 square feet
	Fitness and recreational sports center	1 per 250 square feet
	General indoor recreation,	1 per 250 square feet
	Major entertainment facility	See Schedule C
	Movie theatre	1 per each 4 seats provided
Retail (Personal Service)	Dry cleaning and laundry service	1 per 300 square feet
	Funeral services	1 per 4 seats of main assembly room
	General personal services	Under 2,000 square feet (gross floor area): 1 per 250 square feet 2,000 square feet or more (gross floor area): 1 per 300 square feet
	Instructional services	See Schedule C
Retail (Sales)	Alcoholic beverages, retail sale	1 per 300 square feet
	Convenience store with gas sales	1 per dispensing station plus 1 space per 200 square feet of retail space
	Horticulture nursery sales	1 per 300 square feet
	Open-air market or flea market	See Schedule B
	Retail, general	1 per 300 square feet
	Retail, large	1 space per 300 square feet
	Sexually oriented business	Bar, restaurant, or entertainment space: 1 space per 100 square feet; Retail sales/rental space: 1 space

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TABLE 5.4.2: OFF-STREET PARKING SCHEDULE B	
Activity	Number of Spaces Required
Offices	1 per 300 square feet
Indoor sales area	1 per 250 square feet
Outdoor sales or display area (3,000 square feet or less)	1 per 750 square feet
Outdoor sales or display area (over 3,000 square feet)	1 per 2,000 square feet
Indoor storage/warehousing/vehicle service/manufacturing area	
1-3,000 square feet	1 per 300 square feet
3,001-5,000 square feet	1 per 650 square feet
5,001-10,000 square feet	1 per 750 square feet
10,001-50,000 square feet	1 per 1,250 square feet
50,001 square feet+	1 per 1,500 square feet

3. Schedule C

Uses that reference "Schedule C" in Table 5.4.1 have widely varying parking and loading demand characteristics, making it impossible to specify a single off-street parking or loading standard. Upon receiving a development application for a use subject to Schedule C standards, the Director shall apply the off-street parking and loading standard specified for the listed use that is deemed most similar to the proposed use or establish minimum off-street parking requirements on the basis of a parking and loading study prepared by the applicant. Such a study shall include estimates of parking demand based on recommendations of the Institute of Transportation Engineers (ITE), or other acceptable estimates as approved by the Director, and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and location. The study shall document the source of data used to develop the recommendations.

4. Maximum Number of Spaces Permitted

a. General Maximum Requirement

Any use categorized as a "commercial" or "industrial" use in Chapter 3, *Use Regulations*, may provide no more than one hundred twenty-five percent (125%) of the minimum number of off-street vehicle parking spaces established in Table 5.4.1 *Off-Street Parking Schedule A*, unless an exception is approved under Subsection (b) below.

b. Exceptions

- i. If application of the maximum parking standard would result in fewer than six (6) parking spaces, the development shall be allowed six (6) parking spaces.
- ii. Exceptions to the maximum parking requirement may be allowed in situations that meet all of the following criteria: