

# CHAPTER 15.04. - USE REGULATIONS

## 15.04.010 - Purpose and Organization of the Use Regulations

This chapter identifies the land uses allowed in the Longmont zoning districts and establishes the standards that apply to certain uses (use-specific standards). This chapter is organized as follows:

1. Section 15.04.020, Table of Allowed Uses, lists the uses allowed by zoning district and cross-references applicable use-specific standards.
2. Section 15.04.030, Use-Specific Standards, establishes the standards applicable to certain land use types.
3. Section 15.04.040, Accessory Uses and Structures, establishes standards applicable to uses and structures that are accessory to the principal use of the property and/or structure.
4. Section 15.04.050, Temporary Uses and Structures, establishes standards applicable to non-permanent (temporary) structures and uses.

## 15.04.020 - Table of Allowed Uses

Table 4.1 lists the uses allowed within each zoning district. Each listed use is defined in chapter 15.10, Definitions.

### A. Use Permission Levels.

1. **Permitted Uses.** A "P" designation in a cell within Table 4.1 indicates that the use is allowed in the respective zoning district. Permitted uses are subject to all other applicable procedures and standards in this development code.
2. **Conditional Use Permit.** A "C" designation in a cell within Table 4.1 indicates that the use is allowed in the respective zoning district only with approval of a conditional use application pursuant to subsection 15.02.060.C and may be subject to city council review as outlined in 15.02.050.B.6.e and g. Conditional uses are also subject to all other applicable standards in this development code. The "C" designation does not constitute authorization or ensure that a conditional use will be approved for that use. Each conditional use application shall be evaluated on its own merit based on the review criteria.
3. **Accessory Uses.** An "A" designation in a cell within Table 4.1 indicates that the use is allowed as an accessory and subordinate use to a permitted principal use.
4. **Prohibited Uses.** A blank cell in Table 4.1 indicates that the use is prohibited in the respective zoning district.
5. **Secondary Uses.** An "S" designation in a cell within Table 4.1 indicates that the use is either allowed ("PS") or allowed with a conditional use ("CS") in the respective zoning district as a secondary use subject to the standards in subsection 15.04.030.A.1 and all other applicable standards in this development code.
6. **Use-Specific Standards.** For all uses, additional standards may be applicable to that use. Such use-specific standards are identified and cross-referenced in the last column of Table 4.1.

7. **General Use Standards.** For all uses, in addition to use-specific standards referenced in subsection A.6 above, the general use standards in subsection 15.04.030.A may be applicable to that use.

**B. Interpretation of Table of Allowed Uses.**

1. **Compliance with Development Standards.** Although a use may be identified in the table of allowed uses as a permitted use in a particular zoning district, such use is permitted only if it can be accommodated in full compliance with the density, dimensional, parking, landscape, and other applicable development standards of this development code, as applicable.
2. **Definitions and Interpretations.** The uses listed in Table 4.1 below are defined and described in chapter 15.10, Definitions. The use classifications are intended to be mutually exclusive. Specific uses listed in the table are allowed only in the districts indicated.
3. **Classification of New and Unlisted Uses.**
  - a. If a specific use is not listed, the director shall, upon the request of any interested party and under the procedures for written code interpretations stated in section 15.02.100, interpret the table to determine within which use classification and zoning district, if any, such use best fits, whether such use best fits as a permitted use or conditional use, and whether the use shall be considered a secondary use. The table, as so interpreted, shall govern that principal use.
  - b. To determine whether a use not specifically identified in the table is allowed, the director shall use the zoning district purpose and intent statements, definitions of uses, and the use-specific standards in section 15.04.030. Any proposed use shall be substantially similar to other uses specifically permitted in such district, and shall be more similar to such identified uses than to uses allowed in a less restrictive district. If a proposed use is more similar to a conditional use than a permitted use, then any interpretation shall be as a conditional use rather than a permitted use. If a proposed use is similar to a secondary use, then any interpretation shall be as a secondary use. The director shall consider the potential impacts of the proposed use including the nature of the use and whether it includes dwellings, sales, processing, storage operations, employment characteristics, nuisances or other adverse impacts on neighboring properties, requirements for public utilities, and transportation requirements.
  - c. During the initial determination or interpretation, the director shall determine whether or not additional use-specific standards are necessary to reduce potential impacts to the surrounding properties or the community.

