

## Council Agenda Report

**Date:** May 8, 2017  
**Submitted by:** Odie Wheeler, Director of Public Works  
**Prepared by:** Pat Escher, City Planner, A.I.C.P.

**SUBJECT:** Amend Permitted Land Use Table #1 to allow Food Trucks in some commercial and Industrial zones as a permitted use with conditions.

**Recommendation:** That Council

- A. Introduce Ordinance No. 1100 by reading title only; and
- B. Schedule May 22, 2017 for second reading, public hearing and adoption of Ordinance 1100.

**DISCUSSION:** At the December 6, 2016 meeting of the Planning and Zoning Commission, staff raised for discussion the issue of food trucks in the City. Currently food trucks are not addressed by the UDC, however, there have been increasing requests for information about the permitting process and staff has reason to believe that there may be a surge in food-truck proposals in the foreseeable future. Therefore, staff has compiled some research into the matter for consideration by the Commission.

At the January 3, 2017 meeting of the Planning and Zoning Commission, staff presented the results of that research to the Commission, along with recommendations for language regulating food trucks within the City. The Commission unanimously recommended that the Council adopt the changes to the UDC as listed below.

### Section 4.2.3

#### B. Commercial Uses

##### 8. Temporary or seasonal activities or development

Subject to the following conditions, temporary or seasonal activities uses shall be Special Exception with Conditions (SC) in any zoning district:

- a. All applications shall be submitted in writing by the owner of the real property on which the activity is to be located and by the operator of the proposed activity if it is not to be operated by the owner of the real property. The owner's name, home address, business address, telephone number (including cell number) and email address shall be included on all applications.
- b. The application shall contain: the specific location of the commercial activity, a site plan which clearly identifies the location of all structures, parking, access to and from streets and roads, distances between from permanent buildings and structures existing on site, a photograph of the proposed site, the hours of operation and days of the week

during which the activity will be open, a detailed sketch plan of the proposed structure(s), including building materials, colors, size and dimensions, a list of the types of specific products to be sold at the site, and specific dates on which the seasonal/temporary activity shall begin and end during the year.

- c. All Special Exceptions for temporary and/or seasonal commercial activities shall not be issued for a period of more than a year. If the seasonal/temporary activity is proposed for consecutive years, then another application shall be submitted by the applicant(s) for each year and subject to staff review pending no complaints have been filed against this use. The Board of Appeals shall review the use after every five (5) year interval.
- d. Factors to be considered in approving or rejecting an application include, but not limited to: whether the structure will be in keeping in character of the neighborhood, the effect of the activity on traffic, parking and noise, the materials used for part or all of the structures shall comply with the City's building code or are of such a character as to not create a safety hazard, the comments of the Planning Commission; the comments, if any, of the City's Traffic and Safety Committee; the comments, if any of the City Police Department.
- e. Any and all structures shall be constructed in a good workmanlike manner, and shall provide for a means of securing the site when not in use. No wire fencing or temporary framing shall be permitted. Carts and other kiosks which are well maintained and which can be secured when not in use are encouraged.
- f. The applicant shall comply with all requirements as set forth in this section of the City's Unified Development Code.

## **9. Food Trucks**

Subject to the following conditions, food trucks shall be Permitted Use with Conditions (PC) in any commercial and industrial zoning districts:

- a. Food trucks are only permitted to operate on private property, with the owner's written permission. No food trucks shall operate in the public right-of-way, anywhere in the City.
- b. Food trucks in the Downtown, Core Zoning Sub-district shall only operate in an ancillary capacity to existing restaurants and retail food businesses.
- c. Any food trucks that operate in the Downtown, Core zoning sub-district shall be registered to the business and owner operating them.
- d. Food trucks shall follow a fee schedule of \$50/day, \$250/6 months, or \$500/year, and shall be permitted by City Hall. Food trucks will also be required to show proper documentation from the County health department.
- e. Food trucks shall be powered by a primary electrical source and may not employ separate power-generators.

**C. Institutional Uses**

- a. Day Care Center (between 9 to 16 clients)  
Subject to the following conditions, Day Care Center shall be a Special Exception with Conditions (SC) in the R district.
- b. At least 200 square feet of usable outdoor recreational area shall be provided per individual that may use the center at any one time. Recreational areas shall not include the required front yard of the property or any off-street parking areas.
- c. The use shall be located and arranged so as to permit the safe pickup and delivery of all clients on this site.
- d. The area of the property shall contain no less than 1,000 square feet per individual that may use the center at any one time.
- e. The use shall have obtained all required State permits. Approval is subject to all building code requirements for safety and health having been met.

