



**REGULAR PLANNING COMMISSION MEETING AGENDA**  
**Wednesday, December 10, 2025 - 5:00 PM**  
**City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.**

The Montrose Planning Commission is pleased to have residents of the community take time to attend Planning Commission Meetings. We encourage your attendance and participation. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared and will generally be limited to three minutes to allow everyone the opportunity to be heard. *The 11 pm rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).*

Additional written comments are welcome. If you would like to comment on an agenda item, please [email the city](#). Written comments must be received by noon one week prior to the meeting in order to be included in the Planning Commission packet. After that deadline, comments received by noon the day prior to the meeting will be distributed to the Planning Commission on the meeting day.

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. In order to allow time to book this resource, please [email the city](#) at least three days before the meeting.

- 1) Planning Commission meeting called to order
- 2) Roll call by the Planning Commission Chair
- 3) Approval of Minutes of the October 22, 2025 Planning Commission Meeting
- 4) Additions or Deletions
- 5) **PIONEER HEAT AND AIR CONDITIONAL USE PERMIT HEARING** This is a proposal for a conditional use permit to allow light industrial and manufacturing uses at 1421 Anderson Road, which is zoned "B-3" General Commercial District. The applicant is Gerardo Cervantes.
- 6) Other Business



7) Next Meeting will be January 14, 2026

8) Motion to Adjourn



## **City of Montrose Planning Commission**

**October 22, 2025**

The Montrose City Planning Commission held a meeting on October 22, 2025 at 5:00 p.m. in City Hall Council Chambers. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

Planning Commissioners Present: Chad Huffman (Vice-Chair), Phoebe Benziger, Ronald Cairns, Delphine Jadot, and Richard Rogers. Absent: Steve Ball, David Fishing (Chair).

Staff Members Present: Jace Hochwalt (Community Development Director), William Reis (Senior Planner), Greg Stunder (Staff Attorney), Scott Murphy (City Engineer), Sharon Dunning (Building Services Technician).

There were 7 members of the public in attendance.

### **Call to Order**

Vice-Chairperson Chad Huffman called the meeting to order at 5:01 p.m.

### **Approval of Minutes**

Phoebe Benziger moved to approve the minutes of the August 27, 2025 meeting as submitted. Ron Cairns seconded, and the motion carried unanimously.

### **Additions or Deletions**

None.

### **Haynes Addition Zoning Hearing**

This is a proposal for the initial zoning of "R-6" Medium Density/Manufactured Housing District for the proposed Haynes Addition, approximately 0.59 acres. This is located at 12736 6450 Road. The applicant is Brian Haynes.

### **Staff Presentation**

William Reis introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

### **Questions for Staff**

None.

**Applicant Presentation**

Ethel Brown, representative for the applicant, approached the podium to answer questions.

**Questions for Applicant**

Planning Commissioners and applicant discussed plans for the property.

**Public Comment**

None.

**Discussion**

Planning Commissioners commented on the correct zoning.

**Motion and Vote**

Ron Cairns moved to recommend approval of the initial zoning request of "R-6" Medium Density/Manufactured Housing District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Richard Rogers seconded, and the motion passed unanimously.

**12658 6450 ROAD REZONE**

This is a request to rezone approximately 1.1 acres from "MHR" Manufactured Housing Residential District to "R-6" Medium Density/Manufactured Housing District. The site is located at 12658 6450 Road. The applicant is Faith Stoy.

**Staff Presentation**

William Reis introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

**Applicant Presentation**

Faith Stoy, applicant, approached the podium to answer questions.

**Questions for Applicant**

Planning Commissioners and applicant discussed what she would like to do with the property.

**Public Comment**

One member of the public came forward in support of the rezone request.

**Discussion**

None.

**Motion and Vote**

Phoebe Benziger moved to recommend approval of the rezone request of 12658 6450 Rd to "R-6" Medium Density/Manufactured Housing District. The request meets the Code criteria based on the

evidence and testimony presented at this hearing and in the staff report. Ron Cairns seconded and the motion carried unanimously.

