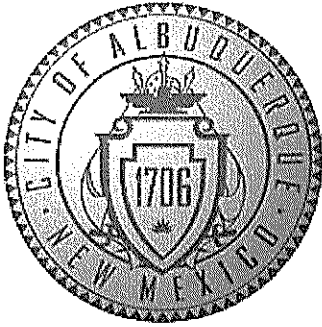


EC-24-110



CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

February 28, 2024

TO: Dan Lewis, President, City Council

FROM: Timothy M. Keller, Mayor 

SUBJECT: Declaring Coronado Dog Park Not Essential for Municipal Purposes

The Parks and Recreation Department is requesting the property located at the corner of 2nd Street and McKnight NW, also known as the Coronado Dog Park to be declared not essential for municipal purposes and the property will be sold. The property consists of approximately 1.79 +/- acres or 77,972 square feet of land; and is zoned NR-PO-A.

The Real Property Review Board recommended on February 23, 2024, that the property be declared not essential for municipal purposes and the property should be sold.

Kris Kapke, Pinnacle West Investments, completed an appraisal on February 4, 2024, and determined the appraised value of \$975,000.00.

Pursuant to Ordinance §5-2-2, City Council approval is requested to declare the property not essential for municipal purposes.

TITLE/SUBJECT OF LITIGATION: Declaring Coronado Dog Park Not Essential for Municipal Purposes

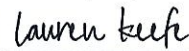
Approved:

 3/23/24

Samantha Sengel
Chief Administrative Officer

Approved as to Legal Form:

DocuSigned by:



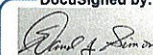
3/8/2024 | 2:05 PM MST

Lauren Keefe
City Attorney

Date

Recommended:

DocuSigned by:



3/5/2024 | 12:57 PM MST

David Simon
Director

Date

DS

BR

Cover Analysis

1. What is it?

The Parks and Recreation Department would like to declare the Coronado Dog Park not essential for municipal purposes.

2. What will this piece of legislation do?

Declaring the property not essential for municipal purposes will allow the property to be sold. This will generate revenue for The Parks and Recreation Department and it will also generate property tax revenue for Bernalillo County.

3. Why is this project needed?

The property must be declared not essential for municipal purposes pursuant to Ordinance §5-2-2. City Council approval is requested to declare the property not for municipal purposes.

4. How much will it cost and what is the funding source?

There is no cost to declare the property not essential for municipal purposes.

5. Is there a revenue source associated with this contract? If so, what level of income is projected?

After expenses related to the sale of the property, the remaining proceeds of the sale will go to The Parks and Recreation Department.

6. What will happen if the project is not approved?

The City will retain ownership, liability, expense, and maintenance of the property. No revenue will be generated for The Parks and Recreation Department and no property tax revenue will be generated for Bernalillo County.

7. Is this service already provided by another entity?

No.

FISCAL IMPACT ANALYSIS

TITLE: Declaring Coronado Dog Park Not Essential for Municipal Purposes

R: O:
FUND:

DEPT: PRD

- ☒ [X] No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- ☐ [] (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	2024	Fiscal Years 2025	2026	Total
Base Salary/Wages				-
Fringe Benefits at				-
Subtotal Personnel	-	-	-	-
Operating Expenses		-		-
Property		-	-	-
Indirect Costs	-	-	-	-
Total Expenses	\$ -	\$ -	\$ -	\$ -
☐ [] Estimated revenues not affected				
☒ [x] Estimated revenue impact				
Revenue from sale				
Amount of Grant		-	-	
City Cash Match				
City Inkind Match				
City IDOH	-	-	-	-
Total Revenue	\$ -	\$ -	\$ -	\$ -

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created: 0

COMMENTS: After expenses related to the sale of the property, the remaining proceeds of the sale will go to the Parks and Recreation Department. These amounts are not yet known.

COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

PREPARED BY:

APPROVED:

FISCAL ANALYST

DIRECTOR (date)

REVIEWED BY:

EXECUTIVE BUDGET ANALYST

BUDGET OFFICER (date)

CITY ECONOMIST



City of Albuquerque
Department of Municipal Development
Real Property Division

Timothy M. Keller, Mayor

Interoffice Memorandum

December 13, 2023

TO: Dr. Samantha Sengel, Chief Administrative Officer

FROM: Patrick Montoya, Director, DMD ^{DS} JT for PM

SUBJECT: Request to Surplus and Declare Coronado Dog Park Not Essential for Municipal Purposes

The Department of Municipal Development is requesting your approval and authorization to begin the surplus process and declare the above referenced property not essential for municipal purposes. The Parks and Recreation Department has initiated this request. The property is located at the corner of 2nd street and McKnight NW, also known as the Coronado Dog Park. The property is approximately 1.44 acres or 62,726.40 sq. ft.

Real Property has ordered an appraisal for the property. Memos to the Department Directors requesting whether they have any interest in the property will be sent once we receive authorization to proceed.