**Section 4.4.4**

**G. Contractor Shops (Plumbing, Construction, etc., Service and Repair)**

Subject to the following conditions, Contractor Shops (Plumbing, Construction, etc., Service and Repair) uses shall be permitted in the General subdistrict as a Special Exception with Conditions (SC):

- a. Minimum lot area shall be 10,000 square feet and minimum lot width shall be 150 feet.
- b. 2. All service or repair shall be conducted within a completely enclosed building with no open storage of raw, in process, or finished material and supplies or waste material. Finished or semi-finished products manufactured or sold on the premises may be stored in the open only if screened from the street and neighboring properties by landscaping, fences, or walls.
- c. 3. Notwithstanding the yard regulations for the district, no part of any building, accessory structure, or sign shall be located closer than one hundred (100) feet to any dwelling.
- d. 4. No parking or storage of material or products shall be permitted in the required front yard.

**H. Temporary Structures Incidental to Construction**

Subject to the conditions set forth in § 4.2.3(D)2, Temporary Structures Incidental to Construction shall be permitted in all districts as a Conditional Use (C):

- a. That it is removed when construction is finished.
- b. That the structure remains for only a period of one year with extensions totaling one year permitted upon application to and approval of the Zoning Official.

**I. Festivals, Events of Public Interest or Special Events, Occasional, Outdoor**

Subject to the conditions set forth in § 4.2.3(D)3, occasional outdoor festivals or special events shall be permitted in all D/W subdistricts as a Conditional Use (C).

Subject to the conditions set forth in § 4.2.3(D)2, Temporary Structures Incidental to Construction shall be permitted in all districts as a Conditional Use (C):

- a. That it is removed when construction is finished.
- b. That the structure remains for only a period of one year with extensions totaling one year permitted upon application to and approval of the Zoning Official.

**I. Festivals, Events of Public Interest or Special Events, Occasional, Outdoor**

Subject to the conditions set forth in § 4.2.3(D)3, occasional outdoor festivals or special

**J. Food Trucks**

Subject to the following conditions, food trucks shall be Permitted with Conditions (PC) in any zoning district:

- a. Food trucks are only permitted to operate on private property, with the owner's permission. No food trucks may operate in the public right-of-way, anywhere in the City.
- b. Food trucks in the Downtown, Core zoning sub-district may only operate in an ancillary capacity to existing restaurants and retail food businesses.
- c. Any food trucks that operate in the Downtown, Core zoning sub-district must be registered to the business and owner operating them.
- d. Food trucks will follow a fee schedule of \$50/day, \$250/6 months, or \$500/year, and will be permitted by City Hall. Food trucks will also be required to show proper documentation from the County health department.
- e. Food trucks shall be powered by a primary electrical source and may not employ separate power-generators.

**Fiscal Impact:** The amendment will protect the restaurants in the Downtown Waterfront Development District, while promoting quality food choices in other areas of the City. It will also generate revenue with the additional of permitting fees in conjunction with a Peddlers License.

Approved by: Sandra Tripp-Jones, City Manager 

**PROPOSED ORDINANCE**

**ORDINANCE NO. 1100**

**AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND TO AMEND PERMITTED LAND USE TABLES #1 AND #2 OF THE CITY'S UNIFIED DEVELOPMENT CODE TO ALLOW FOOD TRUCKS IN CERTAIN ZONING DISTRICTS AS A CONDITIONAL USE AND TO AMEND SECTIONS 4.2.3(B) AND 4.4.4 OF THE CITY'S UNIFIED DEVELOPMENT CODE TO ESTABLISH SUCH CONDITIONS; PROVIDING THAT THE TITLE OF THIS ORDINANCE SHALL BE DEEMED TO BE A FAIR SUMMARY, AND GENERALLY RELATING TO FOOD TRUCKS IN THE CITY OF CAMBRIDGE.**

**WHEREAS**, on January 3, 2017, the City of Cambridge Planning Commission (the "Planning Commission") held a public hearing and issued recommendations regarding the proposed text amendments to the City's Unified Development Code (the "UDC") set forth herein; and

