

CITY OF WORTHINGTON
PLANNING COMMISSION MEETING AGENDA

September 1, 2026; 7:00 p.m.

COUNCIL CHAMBERS, CITY HALL

1. CALL TO ORDER

2. AGENDA ADDITIONS/CHANGES AND CLOSURE

1. Additions/changes
2. Closure

3. APPROVAL OF MINUTES

1. August 4, 2026 Meeting

4. PLANNING COMMISSION BUSINESS

1. PLANNING COMMISSION DISCUSSION

Updated Schedule of Use Regulations

5. OTHER BUSINESS

- Commission vacancy, 1 spot
- Next Meeting: October 6th, 2026
- November Meeting Moved Due to Election Day

ADJOURNMENT

**CITY OF WORTHINGTON
PLANNING COMMISSION MEETING
Tuesday, August 4, 2026; 7:00 p.m.
COUNCIL CHAMBERS, CITY HALL**

Members Present: Brad Brake, Craig Stock, Staci Murphy, and Chris Kielblock

Absent: Jason Gerdes and Erin Schutte Wadzinski

Staff: Matt Selof, Director of Community Development; and
Eddica Castañeda, Administrative Assistant

Others Present: Claire Stickler, MSA; Mark Thier, Tru Shine Truck Wash;
Todd Schwebach, T&S Rentals; Liz Lerma, Lerma's Event Center; Magdalena Lopez;
Jacobo Ramos, Jim Black, Gleeson Constructors & Engineers; Richard Gleese,
Secretary Assistant Manager; and Chloe Farnsworth, The Daily Globe

CALL TO ORDER

Brad Brake called the meeting to order at 7:00 p.m.

AGENDA ADDITIONS/CHANGES AND CLOSURE

Chris Kielblock motioned to approve the agenda; seconded by Staci Murphy. Motion was approved unanimously.

APPROVAL OF MINUTES – July 7, 2026, Meeting

Craig Stock motioned to approve the Minutes; seconded by Kielblock. Motion was approved unanimously.

PLANNING COMMISSION BUSINESS:

**1. PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION
Conditional Use Permit – 703 Oxford Street**

Mission Evangélica del Espíritu Santo de Los Santuarios del Monte Sinai, Inc. Is seeking approval for a conditional use permit to allow for the use of the existing building at 703 Oxford Street as a church.

- Kielblock asked if the church was going to be the primary use of the facility.
- Matt Selof indicated that the event center will cease all operations and the church will operate full time.
- Brake asked if the church will also be renting the building at 717 Oxford Street.
- Selof replied with a no.

Kielblock moved to open the Public Hearing; Brake seconded the motion. Motion was approved unanimously.

No discussion

Kielblock moved to close the Public Hearing; Stock seconded the motion. Motion was approved unanimously.

2. PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION Conditional Use Permit – JBS, 1700 Highway 60 NE

Gleeson Constructors & Engineers on behalf of Swift & Company (JBS) have applied for a conditional use permit to allow for an approximately 19,000 square foot barn and CO2 Stun addition to the east side of the JBS plant located at 1700 Highway 60 NE. The addition will provide additional hog pens and allow for the reconfiguration of the existing pens and stun area inside the building.

- Kielblock asked if the tanks are currently underground.
- Selof responded that they are above ground.

Kielblock moved to open the Public Hearing; Stock seconded the motion. Motion was approved unanimously.

DISCUSSION:

- Kielblock asked if they would be maintaining road access all around the complete facility.
- Richard Gleese, Secretary Assistant Manager; replied that everything will be shifted forward and everything will connect as shown in Red in the exhibit.
- Brake asked if there are any foreseen issues why they wouldn't be in substantial conformance with the exhibits provided.
- Gleese replied that they are pretty much ready to start building.

- Kielblock asked how many head or capacity this addition would create.
- Gleese indicated that they are currently at 1,500 but are making some changes to the existing pens to help with the flow. Numbers may change but he doesn't have any at this time.

Kielblock moved to close the Public Hearing; Stock seconded the motion. Motion was approved unanimously.

Murphy motioned to approve the CUP with the condition that the project must be in substantial conformance with the plans shown in Exhibit 2A; Kielblock seconded the motion. Motion was approved unanimously.