- Per Ordinance §5-2-2 (C), Real Property owned by the City and having a value of more than \$10,000, must be declared Not Essential for Municipal Purposes by the City Council.

If City Council declares the property not essential for municipal purposes, Real Property will proceed with sale of the property.

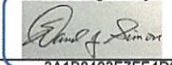
Thank you for your consideration.

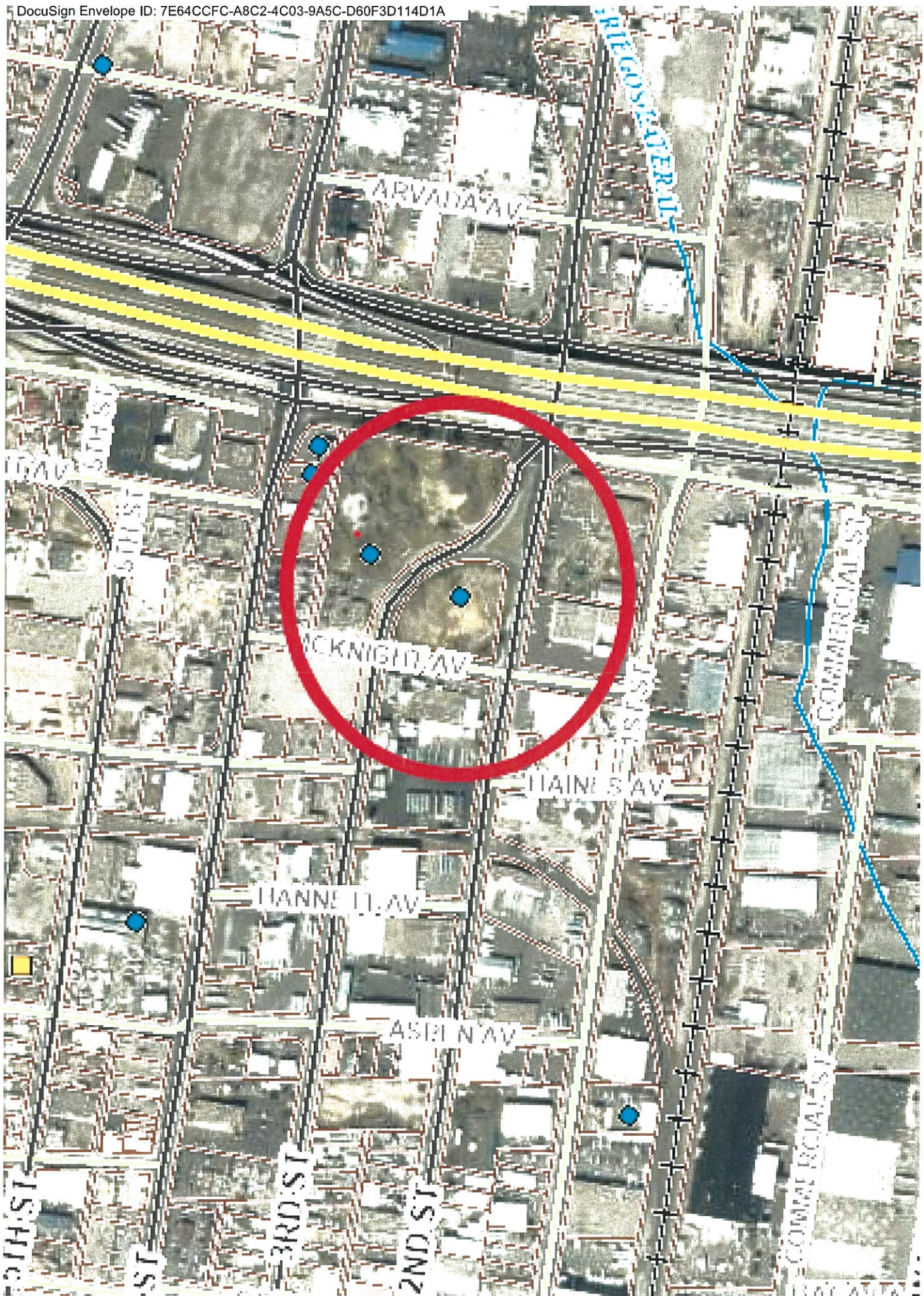
APPROVED:

RECOMMENDED:

DocuSigned by:

HC2424C09B8741A
Dr. Samantha Sengel
Chief Administrative Officer

DocuSigned by:

3A1B8403E7FE4D0
David Simon, Director
Parks and Recreation Department





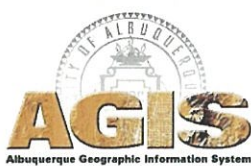
- 1.44 Acres, 62726.40 Sq. Ft
- Zoning: NR-PO-A; City Owned or Managed Public Parks
- Department Owner: Parks and Recreation
- Legal Description: Port Coronado Park Less Port To R/W Franciscan Addn.