### **1720 Niagara Road Rezone**

This is a request to rezone 1.63 acres from "R-4" High Density District to "B-2" Highway Commercial District. The site is located on Lot 1 of the Parsons Subdivision. The applicant is James Moore.

#### **Staff Presentation**

William Reis introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

#### **Applicant Presentation**

David Kienholz, representative for the applicant, approached the podium to discuss the property and answer questions.

#### **Public Comment**

None.

#### **Discussion**

Planning Commissioners and staff discussed location of property, zoning, and who was notified.

#### **Motion and Vote**

Richard Rogers moved to recommend approval of the rezone request for Lot 1 of the Parsons Subdivision to "B-2" Highway Commercial District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Delphine Jadot seconded and the motion passed unanimously.

### **WOODS CROSSING SUBDIVISION AMENDED PRELIMINARY PLAT 2**

This application is an Amended Preliminary Plat to subdivide a 14.73 acre site into 79 residential lots. This subdivision is located on Outlot 3 of the Woods Crossing Subdivision Filing No. 2. The property is currently zoned "R-3A" Medium High Density District. The applicant is Miami Road Properties, LLC.

#### **Staff Presentation**

Jace Hochwalt introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

#### **Questions for Staff**

Planning Commissioners and staff discussed trail connections and the new subdivision layout.

#### **Applicant Presentation**

Matt Miles, applicant, approached the podium to answer questions.

**Questions for Applicant**

Planning Commissioners and applicant discussed the amendments to the subdivision plat.

**Public Comment**

Two members of the public approached the podium with questions about the plat.

**Discussion**

Planning Commissioners and staff discussed questions from the public and locations of detention ponds.

**Motion and Vote**

Richard Rogers moved to recommend to City Council approval of the Preliminary Plat application with the following condition(s). The approval of this Preliminary Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Ron Cairns seconded and the motion carried unanimously.

**Next Meeting**

The next Planning Commission meeting is scheduled for November 12, 2025.

**Public Comment**

None.

**Adjournment**

Delphine Jadot moved to adjourn the meeting. Richard Rogers seconded, and the meeting ended at 5:45 p.m.

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Chairperson

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Attest



CITY OF MONTROSE  
Planning Services

# MEMO

TO: Planning Commission  
FROM: William Reis, Senior Planner  
DATE: December 10, 2025  
RE: Pioneer Heat and Air Conditional Use Permit  
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Submittal Documents
- Exhibit C: Chapter 11-1. Zoning Regulations

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***Public notice requirements have been fulfilled in accordance with Section 11-4-3(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 300 feet, and an ad appeared in the Montrose Daily Press.***

**Planning Commission Consideration:**

The Planning Commission will approve or deny the Conditional Use Permit for the proposed use of 1421 Anderson Road for Pioneer Heating and Air. The Planning Commission will consider all of the information in this memo in making a decision.

**Application Background:**

The applicant is proposing using 1421 Anderson Road as a new location for an existing business, Pioneer Heating and Air. The business intends to use the property for storage and light manufacturing. The property is zoned “B-3” General Commercial District.

**Applicant:**

Gerardo Cervantes

**Staff Analysis:**

1. Zoning Code 11-7-6 (H) outlines conditional uses within the “B-3” General Commercial District.
  - Section 11-7-6 of the Municipal Code is provided in Exhibit B.
  - Conditional Uses include: Manufacturing uses.
  - This proposal is not a use-by-right, and therefore, is subject to review as a conditional use.