**WHEREAS**, the Planning Commission unanimously recommended that the Commissioners of Cambridge (the "Commissioners") approve the text amendments to Permitted Land Use Table #1 to allow food trucks in the Corridor Mixed-Use, General Commercial, and Industrial Zoning Districts as a conditional use, to Permitted Land Use Table #2 of the UDC to allow food trucks in the Downtown/Waterfront Development Zoning District – Core, General, and Center Subdistricts as a conditional use, and to Sections 4.2.3(B) and 4.4.4 of the UDC to establish such conditions; and

**WHEREAS**, the Commissioners find that it is in the best interest of the City of Cambridge (the "City") to amend Permitted Land Use Table #1 to allow food trucks in the Corridor Mixed-Use, General Commercial, and Industrial Zoning Districts as a conditional use, to amend Permitted Land Use Table #2 of the UDC to allow food trucks in the Downtown/Waterfront Development Zoning District – Core, General, and Center Subdistricts as a conditional use, and to amend Sections 4.2.3(B) and 4.4.4 of the UDC to establish such conditions; and

**WHEREAS**, upon the consideration of the recommendations of the Planning Commission and the staff of the Department of Planning & Zoning, as well as the comments made during the Planning Commission's January 3, 2017 public hearing, the Commissioners find that the proposed amendments are needed to promote and protect the public's health, safety, and welfare; and

**NOW, THEREFORE, BE IT ORDAINED** by the Commissioners of Cambridge that the City's Unified Development Code be and it is hereby amended as follows:

**SECTION 1.** The Permitted Land Use Table #1 of the Unified Development Code is hereby amended as set forth on EXHIBIT A attached hereto and incorporated herein by reference to permit food trucks as a conditional use in the Corridor Mixed-Use, General Commercial, and Industrial Zoning Districts, subject to the conditions set forth in § 4.2.3(B)(9).

**SECTION 2.** The Permitted Land Use Table #2 of the Unified Development Code is hereby amended as set for on EXHIBIT B attached hereto and incorporated herein by reference to permit food trucks as a conditional use in the Downtown/Waterfront Development Zoning District – Core, General, and Center Subdistricts, subject to the conditions set forth in § 4.4.4(J).

**SECTION 3.** Section 4.2.3 (Standards for Conditional and Special Exception Uses) is amended as follows:

The following conditions and specific standards apply to land uses designated C (Conditional), SE (Special Exception) and SC (Special Exception with Conditions) in Tables 1 and 2 of this Ordinance. The applicable conditions shall be satisfied during the period of the use and occupancy.

**B. Commercial Uses**

**9. Food Trucks**

**Subject to the following conditions, food trucks shall be permitted as a Conditional Use (C) in the Corridor Mixed-Use, General Commercial, and Industrial Zoning Districts:**

- a. Food trucks are only permitted to operate on private property, with the owner’s written permission. No food trucks shall operate in the public right-of-way, anywhere in the City.**
- b. Food trucks shall follow a fee schedule of \$50/day, \$250/6 months, or \$500/year, and shall be permitted by City Hall. Food trucks will also be required to show proper documentation from the County health department.**
- c. Food trucks shall be powered by a primary electrical source and may not employ separate power-generators.**

**SECTION 4.** Section 4.4.4 (Standards for Conditional and Special Exception Uses) is amended as follows:

The following conditions and specific standards apply to land uses designated C (Conditional), SE (Special Exception) and SC (Special Exception with Conditions) in Table 2 of this Ordinance. The applicable conditions shall be satisfied during the period of the use and occupancy.

**J. Food Trucks**

**Subject to the following conditions, food trucks shall be permitted as a Conditional Use (C) in the Downtown/Waterfront Development Zoning District – Core, General, and Center Subdistricts:**

1. Food trucks are only permitted to operate on private property, with the owner's permission. No food trucks may operate in the public right-of-way, anywhere in the City.
2. Food trucks may only operate in an ancillary capacity to existing restaurants and retail food businesses.
3. Food trucks must be registered to the business and owner operating them.
4. Food trucks will follow a fee schedule of \$50/day, \$250/6 months, or \$500/year, and will be permitted by City Hall. Food trucks will also be required to show proper documentation from the County health department.
5. Food trucks shall be powered by a primary electrical source and may not employ separate power-generators.

**SECTION 5.** The recitals to this Ordinance are incorporated herein and deemed a substantive part of this Ordinance.

**SECTION 6.** In this Ordinance, unless a section of the City Code of Laws is expressly repealed in its entirety and reenacted, new or added language is underlined and in boldface type, and deleted text is crossed out with a single strikethrough. Language added after the date of introduction is in bold, italicized font and language deleted after the date of introduction is crossed out with a double strikethrough.