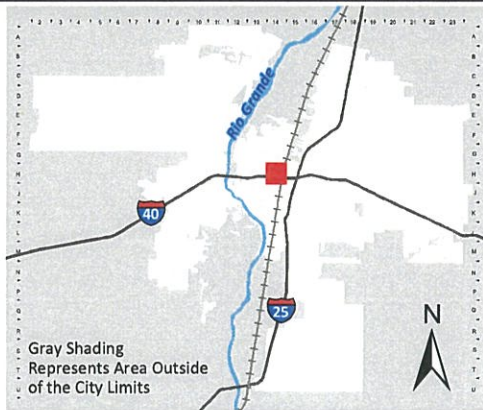


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



City of Albuquerque Property Fact Sheet

Report Generated by City of Albuquerque Real Property Division: 12/13/2023 11:04:43 AM

Property ID:	101405933007541702	
Zone Atlas Page:	H-14	City Council District: 2
Address:	1925 2nd, Albuquerque, 87102	
Legal Description:	Port Coronado Park Less Port to r/w Franciscan Addn	
Acreage:	1.44	Sq. Feet: 62726.4
Department:		
Zoning:	NR-PO-A	
Acquisition Price:	\$0.00	Sale Price:
Property Status:	City Owned	Surplus: No

Property Map:

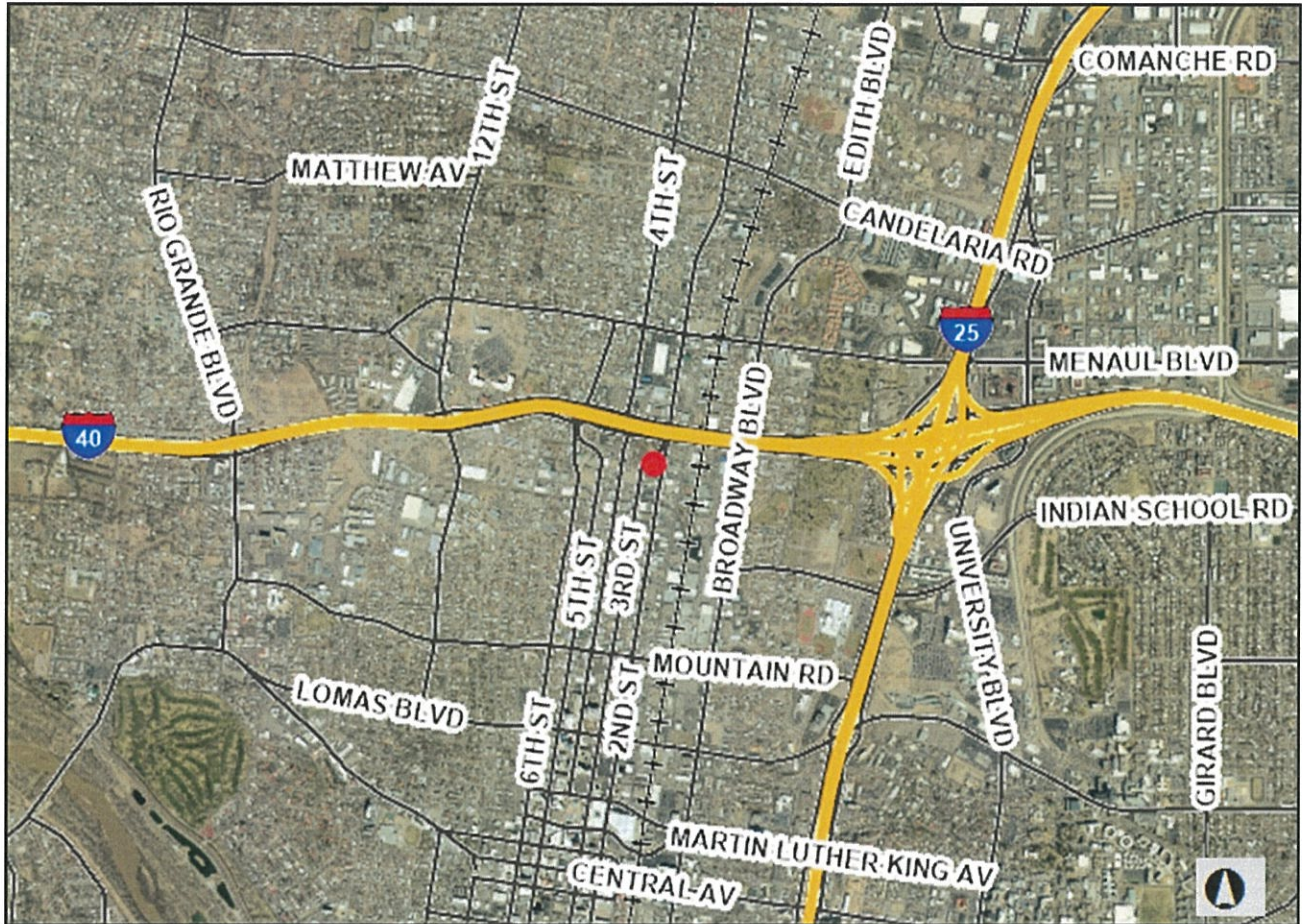


Disclaimer: The City of Albuquerque provides these data for reference and informational purposes only, the data are not intended for legal purposes.

