

ALLOWED COMMERCIAL USES in CE and ES Zones under the current code.

COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.

Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)	
	Urban Employment Centers	
	CE: Community Employment	ES: Employment Service
	CE	ES*
Adult Business		
Amusement and Recreation	P1,2,4,5	P1,2,5
Billboards		
Building Materials and Garden Supplies	P1,2	P
Bulk Fuel Dealers		
Business Services	P	P
Buy-Back Recycling Center		
Commercial Centers		P1,2;C3
Eating and Drinking Establishments	P3-4;C1-2	P3-4;C1-2
Food Stores		P
Lodging		P2
Mobile, Manufactured and Modular Home Sales		
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1,3	P1-3
Personal Services		P1
Pet Sales and Services	P1	P
Rental and Repair Services	P1;C2	P1
Sales of General Merchandise		P1,2;C3,4
Storage and Moving	C	
Wholesale Trade	P	P1

The proposed comp plan and community plan amendments would rezone the northerly 32 acres of the Frederickson Town Center to ES zoning greatly increasing the types of retail uses that would be allowed.

The southerly 25 plus acres of the site are already the ES zone.

- NOTES**
- P Permitted.
 - C Requires Conditional Use Permit
 - A Requires Administrative Use Permit
 - Number Refers to level of Use Type Allowed, se PCC 18A.33.200 to 18A.33.280. When no number is present , all levels of the Use Type are allowed.
 - PPF If provided by a governmental entity to serve a specific public need as identified in th eadopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
 - PL Priority Location Criteria, see PCC 18J.15.270
 - (1) Pursuant to PCC 18A.33.285
 - * Maximum gross floor area is 60,000 square feet.



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Restrictive Zoning

Desired Zoning