



MEMORANDUM

TO: Ordinance Revisions Committee

FROM: Julia Shake, Associate Planner

DATE: August 27, 2025

SUBJECT: Ordinance Revisions related to Primary Use Permitted Zoning Districts for Child Care Centers and School, Private Uses

Introduction

Staff presents ordinance revisions related to the Zoning Districts in which Child Care Centers and Private Schools are allowed in Table 5.15-1. Per Section 5.30.5, a text amendment application was received (included in attachments) to allow Child Care Centers and Private Schools as permitted uses in the RE (Research) and M1/M1A (Limited Industrial/Limited Light Industrial) zoning districts. The proposed changes would allow Child Care Centers and Private Schools in RE (Research) and ORL (Office/Research/Light Industrial) districts as they are already allowed in some higher intensity districts. However, Private Schools are not proposed to be allowed in M1/M1A (Limited Industrial/Limited Light Industrial) due to their frequently large footprints given the small amount of M1/M1A (Limited Industrial/Limited Light Industrial) areas in the city.

Proposed Amendments

TABLE 5.15-1: PRIMARY USE TABLE																					
See Table Notes (at bottom) for Important Information.										Key: P = permitted E = special exception Blank = prohibited.											
USES (BY CATEGORY AND TYPE)	RESIDENTIAL DISTRICTS						MIXED-USE DISTRICTS						NONRESIDENTIAL AND SPECIAL PURPOSE DISTRICTS						USE SPECIFIC STANDARDS		
	AG	R1 (ALL)	R2A	R2B	R3	R4 (ALL)	R6	O	C1 (ALL)	D1	D2	C2B	C3	TC1	R5	P	PL	RE		ORL	M1 (ALL)
Club Headquarters or Community Center				E		E		E	P	P	P	P	P	P							5.16.2C
Conference Center									E										E		
Correctional Facility																	P				
Museum, Art Gallery									P	P	P	P	P	P			P				
Funeral Services								P	P	P	P	P	P	P						P	P
Government Offices and Courts								P	P	P	P	P	P	P			P			P	
Library		P	P	P	P	P		P	P	P	P	P	P	P			P			P	
Parks, Recreation, and Open Space																	P				5.16.2G
Religious Assembly	P	E	E	E	E	E		P	P	P	P	P	P	P							
DAY CARE																					
Adult Day Care Center		E	E	E	P	P		P	P	P	P	P	P	P					E	P	P
Child Care Center		E	E	E	P	P		P	P	P	P	P	P	P				P	E	P	P
EDUCATIONAL																					
Institution of Higher Learning, Private		E	E	E	E	E		P	P	P	P	P	P	P						P	P
Institution of Higher Learning, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
School, Private		E	E	E	E	E		E	P	P	P	P	P	P				E	E		

Comments

1. A text amendment application was received to allow Child Care Centers and Private Schools as permitted uses in the RE (Research) and M1/M1A (Limited Industrial/Limited Light Industrial) zoning districts. Currently, Child Care Centers are a Permitted Use in all M1 districts. The proposed change would allow Child Care Centers as a Permitted Use in all M1 districts. The proposed change would allow Child Care Centers as a Permitted Use in the RE district and change them from a Special Exception Use to a Permitted Use in the ORL (Office/Research/Limited Light Industrial) district.
2. The proposed amendments would restore Child Care Centers and Private Schools as uses in the RE district, with Child Care Centers as a Permitted Use and Private Schools as a Special Exception Use. Chapter 55 in 2019 previously allowed Child Care Centers and Private Schools as Special Exception Uses in RE (Research) zoning districts.
3. The proposed changes also seek to align Child Care Center and Private School uses in the RE (Research) and ORL (Office/Research/Limited Light Industrial) districts.

Attached: Petitioner Text Amendment Request