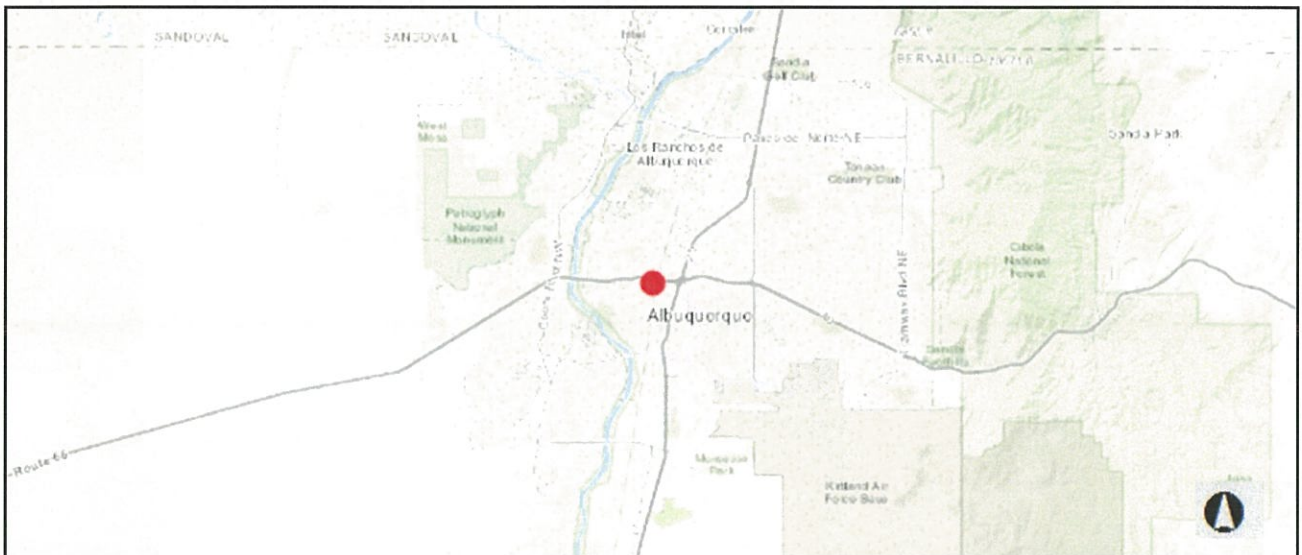


City of Albuquerque Property Fact Sheet

Context Map:



Citywide Overview Map:



Disclaimer: The City of Albuquerque provides these data for reference and informational purposes only, the data are not intended for legal purposes.



City of Albuquerque Property Fact Sheet

Street View Image:



Image Date: 2022-03 © Google

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REAL PROPERTY NOT ESSENTIAL FOR MUNICIPAL PURPOSE
ANALYSIS AND RECOMMENDATION PURSUANT TO ORDINANCE §5-2-2 AND §5-2-3

Property Address: 2nd ST NW ALBUQUERQUE NM 87102

UPC #: 101405933007541702

Legal Description: PORT CORONADO PARK LESS PORT TO R/W FRANCISCAN ADDN

Property has/has not been utilized for a municipal purpose.

[Signature]
 Real Property Manager

Current Zoning Designation: Non-residential - Parks & Open Space NR-PO-A

Current Use / Allowable Use(s): City-owned or Managed Park / Non-Residential

Overlay Zone: Railroad and Spur Area and Site Design and Sensitive Lands-Drainage Area

Comprehensive Plan Area: Consistency

Allowable Zoning: Non-Residential

Allowable Use(s): See attached

Surrounding Zoning and Uses	Zoning	Land Use
North	NR-PO-A	City-owned or Managed Park
South	NR-LM	Office/Retail
East	NR-LM	Wholesaling and Distribution Center
West	NR-PO-A	City-owned or Managed Park

[Signature]
 Angelo Metzgar, Code Compliance Manager

2-20-24
 Date

Pursuant to §5-2-2, the Administrative Real Property Review Board has analyzed the subject property, in relation to the Albuquerque/Bernalillo County Comprehensive Plan and related master plans and has made the following recommendation:

On this date, February 23, 2024, a motion was duly made by Danna Sandoval, seconded by Alan Varela, and passed by the Administrative Real Property Review Board by a vote of 3 for and 0 against to declare the property non-essential for municipal purposes.

