



## BUILDING OWNERS & MANAGERS ASSOCIATION

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January 10, 2013

Assembly Chair Ernie Hall  
Municipal Clerk  
PO Box 196650  
Anchorage, AK 99519-6650

### **RE: Final Recommended BOMA Anchorage Title 21 Rewrite Changes**

Buildings Owners & Managers Association (BOMA) of Anchorage

Assembly Chair Hall and Assembly Members,

For the last several years, the local association of the Building Owners & Managers Association (BOMA Anchorage) has taken an active role in the Title 21 Rewrite process (Rewrite). Our professionals have spent **hundreds of hours** reading through the Rewrite, analyzing suggested changes by various entities and finally **suggesting critical changes** to the Rewrite.

The Building Owners & Managers Association of Anchorage (BOMA) is an organization of commercial property owners, managers, leasing agents and allied professionals that have a **vested interest** in the Rewrite because of its significant impact on the livelihood of its members.

Our members work with Title 21 on a continual basis and are very familiar with the complexities of the code and **how it affects** leasing efforts, property management, redevelopment, and new development.

BOMA Anchorage has **recently reviewed** the Assembly Committee Draft Title 21 that was recently released. Although this draft of the Rewrite incorporates some important changes, there are still significant changes that still need to be made. Below are BOMA Anchorage's final recommended changes to the Assembly Committee Draft Title 21. BOMA Anchorage has only included final recommended changes that they feel are significant needed changes.

It is our professional opinion that these changes will make the proposed Title 21 Rewrite a manageable document that will serve all members of the community and will facilitate property management, leasing, redevelopment and development well into the future.

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It is our hope that the Mayor's office and the Anchorage Assembly will use the following recommendations as a **tool** to make final important changes to the Rewrite before it is adopted by the Assembly. We sincerely appreciate your time and efforts with regards to this critically important Rewrite.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JS', with a long horizontal line extending to the right.

**Joy Sparrow**

President

Building Owners and Managers Association Anchorage

## **Title 21 Rewrite Specific Recommended Changes**

### Chapter 1: General Provisions

#### **Page 1: 21.01.010 Title and Effective Date**

- Recommendation: Change effective date to December 1, 2014.
- Explanation: December 1, 2013 is too soon. There are many items that still need to happen before full implementation like the adoption of a Land Use Plan Map and the User's Guide.

### Chapter 2: Boards, Commissions, and Municipal Administration

#### **Page 7: 21.02.040 Urban Design Commission**

- Recommendation: Eliminate the Urban Design Commission and combine its duties with the Planning and Zoning Commission.
- Explanation: Having yet another commission adds time and money to the approval process, and in particular the UDC often overreaches with recommendations. Combine the UDC work load to the Planning and Zoning Commission.

### Chapter 3: Review and Approval Procedures

#### **In General – User's Guide**

- Recommendation: Provide language that User's Guide is to be an adopted document by the Assembly and will not contain substantive land use provisions.
- Explanation: Land use provisions need to be brought before the Assembly for Public Debate and not created and modified and desired by the Planning Department.

#### **Page 55: 21.03.100.E Improvements Associated with Land Use Permits**

- Recommendation: Delete entire section.
- Explanation: This section gives staff the ability to require improvements to public facilities and infrastructure as a condition of obtaining a building permit. This type of provision is routinely misused and should not be included in the Rewrite. Required improvements make redevelopment and new development less likely to occur.

### Chapter 4: Zoning Districts

#### **Page 123: 21.04.020.J.2.c Floor Area Ratio (FAR) Incentives for the R-4 and R-4A Districts**

- Recommendation: Change FAR ratio for R-4 and R-4A district back to 2.0 (as it currently exists in current Title 21).
- Explanation: The purpose of both the 202 Comp Plan and the Rewrite is to increase density not decrease it. The current FAR of 2.0 has worked well for many years in the R-4 district and the FAR should not be reduced.

#### **Page 139: 21.04.050.B I-1: Light Industrial District**

- Recommendation: Allow retail uses, services uses, and uses in the I-1 Industrial District.
- Explanation: Down zoning I-1 land so that only limited commercial uses are allowable represents a “taking” that will lead to much lower property values and an inefficient use of land in Anchorage.

### Chapter 5: Use Regulations

#### **Page 159: 21.05.010 Table of Allowed Uses**

- Recommendation: See **Appendix A** for recommended changes to the Table of Allowed Uses.
- Explanation: These are **critical changes that need to be implemented** to facilitate and encourage property management, leasing activity, redevelopment, and new development for years to come. Going forward with the Use Table “as is” will create significant hardship for many land owners in the Anchorage Bowl which will lead to lower property values and less leasing activity, few new development and redevelopment projects.