2. The conditional use criteria, outlined in 11-7-6 of the Montrose Municipal Code, are as follows:

- *Conditional uses.* Uses listed as conditional uses on the schedule of uses in Subsections 11-7-6 (G) and 11-7-6 (H) shall be allowed only if the Planning Commission determines, following review pursuant to Chapter 11-4 of this Title, that the following criteria are substantially met with respect to the type of use and its dimensions:
  - i. The use will not be contrary to the public health, safety, or welfare.
  - ii. The use is not materially adverse to the City's Comprehensive Plan.
  - iii. Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
  - iv. The use is compatible with existing uses in the area and other allowed uses in the district.
  - v. The use will not have an adverse effect upon other property values.
  - vi. Adequate off-street parking will be provided for the use.
  - vii. The location of curb cuts and access to the premises will not create traffic hazards.
  - viii. The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.
  - ix. Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.
- The Burden shall be upon the applicant to prove that these requirements are met.

3. Sec. 11-11-4. - Industrial performance.

- Manufacturing operations or industrial uses, when permitted in a zone district, are subject to the following limitations:
  - i. No structure associated with a manufacturing operation or industrial use shall be constructed within 100 feet of an existing residential zone.
  - ii. Manufacturing and storage associated with manufacturing in the B-2 and B-3 zone districts shall be indoors.
  - iii. No manufacturing operation or industrial use may create a nuisance to other property by emitting any obnoxious or dangerous degree of heat, glare, radiation, fumes, dust, odor, noise, light, smoke, vibration or other adverse effects which cannot be effectively confined on the premises.
  - iv. All applicable environmental standards of the state of Colorado or the United States government shall be complied with at all times.
  - v. No materials or wastes shall be deposited upon a subject lot in such form or manner that they may be transferred off the lot by natural causes or forces.

4. Staff finds that the proposed use meets the Conditional Use Criteria above. The proposal is in compliance with the Comprehensive Plan and is compatible with existing uses in the area. The site is located in the “B-3” General Commercial District.

**Staff Recommendation:**

The staff finds that the criteria have been met, and recommend approval of the request.