Pursuant to §5-2-3, the Planning Department has reviewed the zoning of the subject property to determine the appropriateness of the zoning in terms of the City's master plan, in particular the master plan documents which comprise the Albuquerque/Bernalillo County Comprehensive Plan, and has determined:

☐ THE PROPERTY IS APPROPRIATELY ZONED - *No further action required.*

☒ *AO*

THE PROPERTY IS NOT APPROPRIATELY ZONED

The Planning Department shall initiate a zone change for a more appropriate zoning designation.

[Signature]
 Alan Varela, Director, Planning Department

2/23/24
 Date

PinnacleWest Investments

Commercial & Eminent Domain Real Estate Appraisal and Consulting
Kris A. Kapke
P.O. Box 92121, Albuquerque, NM 87199

Office: 505.857.9570
Mobile: 505.250.4149
Email: kkapke@mindspring.com

February 9, 2024

City of Albuquerque
Planning Department
Real Property Division
600 2nd Street NW, Basement Room 120
Albuquerque, NM 87102
Attn: Reylene A. Garcia, Real Property Supervisor

RE: Market Value Appraisal
City of Albuquerque's Coronado Dog Park
NWC Second Street and McKnight Avenue NW
Albuquerque, New Mexico 87102

Ms. Garcia:

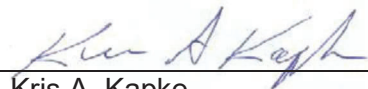
Pursuant to your request, enclosed please find my appraisal of the referenced property. The effective date of appraisal is February 4, 2024, the date the most recent property inspection was conducted.

The purpose of the appraisal is to develop of an estimate of the Market Value of the fee simple interest in the subject property.

This narrative was prepared to comply with the appraisal guidelines defined in the version of the Uniform Standards of Professional Appraisal Practice (USPAP), promulgated by the Appraisal Foundation, effective on the effective date of appraisal. The appraisal report format complies with the reporting requirements recited in USPAP Standards Rule 2-2(a) of an Appraisal Report.

The appraisal is subject to the Assumptions and Limiting Conditions presented herein. The client is urged to read them carefully to develop a complete understanding of the nature of appraisal services rendered.

Estimated Market Value of the Subject Property		
77,972 SF	x \$12.50/SF	\$974,650
		Rounded:
		\$975,000



Kris A. Kapke
NM General Certificate 000166-G



- 1.44 Acres, 62726.40 Sq. Ft
- Zoning: NR-PO-A; City Owned or Managed Public Parks
- Department Owner: Parks and Recreation
- Legal Description: Port Coronado Park Less Port To R/W Franciscan Addn.



City of Albuquerque Property Fact Sheet

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Legal Description:	Port Coronado Park Less Port to r/w Franciscan Addn		
Acreage:	1.44	Sq. Feet:	62726.4
Department:			
Zoning:	NR-PO-A		
Acquisition Price:	\$0.00	Sale Price:	
Property Status:	City Owned	Surplus:	No

Property Map:

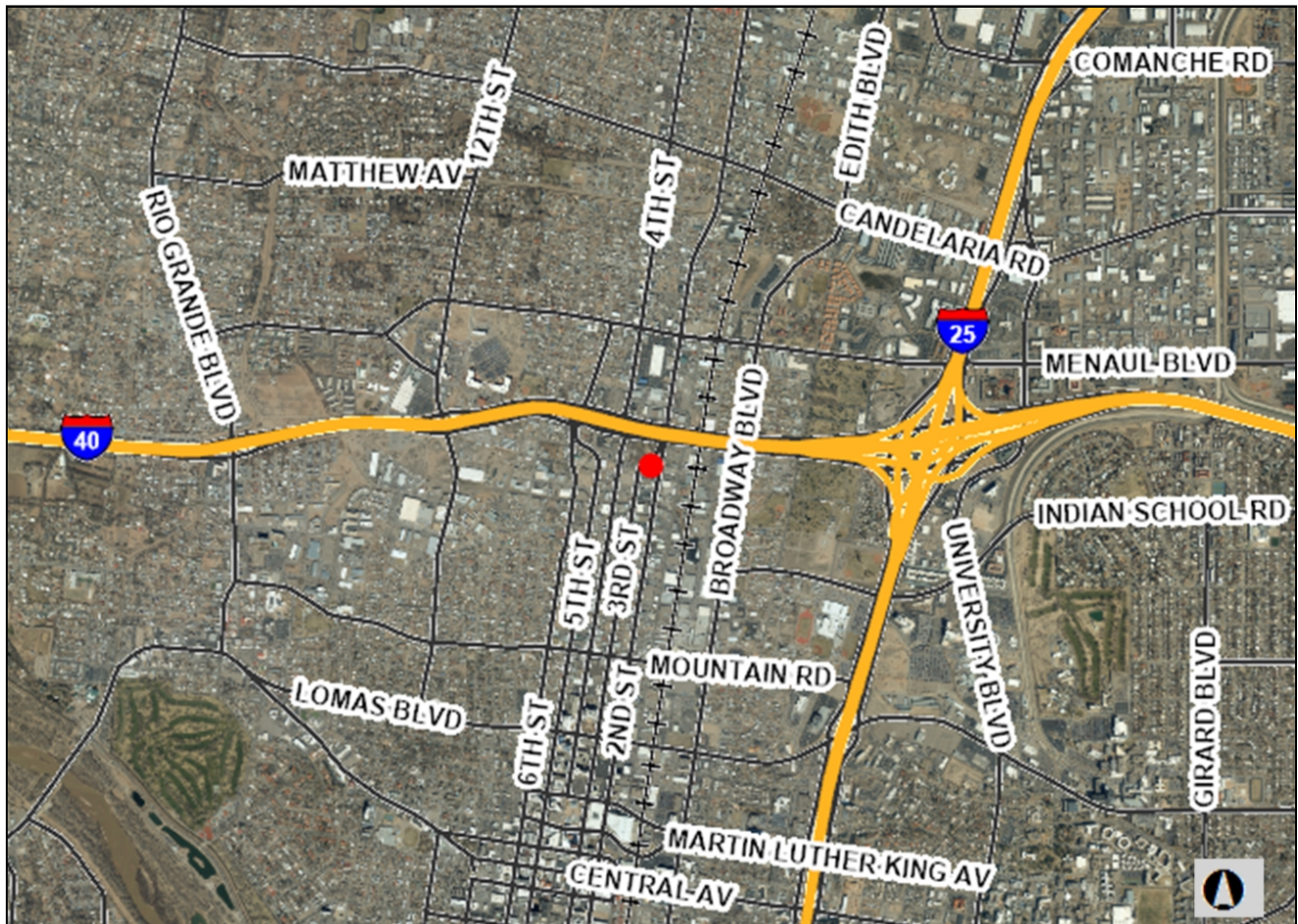


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City of Albuquerque Property Fact Sheet

Context Map:



Citywide Overview Map:



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City of Albuquerque Property Fact Sheet

Street View Image:



Image Date: 2022-03 © Google

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4-2 ALLOWABLE USES

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary

Blank Cell = Not Allowed

Zone District >>	Residential						Mixed-use				Non-residential									Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO				
																A	B	C		
Land Uses																				
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																				
RESIDENTIAL USES																				
Household Living																				
Dwelling, single-family detached	P	P	P	P	P		P												4-3(B)(1)	
Dwelling, mobile home			P																4-3(B)(2)	
Dwelling, cluster development	P	P		P	P		P												4-3(B)(3)	
Dwelling, cottage development	P	P	P	P	P		P												4-3(B)(4)	
Dwelling, two-family detached (duplex)		P		P	P		P												4-3(B)(5)	
Dwelling, townhouse				P	P	P	P	P	P	P									4-3(B)(6)	
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA							4-3(B)(7)	
Dwelling, multi-family					P	P	P	P	P	P		CV							4-3(B)(8)	
Group Living																				
Assisted living facility or nursing home				C	P	P	P	P	P	P										
Community residential facility, small	P	P		P	P	P	P	P	P	P									4-3(B)(9)	
Community residential facility, large					P	P	P	P	P	P									4-3(B)(9)	
Dormitory						P	C	P	P	P										
Group home, small					C	P	P	P	P										4-3(B)(10)	
Group home, medium					C	C	C	P	P	P									4-3(B)(10)	
Group home, large						C			C	C									4-3(B)(10)	
CIVIC AND INSTITUTIONAL USES																				
Adult or child day care facility			C	C	C	P	P	P	P	P	P	P	A	A						
BioPark																P (in D)			4-3(C)(7)	
Cemetery															P					
Community center or library	C	P		P	P	P	P	P	P	P	C	C	C	C		P		C	4-3(C)(1)	
Correctional facility															P					
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV			P		C	4-3(C)(2)	
Fire station or police station															P					
High school	C	C		C	C	P	P	P	P	P	P	P	C			P			4-3(C)(3)	
Hospital									P	P	P	P							4-3(C)(4)	
Museum				CV	CV	C	P	P	P	P	P	P	P	P		P	A		4-3(C)(5)	
Overnight shelter									C	C	C	C	C	C					4-3(C)(6)	
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P	4-3(C)(7)	
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV					4-3(C)(8)	
Sports field							CV	C	P	P	P	P	P	C		P		C		

