

**Chapter 55 – Activity Center Design Regulations**  
**Table of Changes**

| <b>SECTION</b>                     | <b>CHANGE</b>   |
|------------------------------------|---|
| Whereas clause                     | Changed PZAB hearing date to January 6, 2022  |
| Sec. 55-4                          | Added standards for personal storage establishments   |
| AC 1, AC 2, AC 4, AC 5             | Removed “Automotive parts” as this activity would be covered by “Retail.”   |
| AC 1, AC 2, AC 3, AC 4, AC 5, AC 8 | Removed “Banks and other financial institutions” as this activity would be covered by “General office.”   |
| AC 1, AC 2, AC 4, AC 5, AC 8       | Removed “Business services”/“Business offices” as this activity would be covered by “General office.”   |
| AC 1, AC 2                         | Removed “Convenience stores” as this activity would be covered by “General office.”   |
| AC 1, AC 2, AC 3, AC 4, AC 5, AC 8 | Added “General office.” to permitted principal uses and structures in Activity Centers 1-5 and 8.   |
| AC 1, AC 2, AC 4, AC 5             | Removed “uses” from “Government uses” as it was redundant.  |
| AC 1                               | Added “and similar transient lodging facilities” to “Hotels.”   |
| AC 1, AC 4, AC 8                   | Removed conditions on “Houses of worship.”  |
| AC 1, AC 4, AC 5                   | Removed “Laundromats and dry cleaning facilities” as this activity would be covered by “Personal services.”   |
| AC 1, AC 2, AC 4, AC 5, AC 8       | Removed “Libraries” as this activity would be covered by “Government.”  |
| AC 1                               | Removed “located in the second row” on Light industrial from the first reading.   |
| AC 1, AC 3, AC 4, AC 5, AC 8       | Added “Personal storage establishments.” (Was Mini storage facilities in first reading.)  |
| AC 1, AC 2, AC 4, AC 5             | Removed “Post Office” from permitted use list in Activity Centers 1, 2, 4 & 5 as this activity would be covered by “Government.”  |
| AC 1, AC 2, AC 3, AC 4, AC 5, AC 8 | Added “Postsecondary educational and technical institutions” to permitted principal uses and structures in Activity Centers 1-5 and 8.  |
| AC 1, AC 2, AC 4, AC 5             | Removed “Professional services” as this activity would be covered by “General office.”  |
| AC 1, AC 2, AC 4, AC 5, AC 8       | Removed “Vocational, business schools, colleges and universities”/ “Vocational, technical, trade or industrial schools”/ “Vocational, technical schools, college/university” as this activity would be covered by “Postsecondary educational and technical institutions.” |
| AC 1, AC 2, AC 3, AC 4             | Replaced “Heavy machinery and equipment sales and service”/“Heavy equipment sales”/“Heavy machinery and equipment sales” with “Heavy equipment sales, rental and/or service.”   |

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| AC 2, AC 4, AC 5, AC 8 | Removed “Dance, art, music and photographic studios” as this activity would be covered by “General office.”                                 |
| AC 2, AC 4, AC 5       | Removed “Express offices, telephone exchanges” as this activity would be covered by “General office.”                                       |
| AC 2                   | Added “Hospitals.”  |
| AC 2                   | Removed “Nonprofit parks and playgrounds” as this would be covered by “Parks.”  |
| AC 2                   | Added “Parks.”  |
| AC 2, AC 4, AC 5       | Removed “Printing, lithographing, publishing” as this activity would be covered by “General office.”  |
| AC 2, AC 4, AC 5       | Removed “Recreational or community structures” as this activity would be covered by “Government.”   |
| AC 2, AC 4             | Replaced “Truck stop” with “Truck stops.”   |
| AC 3                   | Removed “Commercial complex one hundred thousand (100,000) square feet + (not big box).”  |
| AC 3                   | Added “Commercial recreation establishments.”   |
| AC 3, AC 8             | Add “Government” to permitted use in Activity Centers 3 & 8.  |
| AC 3                   | Added “Retail provided there is an anchor facility that is more than 100,000 square feet within the quadrant the retail is being proposed.” |
| AC 3, AC 4             | Added “Travel centers.”   |
| AC 3                   | Added “Truck stops.”  |
| AC 3, AC 4             | Removed “Mini storage and warehouse facilities.”  |
| AC 3                   | Removed “Truck stop.”   |
| AC 4                   | Removed “Business school, college/university.”  |
| AC 4                   | Added “Light industrial establishments.”  |
| AC 4                   | Removed “Light manufacturing” as this activity would be covered by “Light industrial establishments.”                                       |
| AC 4                   | Removed “and playgrounds” from Parks.   |
| AC 4, AC 5             | Removed “Service establishments” as this activity would be covered by “General office.”   |
| AC 4                   | Added “Heavy industrial establishments.”  |
| AC 5                   | Removed “, playgrounds and buildings” from Parks.   |
| AC 8                   | Removed “Public and non-profit parks, playgrounds and buildings.”   |