#### **Page 159: 21.05.010 Table of Allowed Uses**

- Recommendation: Create a new use called “Light-Warehouse” with the following definition and use-specific standards.
  - Definition: An establishment providing combined commercial-warehouse uses.
  - Use-Specific Standard (applicable only in the B-3, MC and MI zoning districts): In addition to uses allowed in the B-3 district, Warehouse shall be a permitted use if it is used in conjunction with a commercial use.
- Explanation: There is no provision in the Rewrite for “office-warehouse”. The “office-warehouse” use is widely used in Anchorage and is entirely appropriate in commercial zoning districts like B-3. These uses need to be close to commercial uses that they service not off in an industrial area. This is an important addition that needs to be done.

#### **Page 254: 21.05-3 Table of Accessory Uses**

- Recommendation: Add a ‘P’ for the B-1B and B-3 districts under “Caretaker’s Residence”.
- Explanation: It is appropriate for a caretaker to stay onsite for a use like self-storage.

### Chapter 6: Dimensional Standards and Measurements

#### **Page 280: 21.06.020.A Table 21:06-1 R-4 & R-4A**

- Recommendation: Eliminate height restriction to match the current Title 21 code.
- Explanation: As mentioned before, the intent of the 2020 Comp Plan and the Rewrite is to increase density not decrease it. Allow both R-4 and R-4A to be unlimited to encourage greater density.

#### **Page 283: 21.06.020.A Table 21:06-2 B-1A Local and Neighborhood Business**

- Recommendation: Change maximum height to 40'.
- Explanation: The intent of the proposed 30' is to limit the number of stories to three. However, current floor to floor heights are closer to 12-14' which means that the maximum height need to be at least 40'.

**Page 283: 21.06.020.A Table 21:06-2 B-1B Community Business**

- Recommendation: Change maximum height to 40'.
- Explanation: The intent of the proposed 35' is to limit the number of stories to three. However, current floor to floor heights are closer to 12-14' which means that the maximum height need to be at least 40'.

**Page 283: 21.06.020.A Table 21:06-2 B-3 General Business**

- Recommendation: Change maximum height back to current Title 21 code of "unlimited".
- Explanation: The intent of the 2020 Comp Plan and the Rewrite is to increase density within the Anchorage Bowl to efficiently use the limited land. Putting a new height restriction in the B-3 district is going to limited density and decrease property values.

**Page 284: 21.06.020.A Table 21:06-2 I-1 Light Industrial District**

- Recommendation: Eliminate height restriction.
- Explanation: The intent of the 2020 Comp Plan and the Rewrite is to increase density within the Anchorage Bowl to efficiently use the limited land. Putting a new height restriction in the B-3 district is going to limited density and decrease property values.

**Page 291: 21.06.030.C.5 Maximum Setbacks**

- Recommendation: Restrict Maximum Setbacks to "true" mixed use developments.
- Explanation: The definition of "Mixed Use" found in Chapter 14 makes almost any building a "mixed use" building and therefore subject to both the mixed use standards (found in earlier chapters) and maximum setbacks. The definition in Chapter 14 for Mixed Use should be clear that Mixed Use refers to the mixing of "residential" uses with "office" or "retail" uses. Any building that has a mix of retail uses or offices should not fall under this provision. **THIS IS CRITICAL change that needs to be done.**

**Chapter 7: Development and Design Standards**

**Page 325: 21.07.030.B Applicability and Open Space Requirement**

- Recommendation: Eliminate the difference between "common open space" and "private open space" and just call it open space.  
Explanation: Restrictive open space requirements are the number one way to quickly reduce density. The 2020 Comp Plan and the Rewrite encourage greater density within the Anchorage Bowl not less.

**Page 325: 21.07.030.B.2 R-3 District**

- Recommendation: Change open space requirement to 250sf and change "private open space" to just "open space".  
Explanation: Restrictive open space requirements are the number one way to

quickly reduce density. Also, the 2020 Comp Plan and the Rewrite encourage greater density within the Anchorage Bowl not less.

**Page 325: 21.07.030.B.4 B-1A, B-1B, B-3, R-0 Districts**

- Recommendation: Eliminate entire section.

Explanation: An open space requirement is not needed for commercial development. Allow property owners to determine how much open space they want in their building.

**Page 343: 21.07.060.C.1.e Traffic Impact Mitigation**

- Recommendation: Eliminate the ability of the traffic engineer to require a TIA without reference to or reliance on given policy. Don't make it ambiguous.