Part 14-16-4: Use Regulations

4-2: Allowable Uses

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
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Zone District >>	Residential						Mixed-use				Non-residential								Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	A	B	NR-PO	
University or college						CV	CV	C	P	P	P	P	CV	CV					
Vocational school						CV	P	P	P	P	P	P	P	P					
COMMERCIAL USES																			
Agriculture and Animal-related																			
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A	4-3(D)(1)
Equestrian facility	P																P	C	4-3(D)(2)
General agriculture	P											C	P	P			P	A	4-3(D)(3)
Kennel	C							C	C		P	P	P	P					4-3(D)(4)
Nursery	P								A		P	P	P	P		A	A		
Veterinary hospital	C						C	P	P	P	P	P	P	P					4-3(D)(5)
Other pet services	C						C	P	P	P	P	P	P	P					
Food, Beverage, and Indoor Entertainment																			
Adult entertainment												P	P	P					4-3(D)(6)
Auditorium or theater						A	A	A	P	P	P	P	P	P					4-3(D)(7)
Bar							C	C	P	P	P	P	P	P					4-3(D)(8)
Catering service									P	P	P	P	P	P					
Health club or gym			A		A	A	P	P	P	P	P	P	P	A					4-3(D)(9)
Mobile food truck court							C	P	P	P	P	P	P	C					4-3(D)(10)
Nightclub									P	P	P	P	P						4-3(D)(8)
Residential community amenity, indoor	P	P	P	P	P	P	P	P	P	P								C	4-3(D)(11)
Restaurant							C	P	P	P	P	P	P	P					4-3(D)(8)
Tap room or tasting room							C	C	P	P	P	P	P	P					4-3(D)(8)
Other indoor entertainment							C	P	P	P	P	P	P	P		P		C	4-3(D)(12)
Lodging																			
Bed and breakfast	A	CA			A	A	P	P											4-3(D)(13)
Campground or recreational vehicle park									C		P	P					A	C	4-3(D)(14)
Hotel or motel							P	P	P	P	P	P	P	P					4-3(D)(15)
Motor Vehicle-related																			
Car wash								P	P	P	P	P	P	P					4-3(D)(16)
Heavy vehicle and equipment sales, rental, fueling, and repair											P	C	P	P					4-3(D)(17)
Light vehicle fueling station								C	P	P	P	P	P	P					4-3(D)(18)
Light vehicle repair								P	P	P	P	P	P	P					4-3(D)(19)
Light vehicle sales and rental								C	P	P	P	P	P	P					4-3(D)(20)
Outdoor vehicle storage											C	C	P	P			A		4-3(D)(21)
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A		4-3(D)(22)
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A				4-3(D)(22)
Offices and Services																			
Bank							P	P	P	P	P	P	P	CV					4-3(D)(23)

Part 14-16-4: Use Regulations

4-2: Allowable Uses

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Zone District >>	Residential						Mixed-use				Non-residential								Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	A	B	NR-PO	
Blood services facility									C	C	C	P	P	P					
Club or event facility							C	P	P	P	P	P	P	CV		P	P	C	4-3(D)(24)
Commercial services								P	P	P	P	P	P	P					
Construction contractor facility and yard										C	P	P	P	P					4-3(D)(25)
Crematorium															P				
Medical or dental clinic							P	P	P	P	P	P	P	P					4-3(D)(26)
Mortuary								C	P	P	P	P	C		A				
Office							P	P	P	P	P	P	P	P					
Personal and business services, small							P	P	P	P	P	P	P	P					4-3(D)(27)
Personal and business services, large									P	P	P	P	P	P					4-3(D)(27)
Research or testing facility							P	P	P	P	P	P	P	P					4-3(D)(28)
Self-storage								C	C	P	P	P	P	P			A		4-3(D)(29)
Outdoor Recreation and Entertainment																			
Amphitheater										C	C	C	C	C	A	P	A	C	
Balloon Fiesta Park events and activities																P			4-3(D)(30)
Drive-in theater									C	C	C	C	C						4-3(D)(31)
Fairgrounds															P				
Residential community amenity, outdoor	P	P	P	P	P	P	P	P	P	P								A	
Stadium or racetrack															P	P			
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A		P		P	4-3(D)(32)
Retail Sales																			
Adult retail										P		P	P	P					4-3(D)(6)
Art gallery	CV	CV	C	P	P	P	P	P	P	P	P		P	A					4-3(D)(33)
Bakery goods or confectionery shop							C	P	P	P	P	P	P	P					
Building and home improvement materials store									C	C	P	P	P	C					4-3(D)(34)
Cannabis retail							P	P	P	P	P	P	A	A					4-3(D)(35)
Farmers' market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA	4-3(D)(36)
General retail, small			A			A	P	P	P	P	P	P	P	P					4-3(D)(37)
General retail, medium									P	P	P	C	C						4-3(D)(37)
General retail, large									C	C	P	P							4-3(D)(37)
Grocery store								P	P	P	P		P	P					4-3(D)(38)
Liquor retail							C	A	C	C	C	C	C	C					4-3(D)(39)
Nicotine retail							CA	A	C	C	C	C	C	C					4-3(D)(40)
Pawn shop								C	P	P	P	P	P	P					4-3(D)(41)