**C. Table of Allowed Uses.**

Zoning Districts Established	
Residential	
R-RU	Residential Rural
R-SF	Residential Single-Family
R-MN	Residential Mixed Neighborhood
R-MF	Residential Multifamily

R-MH	Residential Mobile Home
<b>Mixed-Use</b>	
MU-N	Mixed-Use Neighborhood
MU-C	Mixed-Use Corridor
MU-D	Mixed-Use Downtown
MU-E	Mixed-Use Employment
MU-R	Mixed-Use Regional Center
<b>Nonresidential</b>	
N-PE	Primary Employment
N-AG	Agricultural
N-PF	Public Facilities
<b>Overlay Districts</b>	
AI-O	Airport Influence Zone Overlay
C-O	Conservation Overlay
TL-O	Terry Lake Overlay
<b>Planned Unit Development</b>	
PUD	Planned Unit Development

**Table 4.1: Table of Allowed Uses**

P = Permitted Use    L = Limited Use    C = Conditional Use    PS = Permitted Secondary Use

CS = Conditional Secondary Use    A = Accessory Use    Blank Cell = Prohibited Use

\* = Use-specific standards apply to that district (conditional use review may be required)

	Residential Districts	Mixed-Use Districts	Non-Residential Districts	

	R- RU	R- SF	R- MN	R- MF	R- MH	MU- N	MU- C	MU- D	MU- E	MU- R	N- PE	N- AG	N- PF	Use-Specific Standards Also refer to general use standards in subsection 15.04.030.A
<b>RESIDENTIAL USES</b>														
<b>Household Living Uses</b>														
Co-housing (new)			P*	P*	P*									15.04.030.B.1
Dwelling, single-family attached			P	PS		PS*	PS*	PS*	PS*	PS*				15.04.030.B.2
Dwelling, single-family detached	P	P	P					PS*				P		15.04.030.B.2
Dwelling, live/work			CS*	CS*		P*	PS*	PS*	PS*	PS*				15.04.030.B.3 <u>15.04.030.A.6</u>
Dwelling, multifamily			P	P		PS	P*	P*	PS	PS				15.04.030.B.4
Mobile home park or subdivision					P*									15.04.030.B.5
<b>Group Living</b>														
Boarding, rooming house			P	P		PS	P	PS*						15.04.030.B.6
Group care home or sober living home	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	15.04.030.B.7 15.04.030.B.8
Group care facility						P*	P*	P*	P*	PS*				15.04.030.B.8
Independent living facility			P*	P*		PS*	P*	P*	P*	P*				15.04.030B.10
Rehabilitation and treatment facility							C*		C*					15.04.030.B.11 <u>15.04.030.A.6</u>
<b>PUBLIC, INSTITUTIONAL, AND CIVIC USES</b>														
<b>Community and Cultural Facilities</b>														
Assembly uses	C*	C*	PS*	PS*	PS*	PS*	P	PS*	P*	PS*	CS*	PS*	P*	15.04.030.C.1 <u>15.04.030.A.6</u>

Formatted: Font: 11 pt

Formatted: Space After: 0 pt, Line spacing: single

Formatted: Font: 10 pt

Formatted: Space After: 0 pt, Line spacing: single

Formatted: Font: 10 pt

Cemetery or interment facility													C*	C*	15.04.030.C.2 <a href="#">15.04.030.A.6</a>
Convention and conference center							P*	PS*	PS*	PS*				P	15.04.030.C.3
Day care, commercial				P	P	P	P	P*	P	P	CS*	C	P	15.04.030.C.4 <a href="#">15.04.030.A.6</a>	
Day care, residential	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*		15.04.030.C.5	
Emergency services						P*	P*		P*	P*			P*	15.04.030.C.6	
Funeral facility							P*	C*	P*					15.04.030.C.7 <a href="#">15.04.030.A.6</a>	
Library, museum, or art center			CS*	CS*		P	PS	PS	PS	P			P	15.04.030.C.8 <a href="#">15.04.030.A.6</a>	
Penal/correctional institution													C*	15.04.030.C.9 <a href="#">15.04.030.A.6</a>	
Performing arts center or auditorium				CS*			P	PS*	P*	PS*			C	15.04.030.C.10 <a href="#">15.04.030.A.6</a>	
Reception or banquet hall				CS*			P	PS*	P*	PS*	CS*	C*	P*	15.04.030.C.11 <a href="#">15.04.030.A.6</a>	
Other community uses, services, and facilities operated by a government and not listed elsewhere in this table	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	C	<a href="#">15.04.030.A.6</a>	
Educational Facilities															
College or university							P	C	P	P			P	<a href="#">15.04.030.A.6</a>	
School, public or private			PS	PS	PS	P	P		P	PS			P		
School, vocational or trade							P	C	P	P				<a href="#">15.04.030.A.6</a>	
Healthcare Facilities															