**Planning Commission Motion Alternatives:**

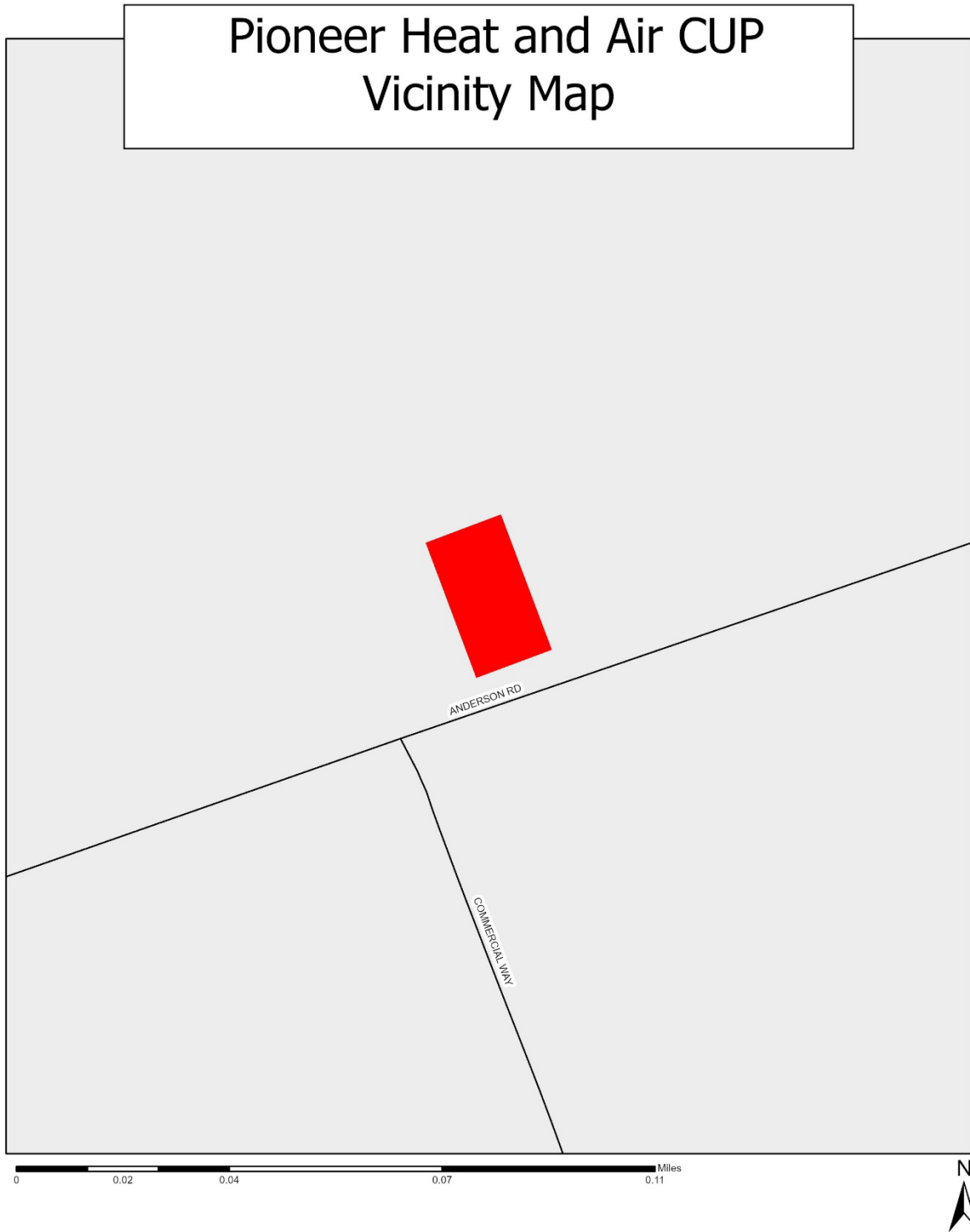
**Approval Motion Recommendation:**

“I hereby make a motion to approve the request to allow the conditional use of light industrial and manufacturing within the “B-3” General Commercial District, located at 1421 Anderson Road. The request meets the Code criteria based on the evidence and testimony presented at this hearing and as outlined in the staff report”