3. PLANNING COMMISSION RECOMMENDATION

Proposed Subdivision – 2405 Highway 60

Matt Thier, owner of Tru Shine Truck Wash located at 2405 Highway 60 is considering pursuing another business opportunity where he would potentially construct another building on the property. In order to be able to someday sell off the new business he is requesting approval of a subdivision of the property.

DISCUSSION:

Thier explained that the ponds that were removed were there as part of the waste water treatment of the truck wash. With the new build and re-design of the truck wash, the ponds are no longer needed. He is really hoping the city will approve the subdivision as presented with access easements so he can still get the utilities.

Stock motioned to make a recommendation to council to approve option two, Murphy seconded the motion. Motion was approved unanimously.

Will go to City Council on August 10, 2026, for final approval.

4. PLANNING COMMISSION DISCUSSION

Commercial and Industrial, and other Zoning Districts

Discussion:

Claire Stickler, MSA; provided a follow up on previous residential discussion regarding the naming of the zones and rear lot coverage. She offered a presentation on

non-residential districts featuring commercial, institutional, transitional, and natural features zoning districts and draft map. These were the first draft of possible new or reconfigured zoning districts. It would include a downtown mixed-use district, two commercial districts, one industrial district, and a couple others that closely match existing district.

OTHER BUSINESS:

- Commission Vacancy
- Next meeting is set for September 1, 2026

ADJOURNMENT

Kielblock moved to adjourn the meeting; seconded by Brake. Motion was approved unanimously.

The meeting was adjourned at 8:18 p.m.

1. PLANNING COMMISSION DISCUSSION

Schedule of Use Regulations

A key component of the zoning code update includes changes to the schedule of use regulations. These stipulate what types of land uses are allowed in each zoning district (permitted, conditional uses, accessory uses, etc.).

A draft with proposed changes and other considerations is included with the packet. Existing uses for reference are also included in the material. City Staff and Staff with MSA will present the recommendations and gather feedback from the Commission.