Explanation: Ambiguous language give the traffic engineer too much power.

**Page 358: 21.07.070.C Nonresidential Development Adjacent to Existing Residential Use**

- Recommendation: Delete "located within 200 feet of any" and replace with "adjacent".

Explanation: This better preserve density and the efficient use of limited nonresidential land in Anchorage.

**Page 358: 21.07.070.C.8 Nonresidential Development Adjacent to Existing Residential Use**

- Recommendation: Delete ability to restrict height.

Explanation: Height restrictions reduce density and unfairly taken away private property rights.

Chapter 12: Nonconformities

No Changes

Chapter 13: Enforcement

No Changes

Chapter 14: Rules of Construction and Definitions

**Page 773: 21.14.040 Mixed-Use Definition**

- Recommendation: Change Mixed-use Definition to ensure that mixed-use means a mix of residential with a commercial use.

- Explanation: **THIS IS CRITICAL DEFINITION!!** Because the current definition of "mixed-use" is so broad, almost any building will have a "mixed-use" definition and will therefore need to abide by the stringent inflexible "mixed-use" restriction and requirements. This is a back door way to make all buildings comply with mixed-use standards. This definition needs to be limited so that the term "mixed-use" refers to a building that has a mix of residential with a commercial or office use. This is extremely important and needs to be changed.

Appendix A: Changes to the Use Table and Accessory Use Table

Chapter 21.05: Use Regulations  
 Sec.21.05.010 Table(S) of Allowed Uses

Use Category	Use Type	RESIDENTIAL													COMMERCIAL				INDUST.		OTHER					Definitions and Use-Specific Standards										
		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2	MI	AF	DR		PR	PL	M							
	Correctional community residential center																					C												C	21.05.030B.2.	
	Habilitative care facility																																		C	21.05.030B.3.
	Roominghouse																																			21.05.030B.4.
	Transitional living facility																																		C	21.05.030B.5.
<b>COMMUNITY USES</b>																																				
Adult Care	Adult care facility (3 to 8 persons)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.040A.		
	Adult care facility (9 or more persons)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	21.05.040A.		
Child Care	Child care center (9 or more children)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	21.05.040B.1.		
	Child care home (up to 8 children)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.040B.2.		
Community Service	Cemetery or mausoleum																																			21.05.040C.1.
	Community center																																			21.05.040C.2.
	Crematorium																																			21.05.040C.3.
	Government administration and civic buildings																																			21.05.040C.4

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Title 21: Land Use Planning  
 Anchorage, Alaska

Chapter 21.05: Use Regulations  
 Sec.21.05.010 Table[S] of Allowed Uses

**TABLE 21.05-1- TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS**  
 P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review  
 For uses allowed in the A, TA, and TR districts, see section 21.04.050.  
 All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL													COMMERCIAL						INDUST.					OTHER					Definitions and Use-Specific Standards
		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	L-1	L-2	MI	AF	DR	PR	PLI	M			
	Homeless and transient shelter																													C	21.05.040C.5.
	Neighborhood recreation center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	21.05.040C.6.	
	Religious assembly	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	21.05.040C.7.	
Cultural Facility	Aquarium																													M	21.05.040D.1.
	Botanical gardens																													S	21.05.040D.2.
	Library																													M	21.05.040D.3.
	Museum or cultural center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	M	21.05.040D.4.	
	Zoo																													C	21.05.040D.5.
Educational Facility	Boarding school																													M	21.05.040E.1.
	College or university																													M	21.05.040E.2.
	Elementary school or middle school	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	21.05.040E.3.	
	High school	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	21.05.040E.4.	
	Instructional services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	21.05.040E.5.	
	Vocational or trade school																													M	21.05.040E.6.



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		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2	MI	AF	DR		PR	PLI	W				
Health Care Facility	Health services																																21.05.040F.1.
	Hospital/Health care facility																																21.05.040F.2.
	Nursing facility																																21.05.040F.3.
Parks and Open Area	Community garden																																21.05.040G.1.
	Park and open space, public or private																																21.05.040G.2.
Public Safety Facility	Community or police substation																																21.05.040H.1.
	Correctional institution																																21.05.040H.2.
	Fire station																																21.05.040H.3.
	Public safety facility																																21.05.040H.4.
Transportation Facility	Airport																																21.05.040I.1.
	Airstrip, private																																21.05.040I.2.
	Heliport																																21.05.040I.3.
	Rail yard																																21.05.040I.4.
	Railroad freight terminal																																21.05.040I.5.