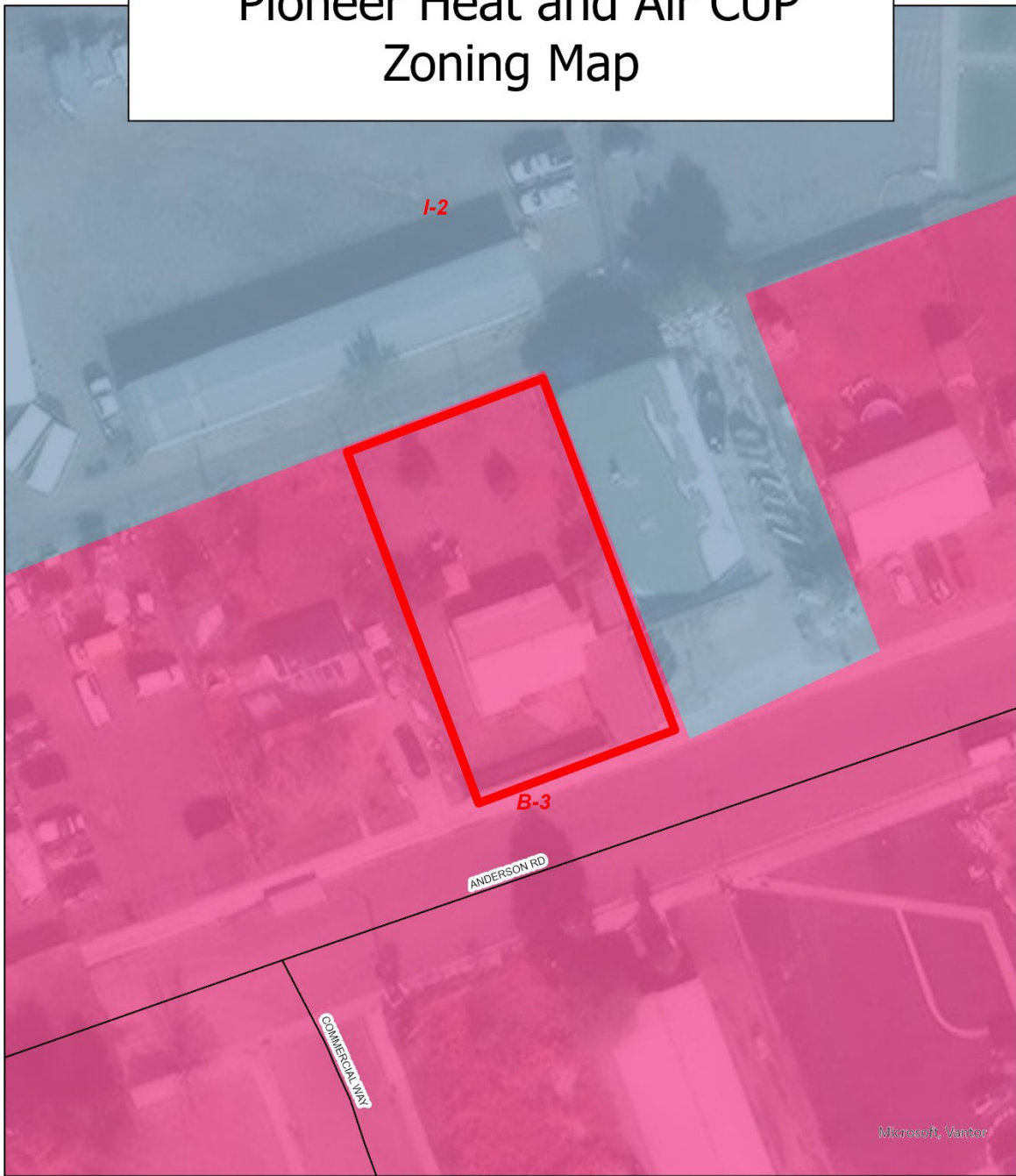
**Denial Motion Recommendation:**

“I hereby make a motion to deny the request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”

EXHIBIT A: Maps



# Pioneer Heat and Air CUP Zoning Map



0 0.01 0.01 0.02 0.03 Miles



10-20-25

The property 1421 Anderson Rd  
Montrose Co 81401 is in a B-3 Zone  
been a house - we need to do a shop  
for storage and to make duct - HVAC  
Duct only - all other Materials come  
manufactured a ready to install.  
we plan to do a shop 60 X 45 Feet -  
20' Tall.

Thank you!

United States of America  
Parcel Number 399304204901

1' Witness  
Corner

N 69°27'51" E (Basis of Bearings) 1045.57'  
70.00' Power Pole

Easement

Unrecorded City Sewer Line  
Lot 13 Southwood Addition

Lot 14, Southwood Addition

D&E Investments  
Parcel Number 399304200062

Lot 12, Southwood Addition

Jasie Hughes  
Parcel Number 399304208011

Parcel Number 399304208012  
8750 sf Lot

Proposed Metal Building

60

45

1 Story Wood Frame Existing House

956 sf or 11% of lot for landscape area 70.00'

Anderson Road  
60' Right-of-Way

S 20°32'00" E 123.00'

N 20°32'00" N 171.00'

S 4'