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| AC 8        | Removed “Recreational or community structures maintained by any non-profit private association or persons resident in the district.”  |
| AC 8        | Added “Retail.”   |
| Definitions | Updated definition of “BUSINESS SERVICES.”  |
|             | Removed “industrial” from definition of “DISTILLERY.”   |
|             | Removed definition of “DISTRIBUTION CENTER.”  |
|             | Removed definition of “EDUCATIONAL FACILITY” as this would be covered under “POSTSECONDARY EDUCATIONAL AND TECHNICAL INSTITUTIONS.”   |
|             | Added definition of “GOVERNMENT.”   |
|             | Added definition of “HEAVY EQUIPMENT SALES, RENTAL AND/OR SERVICE.”   |
|             | Updated definition of “INDUSTRIAL.”   |
|             | Removed last sentence “This includes activities involving the warehousing, wholesaling, and distribution of finished products produced at onsite.” from INDUSTRIAL, LIGHT definition. |
|             | Updated definition of “MANUFACTURING.”  |
|             | Removed last sentence “It must include space for onsite consumption.” from MICROBREWERY definition.   |
|             | Updated definition of “MINI STORAGE.”   |
|             | Removed definition of “OFFICE, BUSINESS” as this would be covered under “GENERAL OFFICE.”   |
|             | Added definition of “OFFICE, GENERAL.”  |
|             | Removed definition of “OFFICE, PROFESSIONAL” as this would be covered under “GENERAL OFFICE.”   |
|             | Added definition of “PARK.”   |
|             | Updated definition of “PERSONAL SERVICES.”  |
|             | Added definition of “PERSONAL STORAGE ESTABLISHMENTS.”  |
|             | Updated definition of “PLANT NURSERY.”  |
|             | Added definition of “POSTSECONDARY EDUCATIONAL AND TECHNICAL INSTITUTIONS.”   |
|             | Updated definition of “PROFESSIONAL SERVICES.”  |
|             | Updated term to “RETAIL.”   |
|             | Removed definition of “SCHOOL, TRADE.”  |

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|           | Removed definition for “SECOND ROW.”   |
|           | Added definition of “TRANSIENT LODGING FACILITIES.”  |
|           | Added definition of “TRAVEL CENTER.”   |
|           | Updated definition of “TRUCK STOP.”  |
|           | Removed definition of “VOCATIONAL SCHOOL” as this would be covered under “POSTSECONDARY EDUCATIONAL AND TECHNICAL INSTITUTIONS.” |
| Section 6 | Update first and second reading dates.   |

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| Discussion Items | Removal of condition “located in the second row” from Activity Center 1 permitted use of “Light industrial establishments.”   |
|                  | There was consensus for staff to review options for Northwest quadrant of Activity Center 3 to be reserved as an environmentally sensitive area, and add the definition of eco-tourism.<br>Staff to explain why this is not needed. |
|                  | Added “Truck stops” to permitted use in Activity Center 3, added “Travel Centers” to permitted use in Activity Centers 3 and 4, and kept “Truck stops” as permitted use in Activity Center 4.                                       |
|                  | Added “Light industrial establishments” as permitted use and “Heavy industrial establishments” as prohibited use in Activity Center 4.  |
|                  | Omitted definitions of Last Mile, Second Row and Distribution Center.   |
|                  | Removed alcohol beverage consumption requirement.   |
|                  | Daycare discussion.   |
|                  | Discussion on adding retail to Activity Center 3 – Gateway.   |