Formatted: Line spacing: single

Hospital						PS	P		P	PS			P	
Medical or dental clinic			CS*	CS*		P	P	P	P	PS	CS			15.04.030.C.12
Medical laboratory or research facility							P	P*	P	PS*	P			15.04.030.C.13
Skilled nursing or rehabilitation facility							P	P	P	PS	CS			15.04.030.A.6
<b>COMMERCIAL USES</b>														
<b>Agricultural and Animal Uses</b>														
General agriculture												P*	P*	15.04.030.D.1
Kennel							C*		C*			C*		15.04.030.D.2
Veterinary clinic or hospital						P*	P*	P*	P*	PS*				15.04.030.D.3
<b>Recreation and Entertainment</b>														
Commercial entertainment facility							P*	P*	P*	P*				15.04.030.D.4
Commercial health facility or club			CS*	CS*		P	P	P	P	P	CS*			15.04.030.D.5
Commercial recreation facility, indoor				CS*		P*	P*	C*	P*	P*	CS*			15.04.030.D.4
Commercial recreation facility, outdoor							CS*		CS*	CS*				15.04.030.D.4
Golf course and/or, swimming and tennis club			CS*	CS*			P*		CS		CS*	CS	P	15.04.030.D.6
Indoor shooting range							C*		C*					15.04.030.D.7
Public open space, park, or playground	P	P	P	P	P	P	P	P	P	P	P	P	P	15.04.030.A.6

15.04.030.A.6

Formatted: Font: 10 pt

Formatted: Space After: 0 pt, Line spacing: single

15.04.030.A.6

Formatted: Font: 10 pt

Formatted: Space After: 0 pt, Line spacing: single

15.04.030.A.6

Formatted: Space After: 0 pt, Line spacing: single

Formatted: Font: 10 pt

15.04.030.A.6

Formatted: Font: 10 pt

Formatted: Space After: 0 pt, Line spacing: single

15.04.030.A.6

Public recreation facility			CS	PS			P	P	P	PS			P	<a href="#">15.04.030.A.6</a>
<b>Food and Beverage Services</b>														
Bar or nightclub						p*	p*	p*	p*	p*				15.04.030.D.8
Brewery, cidery, distillery, or winery with tasting room						p*	p*	p*	p*	p*	p*			15.04.030.D.9
Brewery, cidery, distillery, or winery without tasting room									p*		p*			15.04.030.D.9
Commercial kitchen or catering establishment							P	P*	P	PS				15.04.030.D.10
Restaurant			CS*	CS*		p*	p*	p*	PS*	p*	CS*			15.04.030.D.11 <a href="#">15.04.030.A.6</a>
Restaurant, with drive-through						CS*	CS*			CS*				15.04.030.D.12 <a href="#">15.04.030.A.6</a>
<b>Office, Business, Personal, and Professional Services</b>														
Artist studio			P*	P*		P	P	P	P					15.04.030.D.13
Bank or financial institution						p*	p*	p*	p*	p*	CS			15.04.030.D.14 <a href="#">15.04.030.A.6</a>
Business service establishment			CS*	CS*		P	P	P	P	P	CS			15.04.030.D.15 <a href="#">15.04.030.A.6</a>
Commercial laundry, linen supply service, or dry cleaning plant									P					
Data, radio, TV, or other broadcasting studio or facility							p*	p*	p*				p*	15.04.030.D.16
Day labor center							C		C					<a href="#">15.04.030.A.6</a>
Office			CS*	CS*		P	P	P	P	PS	PS	C*	P*	15.04.030.D.17 <a href="#">15.04.030.A.6</a>