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		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-4	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2	M	MI	AF	DR	PR	PL	W					
Utility Facility	Railroad passenger terminal																S	C	S	S	S								M				21.05.040L6.
	Transit center																S	S		C			S							S			21.05.040L7.
Telecommunication Facilities	Utility facility																		C	P	C									C			21.05.040J.1.
	Utility substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	S	S	S	S	S	S	S	S	S	21.05.040J.2.
Telecommunication Facilities	Type 1 tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	S	S	S	21.05.040K.	
	Type 2 tower																		C	C	P	P	P	P	P	P	P	P	S	S	S	21.05.040K.	
	Type 3 tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	S	S	S	21.05.040K.	
	Type 4 tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.040K.	
<b>COMMERCIAL USES</b>																																	
Agricultural Uses	Commercial horticulture	C	C	C	C	C	C	C	C	C	C	C	C	C																			21.05.050A.1.
	Animal Sales, Service & Care <sup>2</sup>																																21.05.050B.1.
Animal Sales, Service & Care <sup>2</sup>	Animal shelter <sup>2</sup>																																21.05.050B.2.
	Large domestic animal facility, principal use <sup>2</sup>																																21.05.050B.3.
Animal Sales, Service & Care <sup>2</sup>	Retail and pet services <sup>2</sup>																																21.05.050B.4.

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Use Category	Use Type	RESIDENTIAL												COMMERCIAL			INDUST.			OTHER					Definitions and Use-Specific Standards										
		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2	M	AF		DR	PR	PL	M						
Assembly	Veterinary clinic <sup>3</sup>								P	C	C	C	C			P			P	C												P	21.05.050B.5.		
	Civic / convention center																		P	C													M	XP	21.05.050C.1. 21.05.020A.
Entertainment and recreation <sup>2</sup>	Club / lodge / meeting hall																		P	P													S	21.05.050C.2. 21.05.020A.	
	Amusement establishment <sup>2</sup>																				P													21.05.050D.1. 21.05.020A.	
	Entertainment facility, major <sup>2</sup>																				P												XP	21.05.050D.2. 21.05.020A.	
	Fitness and recreational sports center <sup>2</sup>																																XP	21.05.050D.3.	
	General outdoor recreation, commercial <sup>2</sup>																					P												21.05.050D.4.	
	Golf course <sup>2</sup>																																		21.05.050D.5.
	Motorized sports facility <sup>2</sup>																																		21.05.050D.6. 21.05.020A.
	Movie theater <sup>2</sup>																																		21.05.050D.7. 21.05.020A.
Shooting range, outdoor <sup>2</sup>	Nightclub <sup>2</sup>																																	21.05.050D.8. 21.05.020A.	
	Skating facility, alpine <sup>2</sup>																																	21.05.050D.9. 21.05.050D.10	

Chapter 21.05: Use Regulations  
 Sec.21.05.010 Table(S) of Allowed Uses

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Use Category	Use Type	RESIDENTIAL												COMMERCIAL					INDUST.					OTHER					Definitions and Use-Specific Standards		
		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	L-1	L-2	M1	AF	DR	PR	PLI	W			
Food and Beverage Service <sup>2</sup>	Theater company or dinner theater <sup>2</sup>																			<del>P</del>	<del>P</del>	P									21.05.050D.11
	Bar <sup>2</sup>																														21.05.020A
	Food and beverage kiosk <sup>2</sup>																														21.05.050E.1, 21.05.020A
Office	Restaurant <sup>2</sup>																														21.05.050E.2, 21.05.020A
	Broadcasting facility						S	P																							21.05.050E.3, 21.05.020A
	Financial institution																														21.05.050F.1
	Office, business or professional																														21.05.050F.2
	Business service establishment																														21.05.050F.3
Personal Services, Repair, and Rental	Funeral/mortuary services																														21.05.050G.1
	General personal services																														21.05.050G.2
	Small equipment rental																														21.05.050G.3
	Auction house <sup>2</sup>																														21.05.050G.4
Retail Sales <sup>2</sup>	Building materials store <sup>2</sup>																														21.05.050H.1
	Convenience store <sup>2</sup>						C	S	P																					21.05.050H.2, 21.05.050H.3, 21.05.020A	