N

## EXHIBIT C: Zoning Code Excerpt

### Sec. 11-7-6. District uses.

- (A) *Permitted uses.* Those uses designated as permitted uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) are allowed as a matter of right subject to approval of a site development plan per Section 11-8-1 of this Title.
- (B) *Conditional uses.* Uses listed as conditional uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) shall be allowed only if the Planning Commission determines, following review pursuant to Chapter 11-4 of this Title, that the following criteria are substantially met with respect to the type of use and its dimensions:
- (1) The use will not be contrary to the public health, safety, or welfare.
  - (2) The use is not materially adverse to the City's Comprehensive Plan.
  - (3) Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
  - (4) The use is compatible with existing uses in the area and other allowed uses in the district.
  - (5) The use will not have an adverse effect upon other property values.
  - (6) Adequate off-street parking will be provided for the use.
  - (7) The location of curb cuts and access to the premises will not create traffic hazards.
  - (8) The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.
  - (9) Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.
- (C) *Principal uses.* The primary use of a lot is referred to as a principal use which may be a land use or a structure. Only one principal use per lot is allowed except where a mix of residential and nonresidential uses may be permitted in a specified zone district.
- (D) *Accessory uses.* Accessory uses shall comply with all requirements for the principal use, except where specifically modified by this Chapter, and shall also comply with the following limitations:
- (1) An accessory use shall be clearly incidental, customary to and commonly associated with the operation of the permitted use.
  - (2) An accessory use shall be operated and maintained under the same ownership as the permitted use.
  - (3) An accessory use shall be located on the same lot as a principal use.
- (E) *Temporary Use Permits.*
- (1) The City Manager or his designee may issue a permit authorizing a temporary use of premises in a district for a use which is otherwise not allowed in such a district for a period of up to one year in accordance with this Subsection.
  - (2) The temporary use permit may be issued by the City Manager only after it determines that unusual circumstances exist, not created by the applicant, such as damage, destruction or delay in construction of applicant's permanent premises, which results in significant hardship, and that the temporary use will not unreasonably interfere with the use of other property, or result in any permanent adverse effects to other property, or create a safety or health hazard.

- (3) The City Manager or his designee shall hold such hearings concerning the application and provide such notice thereof as the circumstances merit in his opinion. The permit may be granted subject to conditions appropriate to ensure compliance with this Subsection.
- (4) *Temporary Construction or Sales Office.* A building within a subdivision may be utilized as a temporary construction or sales office for a period up to one year by the developer of that subdivision during the period of the construction and initial sales respectively of the building and improvements within the area encompassed by the preliminary plat for each subdivision. The City Manager may authorize additional one-year periods for use as a construction office if construction is continuing in the area after the preceding year, or as a sales office if not all of the houses in the area have been sold during the year preceding.

(F) *Uses Not Listed.*

- (1) Uses not listed in a zone district are prohibited except that such uses may be approved by the City Manager provided such uses are found to be similar to a permitted use.
- (2) Any person aggrieved by a decision of the City Manager pursuant to this Subsection may appeal that decision to the City Council under the following procedure:
  - (a) The appeal must be made in writing and filed within 30 days of the decision being appealed.
  - (b) The City Council shall consider the appeal at a public hearing held within 30 days of receipt of the written appeal, notice of which shall be given to the appellant by US mail at least 15 days prior to the hearing.
  - (c) The City Council shall approve or deny the appeal.
  - (d) The decision of the City Council shall be the final decision of the City on the matter, appealable only to the district court.

(H) *Schedule of Mixed Use, Commercial and Industrial Zone District Uses.*

| Land Use   | OR | P | B-1 | B-2 | B-2A | B-3 | B-4 | I-1 | I-2 |
|--|----|---|-----|-----|------|-----|-----|-----|-----|
| <b>COMMERCIAL USES</b>   |    |   |     |     |      |     |     |     |     |
| Automobile and vehicle sales, repair or service establishments   |    |   | C   | C   | P    | P   |     |     |     |
| Automobile body shops  |    |   | C   | C   | P    | P   |     |     |     |
| Bed and breakfast (See Sec. 11-11-1)   | P  |   |     |     |      |     |     |     |     |
| Building materials businesses  |    |   | C   | P   | P    | P   |     |     |     |
| Car washes   |    |   |     | P   | P    | P   | C   |     |     |
| Commercial businesses  |    | C |     |     |      |     |     |     |     |
| Commercial uses other than the uses by right in this zone district which comply with the performance standards of Chapter 11-11-4 and are consistent with Sec. 11-7-5(D)(1). |    |   |     |     |      |     |     | C   |     |
| Farm implement sales or service establishments   |    |   |     |     | P    | P   |     |     |     |