Personal services, general						p*	p*	p*	p*	p*					15.04.030.D.18
Other community uses, services, and facilities, operated by a government or non-profit organization and not listed elsewhere in this table	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS			CS	CS	<a href="#">15.04.030.A.6</a>
<b>Retail Sales</b>															
Pawn shop							p								
Retail sales, general			CS*	CS*	CS*	p*	p*	p*	PS*	p*					15.04.030.D.19 <a href="#">15.04.030.A.6</a>
Retail sales, marijuana establishment or store						p*	p*		p*	p*					15.04.030.D.20
<b>Lodging Facilities</b>															
Bed and breakfast			CS	PS	PS	p	p	p*							15.04.030.D.21 <a href="#">15.04.030.A.6</a>
Hotel							p	p*	p	p	CS				15.04.030.D.22 <a href="#">15.04.030.A.6</a>
Short-term rental	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*			p*		15.04.030.D.23
<b>Vehicles and Equipment</b>															
Car wash							p*		p*						15.04.030.D.24
Equipment sales, rental, and repair							p*		p*						15.04.030.D.25
Parking lot or structure							p*	p*	p*	p*			p*		15.04.030.D.26
Vehicle fueling station							p*	C*	p*	p*					15.04.030.D.27 <a href="#">15.04.030.A.6</a>
Vehicle repair and maintenance							p*	C*	p*	p*					15.04.030.D.28 <a href="#">15.04.030.A.6</a>



Vehicle sales and rental							CS*			CS*				15.04.030.D.29 <a href="#">15.04.030.A.6</a>
<b>Adult Entertainment Establishments</b>														
Adult or sexually-oriented business									C*					15.04.030.D.30 <a href="#">15.04.030.A.6</a>
<b>INDUSTRIAL USES</b>														
<b>Manufacturing and Processing</b>														
Artisanal manufacturing							P*	P*	P*	P	P*	PS	P	15.04.030.E.1
Light industrial							PS*			P		P		15.04.030.E.2
Medium industrial										P*		P*		15.04.030.E.3
Mining operation													CS	15.04.030.E.4 <a href="#">15.04.030.A.6</a>
Oil and gas well operation or facility											L/C*	L/C*	L/C*	15.04.030.E.5 <a href="#">15.04.030.A.6</a>
Printing, publishing, and production facility								PS*	P					15.04.030.E.6
Recycling facility										C				C <a href="#">15.04.030.A.6</a>
Wholesale or research nursery or greenhouse										P		CS	C	C <a href="#">15.04.030.A.6</a>
<b>Storage and Warehousing</b>														
Commercial short-term storage of inoperable vehicles										CS				<a href="#">15.04.030.A.6</a>
Commercial storage of boats, trailers, recreational vehicles, or other operable vehicles or equipment										CS*			CS*	<a href="#">15.04.030.A.6</a>
Contractor's shop										C*				15.04.030.E.7 <a href="#">15.04.030.A.6</a>

**Formatted:** Font: 10 pt

**Formatted:** Space After: 0 pt, Line spacing: single

**Formatted:** Font: 10 pt

**Formatted:** Space After: 0 pt, Line spacing: single

**Formatted:** Space After: 0 pt, Line spacing: single

**Formatted:** Font: 10 pt

Self-storage warehouse									CS*					15.04.030.E.8
														<a href="#">15.04.030.A.6</a>
Warehouse or storage facility for business and consumer goods									P		P			
Wholesale trade									CS*	P		P		15.04.030.E.9
														<a href="#">15.04.030.A.6</a>
<b>Transportation</b>														
Airport and associated uses											CS*		P*	15.04.030.E.10
														<a href="#">15.04.030.A.6</a>
Bus, railroad, or public transit terminal								C*	C*	C*	C*		P	15.04.030.E.11
														<a href="#">15.04.030.A.6</a>
Transportation depot, trucking terminal, or distribution center									C*		C*			<a href="#">15.04.030.A.6</a>
<b>PUBLIC AND SEMI-PUBLIC UTILITY USES</b>														
<b>Energy and General</b>														
Alternative energy production												P	P	
Essential municipal and public utility uses, facilities, services and structures	P	P	P	P	P	P	P	P	P	P	P	P	P	
Water/wastewater treatment plant													C	<a href="#">15.04.030.A.6</a>
<b>Wireless Telecommunications Facilities</b>														
Alternative tower structure			C	C			P		P	P	P	P	P	15.04.030.F.1
														<a href="#">15.04.030.A.6</a>
Amateur radio facility	P	P	P	P	P	P	P	P	P	P	P	P	P	15.04.030.F.1
Building or structure mounted wireless telecommunication facility	P	P	P	P	P		P	P	P	P	P	P	P	15.04.030.F.1