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 For uses allowed in the A, TA, and TR districts, see section 21.04.050.  
 All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL													COMMERCIAL				INDUST.					OTHER					Definitions and Use-Specific Standards			
		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	L-1	L-2	M1	AF	DR	PR	PL	W				
Retail Sales <sup>2</sup> (cont.)	Farmers market <sup>2</sup>																															
	Fueling station <sup>2</sup>																															
	Furniture and home appliance store <sup>2</sup>																															
	General retail <sup>2</sup>																															
	Grocery or food store <sup>2</sup>																															
	Liquor store <sup>2</sup>																															
	Pawnshop <sup>2</sup>																															
	Aircraft and marine vessel sales																															
	Parking lot or structure (50+ spaces)																															
	Parking lot or structure (less than 50 spaces)																															
Vehicles and Equipment	Vehicle parts and supplies																															
	Vehicle-large, sales and rental																															
	Vehicle-small, sales and rental																															

Use Category	Use Type	RESIDENTIAL													COMMERCIAL					INDUST.					OTHER					Definitions and Use-Specific Standards
		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2	M	AF	DR	PR	PL	M		
Visitor Accommodations	Vehicle service and repair, major																	P			P								21.05.050J.7.	
	Vehicle service and repair, minor															C	C	P			P								21.05.050J.8.	
	Camper park						C	C										<del>S</del>			<del>A</del>	<del>P</del>					C		21.05.050J.1.	
	Extended-stay lodgings						<del>X</del>	S										P	S		<del>A</del>	<del>P</del>							21.05.050J.2.	
	Hostel						C	S	S									P	S		S								21.05.050J.3.	
	Hotel/motel							<del>S</del>	S									P	M	C	<del>A</del>	<del>P</del>							21.05.050J.4. 21.05.020A.	
	Inn							<del>S</del>	S									P	P	S	C	<del>A</del>	<del>P</del>						21.05.050J.5. 21.05.020A.	
Recreational and vacation camp																		P			P					C		21.05.050J.6.		
<b>INDUSTRIAL USES</b>																														
Industrial Service	Data processing facility																				P	<del>A</del>							21.05.060A.1.	
	Dry cleaning establishment																				P	P							21.05.060A.2.	
	General industrial service																				P	P							21.05.060A.3.	
	Governmental Service																				P	P						C	21.05.060A.4.	
	Heavy equipment sales and rental																					P	P							21.05.060A.5.

**TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS**  
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review  
For uses allowed in the A, 7A, and TR districts, see section 21.04.050.  
All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL													COMMERCIAL					INDUST.			OTHER					Definitions and Use-Specific Standards					
		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2	I-3	MI	AF	DR	PR		PL	M			
Manufacturing and Production	Research laboratory																		P	P	P	P		P					S		21.05.060A.6.		
	Commercial Food Production																	<del>P</del>	P			P	P							P		21.05.060B.1.	
	Cottage crafts																		P	P												21.05.060B.2.	
	Manufacturing, heavy																		P													21.05.060B.3.	
	Manufacturing, light																		P													21.05.060B.4.	
	Natural resource extraction, organic and inorganic	C	C	C	C	C	C	C											C	C	C	C										21.05.060B.5.	
	Natural resource extraction, placer mining																						P	<del>P</del>									21.05.060B.6.
	Aquaculture																				C												21.05.060C.1.
Marine Facility	Facility for combined marine and general construction																					P	P										21.05.060C.2.
	Marine operations																					P	P										21.05.060C.3.
	Marine wholesaling																					P	P										21.05.060C.4.
Warehouse and Storage	Bulk storage of hazardous materials																					C	C										21.05.060D.1.

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS  
 P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review  
 For uses allowed in the A, TA, and TR districts, see section 21.04.050.  
 All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL											COMMERCIAL				INDUST.			OTHER					Definitions and Use-Specific Standards											
		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2	M	AF		DR	PR	PL	W							
<p style="color: purple; text-align: center;">Add Light Warehouse</p> <p>Warehouse</p>	Impound yard																				P										C				21.05.060D.2.	
	Motor freight terminal																					P													21.05.060D.3.	
	Self-storage facility																					P													21.05.060D.4.	
	Storage yard																					P													21.05.060D.5.	
	Warehouse																					P													21.05.060D.6.	
	Wholesale establishment																					S													21.05.060D.7.	
	Composting facility																					P													21.05.060E.1.	
	Incinerator or thermal desorption unit																																			21.05.060E.3.
	Junkyard or salvage yard																																			21.05.060E.4.
	Land reclamation																																			21.05.060E.5.
	Landfill																																			21.05.060E.6.
	Recycling Drop-Off																																			21.05.060E.7.
Snow disposal site																																			21.05.060E.8.	
Solid waste transfer facility																																			21.05.060E.9.	