

## UDC AMENDMENT RECOMMENDATIONS

UDC Review Committee recommendations highlighted in yellow

Section	Item Changed	How Changed	Whose Suggestion	Potential Effect
<b>SUBSTANTIVE AMENDMENTS</b>				
Article I Introductory Provisions				
Article II Zoning Districts				
Article III Use Regulations				
10-49	Nonresidential Use Table	Tobacco Store: X in C-1, C-2, DBAC; P in PMXD-1, PMXD-2, PCD	Tobacco/Vape/Smoke Store: <u>XS in C-1</u> ; X in DBAC; X in C-2, <u>M-1, M-2</u> ; P in PCD, PMXD-1, PMXD-2 <u>- Subject to a 300' distance requirement (property line to property line) from public or private elementary or secondary schools, City parks, Child care or day care centers, and hospitals</u> <u>- Subject to a 1,000 distance requirement (property line to property line) from the same use</u>	Staff/Community  Establish appropriate locations
10-49	Nonresidential Use Table	DBAC uses: - Auto/Motorcycle Repair, Tire Sales, Tobacco Store, Self-Storage Facilities, Bail Bonds: X in DBAC	DBAC uses: <u>- Remove Auto/Motorcycle Repair, Tire Sales, Tobacco Store, Self-Storage Facilities</u> <u>- Bail Bonds: S in DBAC</u>	Staff/Main Street Board  Revise to be appropriate for intent of DBAC
10-49	Nonresidential Use Table	New Uses	<u>Second Story Loft/Studio Apartment: X in C-1 and DBAC</u> <u>Battery Storage Power Station: S in M-2</u> <u>Compassionate Use Dispensary: S in M-1, M-2</u>	Staff  Allow for more mixed-use developments in retail areas/Codify new/required uses
Article IV Subdivision Design and Improvements				
Article V Streets and Thoroughfares				
Article VI Development Standards				
Article VII Environmental Regulations				
Article VIII Development Approval Procedures				
Article X Administration and Enforcement				
Article XI Historic Preservation				
Article XII Annexation				
Article XIII Definitions				
	Definitions	New	<u>Battery Storage Power Station</u> <u>A facility consisting of one or more battery devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle.</u>	Staff/Industry
	Definitions	New	<u>Compassionate Use Dispensary</u> <u>An establishment licensed by the State and in full compliance thereof, to cultivate, process, and dispense low-THC cannabis, as defined under the State Occupations Code, to a patient for whom low-THC cannabis is prescribed under the State Occupations Code.</u>	Staff/Industry
	Definitions	New	<u>Second Story Loft/Studio Apartment</u> <u>Any portion of a commercially-used building above the first story, which is designed, built, rented, leased or let to be occupied as one or more dwelling units or apartments.</u>	Staff
	Definitions	Tobacco Store A commercial establishment specializing in the retail sale of tobacco, cigarettes, cigars and associated items, including the small scale blending of tobaccos.	Tobacco/Vape/Smoke Store A commercial establishment specializing in the retail sale of tobacco, cigarettes, cigars, <u>vapes, paraphernalia</u> and associated items, including the small scale blending of tobaccos. <u>A grocery store or similar retail use that sells tobacco and vape products, paraphernalia and associated items as an ancillary sale is not included in this definition.</u>	Staff/Community