|   |   |  |   |   |   |   |   |  |   |
|---|---|--|---|---|---|---|---|--|---|
| Fueling stations or other retail uses having fuel pumps which comply with the following criteria:<br>(a) All fuel storage, except propane, shall be located underground.<br>(b) All fuel pumps, lubrication and service facilities shall be located at least 20 feet from any street right-of-way line. |   |  | P | P | P | P | C |  |   |
| Funeral homes   |   |  | C | C | C | C |   |  |   |
| Hotels and motels   |   |  | P | P | P | P |   |  |   |
| Laundry facilities, self-service  |   |  |   | P | P | P | P |  |   |
| Mobile and travel home sales or service establishments  |   |  |   |   | P | P |   |  |   |
| Offices for medically related and professional service providers including doctors, dentists, chiropractors, lawyers, engineers, surveyors, accountants, bookkeepers, secretarial services, title companies, social service providers and other similar professional service providers.                 | P |  |   |   |   |   |   |  |   |
| Offices not allowed as a use by right.  | C |  |   |   |   |   |   |  |   |
| Travel home parks and campgrounds (See Sec. 11-13)  |   |  |   | C | C | C |   |  |   |
| Rental businesses   |   |  |   |   | P | P |   |  |   |
| Restaurants   |   |  | P | P | P | P | P |  | P |
| Restaurants, drive-in or drive-through  |   |  | C | C | C | C | C |  |   |
| Retail sales and services establishments which cater to the general shopping public   | C |  |   |   |   |   |   |  |   |
| Retail stores, business and professional offices, and service establishments which cater to the general shopping public.  |   |  | P | P | P | P | P |  | P |

|  |   |   |   |   |   |   |   |   |   |
|--|---|---|---|---|---|---|---|---|---|
| Retail stores, business and service establishments serving the general public but which also involve limited manufacturing of the products supplied  |   |   |   | C | C | C |   |   |   |
| Sexually oriented business (See Sec. 11-12-1)  |   |   |   |   |   |   |   |   | P |
| Short-term rentals   | P |   | P | P | P | P | P | P | P |
| Taverns  |   |   | P | P | P | P | C |   |   |
| Theaters   |   |   | P | P | P | P |   |   |   |
| Veterinary clinics or hospitals for small animals  |   |   |   | P | P | P |   |   |   |
| Veterinary clinics or hospitals for large animals  |   |   |   |   | P | P |   |   |   |
| INDUSTRIAL USES  |   |   |   |   |   |   |   |   |   |
| Above ground storage facilities for hazardous fuels  |   |   |   |   |   | P |   |   | P |
| Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services.  |   |   |   |   |   |   |   | P | P |
| Construction and contractor's office and equipment storage facilities  |   |   |   |   |   | P |   |   | P |
| Feed storage and sales establishments  |   |   |   |   |   | P |   |   | P |
| Manufacturing and non-manufacturing uses including: food processing; metal finishing and fabrication; paper, plastic and wood manufacturing (excluding processing of any raw materials), fabric manufacturing and similar activities. (See Sec. 11-11-4) |   |   |   |   | C | C |   | P | P |
| Other industrial uses  |   |   |   |   |   |   |   |   | P |
| Storage facilities, indoor   |   |   | C | P | P | P | C |   | P |
| Storage facilities, outdoor  |   |   |   |   | C | P |   | P | P |
| Warehouse and wholesale distribution operations  |   |   | C | C | C | C |   | P | P |
| INSTITUTIONAL USES   |   |   |   |   |   |   |   |   |   |
| Airport  |   |   |   |   |   |   |   | P | P |
| Assisted living facilities   | C |   |   | P | P | P |   |   |   |
| Childcare facilities   | P | C | P | P | P | P | P | P | P |