**SECTION 7.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance, it being the intent of the Commissioners that this Ordinance shall stand, notwithstanding the invalidity of any section, subsection, sentence, clause, phrase, or portion hereof.

**SECTION 8.** All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 9.** The title of this Ordinance, or a condensed version thereof, shall be deemed to be, and is, a fair summary of this Ordinance for publication and all other purposes.

**AND BE IT FURTHER** enacted and ordained that this Ordinance shall become effective on the tenth (10<sup>th</sup>) day following the date of passage.

ATTEST:

THE COMMISSIONERS OF CAMBRIDGE

\_\_\_\_\_  
Sandra Tripp-Jones, City Manager

By: \_\_\_\_\_  
Victoria Jackson-Stanley, Mayor

**Introduced the \_\_ day of \_\_\_\_\_, 2017**  
**Adopted the \_\_ day of \_\_\_\_\_, 2017**  
**Effective the \_\_ day of \_\_\_\_\_, 2017**



TABLE 1: PERMITTED USES BY ZONING DISTRICT		P: Permitted C: Permitted, subject to conditions SE: Special Exception SC: Special Exception, subject to conditions											Use Regs.
		Zoning Districts											
Land Use	NC 1,2,3,4	R	I	CMU	GC	IND	MR	RC	OS	Use Regs.			
										SC	SE		
<b>Residential</b>													
Day Care, Home (no more than 8 clients)	C	C		C			C	C				§ 4.2.3(A)4	
Group Home (no more than 8 clients)	C	C		C	C							§ 4.2.3(A)5	
Home Occupations	C	C		C			C	C				§ 4.2.3(A)9	
Homeless Shelter			SC	C	C								
Multi-Family Residences												§ 4.2.3(A)3	
Attached (townhouses located on a single lot)		SC		P				P				§ 4.2.3(A)1	
Commercial Apartments				P				P					
Single-Family Residences													
Accessory Dwelling Unit (ADU) to a primary residence	SC	SC		SC			SC	P				§ 4.2.3(A)2	
Attached (townhouses located on individual lots)		SC		P				P				§ 4.2.3(A)1	
Detached	P	P		P				P					
Duplex	SE	SE		P									
Temporal Housing													
Bed and Breakfast	SC	SC		SC	SC		SC	SC	SC			§ 4.2.3(A)6	
Boarding House			SC			SC						§ 4.2.3(A)8	
Country Inn	SC	SC		SC	SC		SC	SC	SC			§ 4.2.3(A)7	

Zoning District	TABLE 1: PERMITTED USES BY ZONING DISTRICT											Use Regs.				
	NC 1,2,3,4	R	I	CMU	GC	IND	MR	RC	OS	Zoning Districts						
										Land Use						
Commercial																
Adult Bookstore/Entertainment																
Animal hospital, veterinarian clinic																
Artisan Shop	SC															
Automotive Repair and Service: body shop, repair garage (excluding salvage), car wash																
Autoing material and supply, boat sales, farm implements storage and sales, feed and grain storage and sales, heavy equipment sales and service																
Café/Coffee Shop	SC															
Commercial sales, service, and repair	SC															
Contractor shops, plumbing, construction, etc. and service and repair																
Convenience Store																
Distillery																
Food Truck																
Filling stations, service stations																
Funeral Parlor																
Hotels, motels, convention centers, and similar businesses or institutions providing overnight accommodations																
Kennel or cattery																
Large-scale Manufacturing																

P: Permitted  
C: Permitted, subject to conditions  
SE: Special Exception  
SC: Special Exception, subject to conditions