Part 14-16-4: Use Regulations

4-2: Allowable Uses

Table 4-2-1: Allowable Uses

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Zone District >>	Residential						Mixed-use				Non-residential								Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
A																B	C		
Land Uses																			
Transportation																			
Airport															P			4-3(D)(42)	
Freight terminal or dispatch center												C	P	P				4-3(D)(43)	
Helipad									CA	CA	A	P	P	P	A			4-3(D)(44)	
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A		4-3(D)(45)	
Railroad yard												C	P	P				4-3(D)(46)	
Transit facility						C	C	C	P	P	P	P	P	P				4-3(D)(47)	
INDUSTRIAL USES																			
Manufacturing, Fabrication, and Assembly																			
Artisan manufacturing							C	P	P	P	P	P	P	P				4-3(E)(1)	
Cannabis cultivation							C	P	P	P	P	P	P	P				4-3(E)(2)	
Cannabis-derived products manufacturing							C	P	P	P	P	P	P	P				4-3(E)(3)	
Light manufacturing										A	P	P	P	P				4-3(E)(4)	
Heavy manufacturing														P				4-3(E)(5)	
Natural resource extraction															P			4-3(E)(6)	
Special manufacturing														C				4-3(E)(7)	
Telecommunications, Towers, and Utilities																			
Drainage facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	C	
Electric utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A		
Major utility, other	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	
Wind energy generation							A	A	A	A	A	A	A	C	A	A	A		
Wireless Telecommunications Facility (WTF)																			4-3(E)(12)
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Collocation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Freestanding							P	P	P	P	P	P	P	P	A				
Non-commercial or broadcasting antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Public utility collocation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Roof-mounted			A		A	A	A	A	A	A	A	A	A	A	A				
Small cell	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Waste and Recycling																			
Recycling drop-off bin facility						A	A	A	A	A	P	P	P	P				4-3(E)(13)	
Salvage yard												C	C	P				4-3(E)(14)	
Solid waste convenience center															P			4-3(E)(15)	
Waste and/or recycling transfer station															P			4-3(E)(16)	
Wholesaling and Storage																			

Part 14-16-4: Use Regulations

4-2: Allowable Uses

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
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Above-ground storage of fuels or feed													C	P					
Outdoor storage								CA	C	C	C	A	P	P					4-3(E)(17)
Warehousing									C	C	P	P	P	P					4-3(E)(18)
Wholesaling and distribution center									C	C	P	P	P	P					4-3(E)(19)
ACCESSORY AND TEMPORARY USES																			
ACCESSORY USES																			4-3(F)(1)
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	A	CA	CA			A		4-3(F)(2)
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A			CA		4-3(F)(3)
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A	A		T	T		
Clean Room												CA	A	A					4-3(F)(4)
Drive-through or drive-up facility								A	A	CA	A	A	A						4-3(F)(5)
Dwelling unit, accessory	A	A		A	A		A	A	A		A	A	A	A	A		A		4-3(F)(6)
Family care facility	A	A	A	A	A	A	A	A	A	A									4-3(F)(7)
Family home day care	CA	CA	CA	CA	A	A	A												4-3(F)(8)
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A				A		
Hobby breeder	A	A	A	A															4-3(F)(9)
Home occupation	A	A	A	A	A	A	A	A	A	A									4-3(F)(10)
Independent living facility				A	A	A	A	A	A	A									4-3(F)(11)
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			4-3(F)(12)
Mobile vending cart							A	A	A	A	A	A	A	A		A		A	4-3(F)(13)
Outdoor animal run	A							CA	CA		CA		A	A					4-3(F)(14)
Outdoor dining area							CA	A	A	A	A	A	A	A	A				4-3(F)(15)
Second kitchen in a dwelling	A	A	A	A	A	A	A												4-3(F)(16)
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A	A			A	4-3(F)(17)
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A	A									4-3(F)(18)
TEMPORARY USES																			
Temporary Uses That Require A Permit																			
Circus									T		T	T	T						4-3(G)(1)
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(2)
Dwelling, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(3)
Fair, festival, or theatrical performance	T	T	T	T	T	T	T	T	T	T	T				T	T	T		4-3(G)(4)
Film production	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T			4-3(G)(5)
Open air market							T	T	T	T	T						T		4-3(G)(6)
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T	T		T		4-3(G)(7)

Part 14-16-4: Use Regulations

4-2: Allowable Uses

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Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T				4-3(G)(8)
Safe outdoor space							CT	CT	CT	CT	T	T	T	T					4-3(G)(9)
Seasonal outdoor sales							T	T	T	T	T	T	T	T					4-3(G)(10)
Temporary use not listed			T			T	T	T	T	T	T	T	T	T	T		T		4-3(G)(11)
Temporary Uses That Do Not Require A Permit																			
Garage or yard sale	T	T	T	T	T	T	T												4-3(G)(12)
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(13)