|   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|
| College or other place of adult education   |   |   | P | P | P | P |   |   |   |
| Daytime social service activities by a social service provider, to include food storage; food distribution without monetary remuneration as a food pantry and/or food service without monetary remuneration as a soup kitchen; laundry facilities not for profit; showers; and counseling to include alcohol and/or substance abuse counseling. This use by right expressly excludes the overnight sheltering of people. For the purposes of this use by right authorization, "daytime" shall mean from 6:00 a.m. to 6:00 p.m. Mountain Standard Time. "Night" shall mean from 6:00 p.m. to 6:00 a.m. Mountain Standard Time. |   |   | P | P | P | P |   |   |   |
| Family child care home  | P | C | P | P | P | P | P | P | P |
| Government buildings and facilities   | P | P | P | P | P | P | P | P | P |
| Hospitals   | P |   |   |   |   |   |   |   |   |
| Libraries   |   | P | P | P | P | P |   |   |   |
| Museums and visitor centers   |   | P | P | P | P | P |   |   |   |
| Parking facilities  | P | P | P | P | P | P |   |   |   |
| Private and fraternal clubs   |   |   | P | P | P | P | C |   |   |
| Public transportation facilities  |   |   | P | P | P | P |   |   |   |
| Religious assembly  | P | P | P | P | P | P | P |   |   |
| Schools   | C | P | C | C | C | C | C |   |   |
| RECREATIONAL USES   |   |   |   |   |   |   |   |   |   |
| Golf courses  |   | C |   |   |   |   |   |   |   |
| Parks, open space and recreation facilities   | P | P | P | P | P | P | P | P | P |
| Private recreation facilities   |   | P |   |   |   |   |   |   |   |
| RESIDENTIAL USES  |   |   |   |   |   |   |   |   |   |
| Duplex  | P |   | P | P | P | P | P | P | P |

|  |   |   |   |   |   |   |   |   |   |
|--|---|---|---|---|---|---|---|---|---|
| Group homes—<br>handicapped/disabled 8<br>persons or less (see Sec. 11-<br>11-2) | P |   | P | P | P | P | P | P | P |
| Group homes—<br>handicapped/disabled > 8<br>persons (see Sec. 11-11-2)           | C |   | C | C | C | C | C | C | C |
| Group homes, other (See<br>Sec. 11-11-2)   | C |   | C | C | C | C | C | C | C |
| Home occupation (See Sec.<br>11-11-3)  | A |   | A | A | A | A | A | A | A |
| Multifamily dwelling   | C | C | P | P | P | P | P | P | P |
| Single-family dwelling   | P | C | P | P | P | P | P | P | P |
| Supportive housing   | C |   |   |   |   | C |   | C |   |
| UTILITIES AND<br>TELECOMMUNICATION<br>FACILITIES                                 |   |   |   |   |   |   |   |   |   |
| Antennas (See Sec. 11-14-6)  | C | C | C | C | C | C | C | C | C |
| Public utility service<br>facilities   | P | P | P | P | P | P | P | P | P |
| Towers (See Sec. 11-14-5)  | C | C | C | C | C | C | C | C | C |
| OTHER USES   |   |   |   |   |   |   |   |   |   |
| Accessory uses<br>(See Sec. 11-7-6(D))   | A | A | A | A | A | A | A | A | A |
| Temporary use (See Sec. 11-<br>7-6(E)(1—3))                                      | T | T | T | T | T | T | T | T | T |
| Temporary Construction or<br>Sales Office (See Sec. 11-7-<br>6(E)(4))            | T | T | T | T | T | T | T | T | T |
| Travel home (See Sec. 11-<br>13-6(2))  | T |   | T | T | T | T | T | T | T |

Legend: Use Type  
P: Permitted Use  
C: Conditional Use  
A: Accessory Use  
T: Temporary Use

(Ord. No. 2626 , § 3(exh. A), 5-16-2023)