Formatted: Font: 10 pt

Formatted: Space After: 0 pt, Line spacing: single

Formatted: Font: 10 pt

Formatted: Space After: 0 pt, Line spacing: single

Formatted: Space After: 0 pt, Line spacing: single

Formatted: Font: 10 pt

Lattice tower									C	C		P	C	15.04.030.F.1
Monopole							P		P	P	P	P	P	15.04.030.F.1
Rooftop-mounted wireless telecommunication facility			P	P	P	P	P	P	P	P	P	P	P	15.04.030.F.1
Small cell facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	15.04.030.F.1
Wireless mesh networking facility	P	P	P	P	P	P	P	P	P	P	P	P	P	15.04.030.F.1
<b>ACCESSORY USES AND STRUCTURES</b>														
Accessory dwelling unit	A*	A*	A*	A*				A*				A*		15.04.040.C.1
Artisanal manufacturing						A	A	A	A	A	A	A	A	
Automated teller machine (ATM)						A	A	A	A	A			A	
Cafeteria or dining hall						A	A	A	A	A	A		A	
Day care center		A*	A*	A*		A	A	A	A	A	A		A	15.04.040.C.2
Dwelling unit for owner, caretaker, or employee					A*	A*	A*	A*	A*	A*		A*	A*	15.04.040.C.3
Flagpole	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	15.04.040.D.1
Home occupation	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	15.04.040.C.4
Incidental household structures	A	A	A	A	A			A				A		
Livestock uses												A*	A*	15.04.040.C.5
Offices related to other principal use						A	A	A	A	A	A		A	
Outdoor sales, display of merchandise, storage, or other activity						A*	A*	A*	A*	A*	A*	A*	A*	15.04.040.C.6
Playlot, recreation facility, on-site management office, and laundry facility for residential use		A	A	A	A	A	A	A	A	A				

15.04.030.A.6

Formatted: Space After: 0 pt, Line spacing: single

Formatted: Font: 10 pt

[illegible]

## 15.04.030 - Use-Specific Standards

### A. General Use Standards.

1. **Secondary Uses.** The following standards shall apply to secondary uses:
  - a. In residential districts, secondary uses shall be limited to lots adjacent to arterial streets and corner lots on collector streets. Secondary uses shall avoid access directly to a local street to the maximum extent practicable.
  - b. Secondary uses allowed as permitted uses or requiring conditional use review pursuant to Table 4.1 shall comply with the applicable procedures and criteria in chapter 15.02.
  - c. Secondary uses shall also meet the following additional criteria:
    - i. The secondary use as proposed is of a scale and design and in a location that is compatible with surrounding uses and potential adverse impacts of the use will be mitigated to the maximum extent feasible.
    - ii. The secondary use as proposed is consistent with the comprehensive plan and the purpose and intent of the code and underlying zoning district.
    - iii. The secondary use as proposed will not substantially diminish the availability of land within the underlying zoning district for primary uses, or reduce the availability of land for primary uses below a minimum level necessary to meet the intent of the district.
2. **Affordable Housing.** Affordable housing includes any development receiving city incentives per a written agreement under chapter 4.79, even if not all dwelling units are classified as affordable. Affordable housing is a permitted use in any district that allows household living uses. Affordable housing is subject to the standards applicable to the specific residential use type.
  - a. **Applicability.** The incentives and obligations for affordable housing and developments including affordable housing provided in this subsection A.2 shall apply only to affordable housing receiving city incentives under a written agreement with the city pursuant to chapter 4.79.
  - b. **Dwelling unit types allowed.** Affordable housing located in residential zoning districts shall be limited to the type of dwelling, as such types of dwellings are defined in section 15.10.010 and listed in Table 4.1, allowed in that zone.
  - c. **Duration of affordable housing.** Affordable housing eligible for incentives under this section shall be deed restricted as required in section 15.05.220.
  - d. Eligibility for purchasers or renters of affordable housing shall be governed by section 15.05.220.
  - e. **Development incentives for affordable housing.**
    - i. **Eligibility.** The city shall approve development incentives described in this subsection A.2.e, to encourage the construction of affordable housing for a development including affordable housing.
      - (A) To receive the incentives in subsection A.2.e.ii below, a development must provide at least 12 percent of the total units in a development application as either affordable rental housing or affordable owner housing. However, in the event the council agrees to reduce the development's affordable housing requirements under subsection 15.05.220.E.6.c up to 25 percent via a voluntary alternative agreement, the quantity of affordable housing required to receive the incentives in subsection A.2.e.ii below, shall also decline proportionately.