TABLE 1: PERMITTED USES BY ZONING DISTRICT		P: Permitted C: Permitted, subject to conditions SE: Special Exception SC: Special Exception, subject to conditions										Use Regs.		
		NC 1,2,3,4	R	I	CMU	GC	IND	MR	RC	OS				
Land Use		Zoning Districts												
Commercial														
Marina uses including boat repair, storage, marine-related manufacturing (excluding salvage)														
Medical Cannabis Dispensing Facility			C											
Medical Cannabis Grow Facility			C											
Medical Cannabis Grow/Processing Facility			C											
Medical Cannabis Independent Laboratory Facility				C										
Medical Cannabis Processing Facility				C										
Microbrewery				C										
Mixed-Use: Dwellings Above, Nonresidential					P									
Motor vehicle sales or rental						P								
Nursery for plants, greenhouses					P							P		
Office buildings, generally					P									
Offices and shops for professional and business services such as real estate, tax and accounting, travel agency, copy centers, similar					P									
Personal services such as salons and barbershops, shoe repair	SC				P									§ 4.2.3(B)1
Professional offices such as physician, law, urban planning, architecture	SC				P									§ 4.2.3(B)1
SC	SC													§ 4.2.3(B)1
TABLE 1: PERMITTED USES BY ZONING DISTRICT		P: Permitted C: Permitted, subject to conditions SE: Special Exception SC: Special Exception, subject to conditions												







TABLE 1: PERMITTED USES BY ZONING DISTRICT		P: Permitted C: Permitted, subject to conditions SE: Special Exception SC: Special Exception, subject to conditions										Use Regs.
		Zoning Districts										
Land Use	NC	R	I	CMU	GC	IND	MR	RC	OS			
	1,2,3,4											
Activity conducted primarily entirely within a building or substantial structure buildings or structures bowling alleys, skating rinks, indoor tennis and squash courts, yoga, indoor athletic and exercise facilities and similar uses Theaters, cinemas				P	P		P			P		
Activity conducted primarily outside enclosed buildings or structures Golf Driving Range				P	P		P			P		
Privately owned and operated outdoor recreational facilities such as yacht clubs, golf courses, and country clubs, swimming or tennis clubs, (excluding rifle and pistol ranges), etc. not constructed pursuant to a permit authorizing the construction of some residential development recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc. not constructed pursuant to a permit authorizing the construction of another use such as a school. Emergency Services	SE	SE	P	P			P	P		P		
	P	P	P	P			P	P		P		
TABLE 1: PERMITTED USES BY ZONING DISTRICT		P: Permitted C: Permitted, subject to conditions SE: Special Exception										





Table 2: Permitted Uses by Zoning Subdistrict in the Downtown/Waterfront Development District

Land Use	Zoning Districts							Use Regs.
	Core	General	Center	Neighborhood	Gateway	Civic		
	P: Permitted C: Permitted, subject to conditions SE: Special Exception SC: Special Exception, subject to conditions							
<b>Residential</b>								
Day Care, Home (no more than 8 clients)		C	C	C				§ 4.3.4 (B)
Group Home (no more than 8 clients)								
Home Occupations	C	C	C	C		C		§ 4.3.4 (E)
Homeless Shelter								
<b>Multi-Family Residences</b>								
Attached (townhouses located on a single lot)	P <sup>2</sup>	P	P					
Commercial Apartments	P <sup>2</sup>	P	P					
<b>Single-Family Residences</b>								
Accessory Dwelling Unit (ADU) to a primary residence		SC	SC	SC		SC		§ 4.3.4 (A)
Attached (townhouses located on individual lots)	P <sup>2</sup>	P	P					
Detached		P	P	P		P		
<b>Duplex</b>								
Live/Work		P	P	P		P		
<b>Temporal Housing</b>								
Bed and Breakfast	SC	SC	SC	SC		SC		§ 4.3.4 (C)
Boarding Houses								
Country Inn	SC	SC	SC	SC		SC		§ 4.3.4 (D)

Note: P<sup>2</sup> indicates that while the use is permitted, it is not permitted on the ground floor of a building.

**TABLE 2: PERMITTED USES BY ZONING DISTRICT**

Land Use	P: Permitted C: Permitted, subject to conditions SE: Special Exception SC: Special Exception, subject to conditions						
	Zoning Districts						
	Core	General	Center	Neighborhood	Gateway	Civic	Use Regs.
<b>Commercial and Industrial</b>							
Adult Bookstore/Entertainment							
Animal hospital, veterinarian clinic	SC	SC	SC				§ 4.3.4 (K)
Artisan Shop	P	P	P	SC	P		§ 4.3.4 (F)
Automotive Repair and Service: body shop, repair garage (excluding salvage), car wash (Not permitted on Maryland Ave, Market, Muse, Cedar, Race, High or Washington Streets) (Non-waterfront lots only)		SE					
Building material and supply, boat sales, farm implements storage and sales, feed and grain storage and sales, heavy equipment sales and service							
Café, coffee shop	P	P	P				
Commercial retail sales, service and repair	P	P	P				
Contractor shops, plumbing, construction, etc. and service and repair							
Convenience Store	P	P	P				§ 4.3.4 (L)
<b>Distillery</b>	C						
<b>Food Truck</b>	C	C	C			C	4.4.4 (J)
Filling stations, service stations							
Funeral Parlor	P	P	P		P		
Hotels, motels, convention centers, and similar businesses or institutions providing overnight accommodations							
Kennel or cattery	P	P	P				
Large-scale Manufacturing	SC	SC	SC				§ 4.3.4 (K)
Marina uses including boat repair, storage, marine-related manufacturing (excluding salvage) (Waterfront lots only)							
Marina uses including boat repair, storage, marine-related manufacturing (excluding salvage) (Non-waterfront lots only)		P					
Mixed-Use: Dwelling Above, Nonresidential	P	P	P		P		





