

Comparative Land Use

	Existing PD					Amended PD		
	Planning Area					Planning Area		
	B	C	D	E	G	Homestead	River	Harvest
	11.10 Ac	7.24 Ac	2.64 Ac	11.51 Ac	2.31 Ac	13.49 Ac 285,802 SF	13.29 Ac 578,923 Sf	6.26 Ac 587,514 SF
Setbacks								
W. Mineral Ave.	70'	N/A	70'	N/A	N/A	N/A	90'	90'
S. Santa Fe Dr.	30'	30'	N/A	N/A	N/A	30'	N/A	30'
S. Platte River Parkway	25'	25'	25'	25'	25'	5'	5'	5'
Nichols Dr.	85'	80'	N/A	N/A	N/A	5'	N/A	5'
West Property Line	N/A	N/A	20'	20'	20'	N/A	25'	N/A
South Property Line	N/A	N/A	N/A	N/A	N/A	25'	25'	N/A
Building Standards								
FAR	.30:1	.30:1	.30:1	.35:1	.5:1	.40:1	.40:1	.40:1
Maximum Floor Area (SF)	145,055	94,612	34,500	175,481	50,312	114,320	231,569	235,006
Residential Density (DU/Ac)	98	N/A	98	N/A	N/A	50	35	N/A
Maximum Number of Units	1088	N/A	259	N/A	N/A	328	465	N/A
Open Space						25%	25%	25%
Building Height								
Maximum	70'	50'	50'	70'	70'	N/A	N/A	N/A
Primary Employment Uses	N/A	N/A	N/A	N/A	N/A	65'	65'	90'
Commercial/Retail/Other Single Commercial Uses								
Single Story	N/A	N/A	N/A	N/A	N/A	30'	30'	30'
Two Story	N/A	N/A	N/A	N/A	N/A	40'	40'	40'
Residential	N/A	N/A	N/A	N/A	N/A	65'	65'	N/A
Hotel	N/A	N/A	N/A	N/A	N/A	65'	65'	90'
Mixed Use	N/A	N/A	N/A	N/A	N/A	65'	65'	90'

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1.0 Raising of Crops								
Plant and tree nurseries	X	X	X	X	X	X	X	X
Raising of crops (for sale, resale, or consumption by occupants of premises)						X	X	X
Raising of crops (limited to the use and consumption by occupants of the premises)						X	X	X
2.0 Services and Enterprises Related to Animals								
Treatment and boarding of small animals within enclosed structure						X	X	X
Treatment of small animals and boarding only for treatment purposes						X	X	X
Outpatient treatment of small animals	X		X			X	X	X
Raising of livestock (other than horses) or fish (not including furbearing animals raised for pelts, hog ranches, commercial feedlots, agricultural processing industry or farms for the disposal of garbage or other waste)						X	X	X
Raising of horses								
Commercial stables, riding academies, horse training and breeding								
Beekeeping						X	X	X
3.0 Residential								
Single family detached	X		X			X	X	
Two- and three-family residence	X		X			X	X	
Multi-family residence (4 or more units)	X		X			X	X	
Townhouse	X		X			X	X	
Apartments	X		X			X	X	
Independent living facility	X		X			X	X	
Group homes for persons with disabilities	X		X					
Group homes for the elderly	X		X					
Nursing home/congregate housing						X		
Assisted living facility						X		
Skilled nursing facility						X		
Tourist homes and other temporary residences renting by the day of week								
Hotels and motels	X		X			X	X	X
Dwelling units located in the same structure as a non-residential use and which meet the requirements of section 10-4-12 or regulations						X	X	X

Sales of automotive parts, not including wrecking yard operations						X		X
Automotive services, not including junk or wrecking yard operations						X		X
Services related to the installation of accessories including car stereos, window tinting, etc., and not including services related to mechanical, electrical or body repair						X		X
Services related to cleaning (e.g., car washes), mechanical (e.g., engine, steering, drive train, tires, brakes) and body repair						X		X
11.0 Recreation, Amusements, Entertainment								
Activity conducted within full enclosed structure						X	X	X
Bowling alleys, ice skating, and roller skating						X	X	X
Movie theater, theaters	X	X	X	X	X	X	X	X
Teen club						X	X	X
Indoor amusements, not included in 11.11						X	X	X
Health/recreational clubs	X	X	X	X	X	X	X	X
Activity conducted primarily outside enclosed structure	X		X	X		X	X	X
Library, reading room (private)	X		X			X	X	X
Off track betting								
12.0 Liquor Licensed Premises								
Bars and taverns	X	X	X	X	X	X	X	X
Nightclubs	X	X	X	X	X	X	X	X
13.0 Manufacturing, Including Processing, Creating, Repairing, Renovating, Painting, Cleaning, and Assembly of Goods, Merchandise and Equipment								
Commercial cleaning/laundry operations	X	X	X	X	X			
Assembly of prefabricated parts		X		X	X			
Brewery, distillery, and winery						X	X	X
Brewery, distillery and winery with tasting/retail sales room which meets the requirements of section 10-4-16 of this title						X	X	X
14.0 Institutions								
College/university, private	X	X	X	X	X	X	X	X
Childcare center		X		X	X	X	X	X
Elementary/secondary, private	X	X	X	X	X	X	X	X
Trade and vocational, private	X	X	X	X	X	X	X	X
Home childcare						X	X	X
Studios for teaching fine arts and martial arts		X		X	X	X	X	X

Churches	X	X	X	X	X	X	X	X
Church facilities	X	X	X	X	X	X	X	X
Government facilities - City owned/operated	X	X	X	X	X	X	X	X
Government facilities - Other than city owned/operated	X	X	X	X	X	X	X	X
15.0 Institutional Residence, Care or Confinement Facilities								
Medical and dental outpatient facilities and hospitals		X		X	X	X	X	X
16.0 Social/Fraternal Clubs and Lodges, Unions Halls, and Similar Uses								
	X	X	X	X	X	X	X	X
17.0 Miscellaneous uses								
Noncommercial concrete batch plant								
Temporary building, office or yard for construction						X	X	X
Temporary building used as sales office						X	X	X
Temporary Structure						X	X	X
Home occupations per section 10-4-5 of regulations						X	X	X
Commercial mobile radio service (CMRS) facilities						X	X	X
Alternative tower structure within 2,000 foot separation requirement per subsection 10-4-11(B)4 of regulations						X	X	X
Ancillary utility structure						X	X	X
Antenna support structure						X	X	X
Building or roof mounted CMRS facilities						X	X	X
CMRS collocation site						X	X	X
Air supported membrane structures						X	X	X
Memorial services						X	X	X
Ambulance services						X	X	X
Other								
Transit passenger terminal, including public and private carriers	X		X		X			X

Uses Permitted Under Existing Zoning