			Existing PI	Amended PD Planning Area				
Comparative Land Use			Planning Are					
	В	С	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'

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

5.0 Office, Clerical, and Services not Related to Goods or Merchandise		I	1	1			I	ſ
Medical, dental, and other health related offices	Х	Х	Х	Х	Х	Х	Х	Х
Individual offices	Х	Х	Х	Х	Х	Х	Х	Х
Buildings of not more than 10,000 square feet	Х	Х	Х	Х	Х	Х	Х	Х
Buildings in excess of 10,000 square feet	Х	Х	Х	Х	Х	Х	Х	Х
Pharmacies	Х	Х	Х	Х	Х	Х	Х	Х
Administrative and executive; business and professional; and general offices	Х	Х	Х	Х	Х	Х	Х	Х
Financial services, such as banks, savings and loans and brokerages	Х	Х	Х	Х	Х	Х	Х	Х
Studios for professional work	Х	Х	Х	Х	Х	Х	Х	Х
Ambulance services	Х	Х	Х	Х	Х	X	Х	Х
6.0 Restaurants/Food Services								
Service within enclosed area under roof without drive-through facility	Х	Х	Х	Х	Х	Х	Х	Х
Service within enclosed area under roof with drive-through facility						Х	Х	Х
Takeout and delivery						Х	Х	Х
Automotive curbside service						Х	Х	Х
Cafeteria, providing service to on site employees						Х	Х	Х
7.0 Sales, Rental and Service of Goods, Merchandise, and Equipment Not Including Motor Vehicles and Business Type Services								
Direct sales, service and rentals to general public	Х	Х	Х	Х	Х	Х	Х	Х
General merchandise	Х	Х	Х	Х	Х	Х	Х	Х
Wholesale sales and distribution to retailers/businesses						Х	Х	Х
Cleaning/laundry operations, within enclosed structure, serving the general public	х	х	х	х	х	Х	х	х
Open air/flea markets								Х
8.0 Parking Structures/Storage								
Automobile parking garage/lots	Х	Х	Х	Х	Х	Х	Х	Х
9.0 Research and Development								
Laboratory: medical, dental, and optical	Х		Х			Х	Х	Х
General research and development		Х		Х	Х	Х	Х	Х
10.0 Motor Vehicle Related Sales and Service Operations								
Sales of automobiles by licensed dealers								
Sales of new automobiles								
Sales, leasing, rental or pawning of used motor vehicles								
Sales of gasoline	Х	Х	Х	Х	Х	Х	Х	Х

Sales of automotive parts, not including wrecking yard operations	I	1	I			х		Х
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						х		х
repair								
Services related to cleaning (e.g., car washes), mechanical (e.g., engine, steering,						х		х
drive train, tires, brakes) and body repair						~		~
11.0 Recreation, Amusements, Entertainment								
Activity conducted within full enclosed structure						Х	Х	Х
Bowling alleys, ice skating, and roller skating						Х	Х	Х
Movie theater, theaters	Х	Х	Х	Х	Х	Х	Х	Х
Teen club						Х	Х	Х
Indoor amusements, not included in 11.11						Х	Х	Х
Health/recreational clubs	Х	Х	Х	Х	Х	Х	Х	Х
Activity conducted primarily outside enclosed structure	Х		Х	Х		Х	Х	Х
Library, reading room (private)	Х		Х			Х	Х	Х
Off track betting								
12.0 Liquor Licensed Premises								
Bars and taverns	Х	Х	Х	Х	Х	Х	Х	Х
Nightclubs	Х	Х	Х	Х	Х	Х	Х	Х
13.0 Manufacturing, Including Processing, Creating, Repairing, Renovating,								
Painting, Cleaning, and Assembly of Goods, Merchandise and Equipment								
Commercial cleaning/laundry operations	Х	Х	Х	Х	Х			
Assembly of prefabricated parts		Х		Х	Х			
Brewery, distillery, and winery						Х	Х	Х
Brewery, distillery and winery with tasting/retail sales room which meets the						х	х	х
requirements of section 10-4-16 of this title								
14.0 Institutions								
College/university, private	Х	Х	Х	Х	Х	Х	Х	Х
Childcare center		Х		Х	Х	Х	Х	Х
Elementary/secondary, private	Х	Х	Х	Х	Х	Х	Х	Х
Trade and vocational, private	Х	Х	Х	Х	Х	Х	Х	Х
Home childcare						Х	Х	Х
Studios for teaching fine arts and martial arts		Х		Х	Х	Х	Х	Х

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

Uses Permited Under Existing Zoning