**TABLE 2: PERMITTED USES BY ZONING DISTRICT**

Land Use	P: Permitted C: Permitted, subject to conditions SE: Special Exception SC: Special Exception, subject to conditions						
	Zoning Districts						
	Core	General	Center	Neighborhood	Gateway	Civic	Use Regs.
<b>Institutional</b>							
Airport							
Buildings for religious assembly (including associated residential structures for religious personnel and associated buildings but not including elementary or secondary school buildings)	P	P	P	P	P		
<b>Institutional Residence or Care or Confinement Facilities</b>							
Day care center, day nursery (9 to 16 clients)	P	P	P	P	P		
Day care center, day nursery (between 16 and 30 clients)	P	P	P	P			
Day care center, nursery school (up to 30 clients)	P	P	P	P			
Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 square feet of floor area		P					
Nursing care institutions, intermediate care institutions, handicapped or infirm institutions, child care institutions	P	P	P	P			
<b>Schools</b>							
Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)	P	P		P		P	
Elementary and secondary (including preschool, kindergarten, associated grounds and athletic and other facilities)	P	P	P	P		P	
Trade and Vocational Schools	P	P					
Educational centers such as for environmental research and education, nature centers, similar	P	P	P	P	P	P	

**TABLE 2: PERMITTED USES BY ZONING DISTRICT**

Land Use	P: Permitted C: Permitted, subject to conditions SE: Special Exception SC: Special Exception, subject to conditions						
	Zoning Districts						
	Core	General	Center	Neighborhood	Gateway	Civic	Use Regs.
Libraries	P	P	P	P	P	P	
Museums, art galleries, art and cultural centers, public governmental offices, and similar uses	P	P	P	P	P	P	
Social and fraternal clubs and lodges, philanthropic institutions	P	P	P				
<b>Recreation, Amusements, Entertainment</b>							
Activity conducted primarily outside enclosed buildings or structures							
Privately owned and operated outdoor recreational facilities such as yacht clubs, golf courses, and country clubs, swimming or tennis clubs, (excluding rifle and pistol ranges), etc. not constructed pursuant to a permit authorizing the construction of some residential development		P					
Activity conducted entirely within a building or substantial structure							
Bowling alleys, skating rinks, indoor tennis and squash courts, yoga, indoor athletic and exercise facilities and similar uses	P	P	P				
Theaters, cinemas	P	P	P				
Golf Driving Range							
<b>Emergency Services</b>							
Police Stations		P	P			P	
Fire Stations		P				P	
Rescue squad, ambulance service		P				P	
Civil defense operation		P				P	
<b>Miscellaneous Uses</b>							
Agricultural and Forestry Uses							
<b>TABLE 2: PERMITTED USES BY ZONING DISTRICT</b>							
P: Permitted C: Permitted, subject to conditions SE: Special Exception							

SC: Special Exception, subject to conditions

Zoning Districts

Land Use

	Core	General	Center	Neighborhood	Gateway	Civic	Use Regs.
Christmas tree sales	P	P	P		P	P	
Festivals, events of public interest, special events, occasional, outdoor	C	C	C	C	C	C	§ 4.3.4 (N)
Temporary Structures incidental to construction	C	C	C	C	C	C	§ 4.3.4 (M)
Utilities							
Neighborhoods Service	P	P	P	P		P	
Public utility building and structures		SE				SE	
Public utility building and structures with towers or antennas							
<b>Solar Energy Systems</b>							
<b>Small</b>	C	C	C	C	C	C	
<b>Medium/Large</b>							
<b>Community</b>	C	C	C	C	C	C	
Water or sewerage treatment facilities						P	