- (B) Incentives shall be requested in writing by completing an affordable housing incentive application in the form specified by the director of community services.
- (C) Development incentives in subsection A.2.e.ii below, shall be approved administratively by the planning and development services director.

ii. **Development incentives.**

- (A) **Density bonus:** Projects including affordable housing shall be eligible for additional units up to 20 percent above the maximum residential density allowed in the applicable comprehensive plan land use category. For developments proposed to include residential uses, but that are located in areas without corresponding residential density ranges, the multifamily neighborhood density range in the comprehensive plan shall apply.
- (B) **Height bonus:** Multifamily residential or mixed-use projects including affordable housing shall be eligible for up to one more story than allowed by the applicable zoning district under Table 3.19.
- (C) **Lot size and lot width reductions:** Projects including affordable housing shall have reduced lot size and lot width standards as outlined in subsection 15.03.080.B.
- (D) **Parking reductions:** Projects including affordable housing shall be eligible for a reduction as outlined in subsection 15.05.080.E.3. Market rate units shall provide parking consistent with Table 5.5.
- (E) **Financial incentives for providing affordable housing:** Development applications providing at least 12 percent of the total units in the application as affordable rental housing or affordable owner housing may also be eligible for fee waivers or fee reductions under chapter 4.79. However, in the event the council agrees to reduce the development's affordable housing requirements under subsection 15.05.220.E.6.c up to 25 percent via a voluntary alternative agreement, the quantity of affordable housing required to receive the incentives in chapter 4.79 shall also decline proportionately.

3. **On-Site Storage of Supplies, Equipment or Vehicles.** The following standards shall apply to all subject uses that abut a public right-of-way, a residential use, or a residential zoning district boundary, unless the subject use and related activities are entirely enclosed within a building:

- a. Outdoor storage shall comply with the outdoor storage standards in subsection 4 below and in subsection 15.05.130.A.
- b. Junked vehicles, as that term is defined in section 11.12.030 of the Longmont Municipal Code, shall not be stored, maintained, or allowed on the subject property unless the use is an approved vehicle repair or vehicle storage establishment where vehicle storage is expressly permitted. Such storage shall be subject to any applicable screening requirements.

4. **Outdoor Display, Sales, Service/Storage Areas and Activities.**

- a. Outdoor display, sales, service/storage areas and activities within 250 feet of a residential lot in a residential zoning district shall require conditional use approval under subsection 15.02.060.C.
- b. Outdoor displays, sales, service/storage areas and activities shall not be located on a required parking area except for approved temporary outdoor sales.
- c. Outdoor displays, sales, service/storage areas and activities shall not be located within a required landscaped area.
- d. As applicable, all outdoor storage, sales and activities shall comply with the screening requirements stated in section 15.05.130 of this development code and the regulations

stated in subsection 2 above if the use abuts a public right-of-way, residential use, or residential zoning district boundary.

- e. Outdoor storage shall not be located on a lot adjacent to a highway or arterial street.

5. **Uses with Outdoor Seating or Outdoor Activity Areas.** Uses providing outdoor seating or outdoor activity areas shall comply with the following:

- a. Outdoor seating and activities shall comply with the residential compatibility standards in section 15.05.200.
- b. All outdoor seating and food service areas on public property or right-of-way that meet the definition of "business extension" as stated in section 13.37.020 of this Code shall comply with applicable requirements stated in chapter 13.37.
- c. The outdoor seating or food service area shall not obstruct the movement of pedestrians through plazas, along adjoining sidewalks, or through other areas intended for public usage.
- d. In approving outdoor seating or food service areas, the decision-making body may impose conditions relating to the location, configuration, and operational aspects of such outdoor areas to ensure that such outdoor areas will be compatible with surrounding uses, will be maintained in an attractive manner, and will comply with applicable building and fire codes.

6. Conditional Uses Adjacent to City Owned Parks, Greenways and Open Space.

a. A property is considered adjacent if:

- i. It shares a common property line with a city owned park, greenway or open space; or
- ii. If a right-of-way is located between the city owned park, greenway or open space and a property proposed for development.

b. All development adjacent to parks, greenways and open space owned by the City shall be processed in accordance with 15.04.020.A.2.

Formatted: Indent: Left: 0.31", Hanging: 0.38"

Formatted: Indent: Left: 0.69", Hanging: 0.25", Tab stops: 0.94", Left

Formatted: Indent: Left: 0.94", Hanging: 0.31"

Formatted: Indent: Left: 0.69", Hanging: 0.25", Tab stops: 0.94", Left