Category	Existing ID	Existing use group	Recommended updated use	Treatment	R-1 Residential	R-2 Residential	Core Resident	R-3 Mixed Resident	R-4 Manufactured Home	DMX Downtown Mixed Use	CMC Community Commercial	CC Commercial Corridor	LI Light Industrial	GI General Industrial	INS Institutional	NAT Natural Features	TR2 Transit/Transit Zone	PUD Planned Unit Development	Current-code allowance summary	Initial recommendation / Issue	
Residential/Other	A	Single Family	Dwelling, single-unit detached	Modernize	P	P	P	C	C	C	—	—	—	—	C	—	P	PLAN	R-1 P; R-2 P; R-3 P; R-4 P; R-5 S; R-6 S; R-7 P; R-8 P; B-1 P; B-2 S; I S; TZ S		
Residential/Other	B	Townhouse	Dwelling, townhouse	Modernize	C	P	P	—	C	C	—	—	—	—	C	—	—	PLAN	R-1 S; R-2 P; R-3 P; R-4 P; R-5 P; R-6 S; B-1 S; I S; TZ S		
Residential/Other	C	Two Family	Dwelling, two-unit	Modernize	C	P	P	—	C	C	—	—	—	—	C	—	—	PLAN	R-1 S; R-2 P; R-3 P; R-4 P; R-5 S; R-6 S; B-1 S; TZ S		
Residential/Other	D	Multi-Family	Dwelling, multi-unit	Modernize	C	C	P	—	P	C	—	—	—	—	C	—	—	PLAN	R-1 S; R-2 S; R-3 S; R-4 P; R-5 P; R-6 S; B-2 S	Consider distinguishing small multi-unit buildings from larger apartment buildings.	
Residential/Other	E	Mobile Homes	Manufactured home park	Modernize	—	—	—	P	—	—	—	—	—	—	—	—	—	PLAN	R-6 P		
Residential/Other	F	Home Occupations	Home occupation	Keep	A	A	A	A	A	A	—	—	—	—	A	—	A	PLAN	R-1 A; R-2 A; R-3 A; R-4 A; R-5 A; R-6 A; R-7 A; R-8 A; B-1 A; B-2 A; I A; TZ A		
Residential/Other	G	Boarding Houses	Group living / rooming house	Modernize	C	C	C	—	C	C	—	—	—	—	C	—	—	PLAN	R-3 S; R-4 S; R-5 S; B-1 S; B-2 S; I S		
Residential/Other	H	Guest Home	Bed-and-breakfast / guest lodging	Clarify	C	C	C	—	C	C	C	—	—	—	C	—	—	PLAN	R-4 S; R-5 S; B-2 S; B-3 S; I S	Clarify whether this means a bed-and-breakfast, short-term rental, or another lodging type.	
Residential/Other	I	Fraternity & Sorority Houses	Dormitory / fraternity / sorority housing	Modernize	—	—	P	—	C	—	—	—	—	C	—	—	PLAN	R-4 S; R-5 P; B-2 S; I S			
Residential/Other	J	Child Care	Child care facility	Split	C	C	P	C	C	C	C	C	—	—	C	—	—	PLAN	R-1 S; R-2 S; R-3 S; R-4 S; R-5 P; R-6 S; B-4 S; M-1 S; I S	Split family child care accessory to a dwelling from child care centers.	
Residential/Other	K	Convalescent, Nursing and Rest Homes	Residential care facility	Modernize	C	C	C	—	C	C	C	—	—	—	C	—	—	PLAN	R-1 S; R-2 S; R-3 S; R-4 S; R-5 S; R-6 S; B-2 S; I S		
Residential/Other	L	Hospitals	Hospital	Keep	—	—	C	—	C	—	C	—	—	—	P	—	—	PLAN	R-3 S; R-4 S; R-5 S; R-7 S; B-2 S; I P		
Residential/Other	M	Motels	Hotel or motel	Modernize	—	—	C	—	P	C	P	—	—	C	—	—	—	PLAN	R-4 S; R-5 S; B-2 P; B-3 P; B-4 S; I S		
Residential/Other	N	Seasonal Residential Clubs	Seasonal dwelling / campground	Split	—	—	—	—	—	—	—	—	—	—	C	—	—	PLAN	B-3 S; S S; TZ S	Cabins and campgrounds have different impacts and should be separate uses.	
Residential/Other	O	Clubs	Club, lodge or meeting hall	Modernize	C	C	P	—	P	C	P	—	—	—	C	—	—	PLAN	R-3 S; R-4 S; R-5 P; B-1 S; B-2 P; B-3 P; B-4 S; I S		
Residential/Other	P	Civic	Civic or community facility	Modernize	C	P	P	P	P	P	C	C	—	—	P	P	—	PLAN	R-1 S; R-2 P; R-3 P; R-4 P; R-5 P; R-6 P; R-7 P; R-8 S; B-1 S; B-2 P; B-3 S; B-4 S; I S; S S		
Residential/Other	Q	Public Service	Government service facility	Modernize	—	—	—	—	—	—	C	C	C	C	C	—	C	PLAN	B-2 S; B-3 S; M-1 S; M-2 P; TZ S		
Residential/Other	R	Utility Stations	Minor utility facility	Modernize	C	C	C	C	C	C	C	C	C	C	C	P	C	PLAN	R-1 P; R-2 P; R-3 P; R-4 P; R-5 S; R-6 P; R-7 P; R-8 P; B-1 S; B-2 S; B-3 P; B-4 S; M-1 P; M-2 P; I S; S S; TZ S		
Residential/Other	S	Recreational: Public	Public park and recreation	Modernize	P	P	P	P	C	C	C	C	—	—	C	P	—	PLAN	R-1 P; R-2 P; R-3 P; R-4 P; R-5 S; R-6 S; R-7 P; R-8 P; B-1 S; B-2 C; B-3 S; B-4 S; M-1 S; S P		
Residential/Other	T	Recreational: Private	Private recreation facility	Modernize	C	C	C	C	C	C	C	C	C	C	C	C	P	—	PLAN	R-1 S; R-2 P; R-3 P; R-4 P; R-5 S; R-6 P; R-7 P; R-8 S; B-3 S; B-4 S; M-1 S; M-2 S; I S; S; TZ S	
Residential/Other	U	Public Institutional and Cultural	School, place of worship or cultural facility	Split	C	C	P	C	C	C	C	C	—	—	P	P	—	PLAN	R-1 S; R-2 S; R-3 S; R-4 P; R-5 P; R-6 S; R-7 S; R-8 S; B-1 S; B-2 S; B-3 S; B-4 S; M-1 S; I P; S S; TZ S	Schools, places of worship, and cultural facilities may warrant separate standards.	
Residential/Other	V	Major Educational	College or university	Modernize	—	—	C	—	C	—	—	—	—	—	P	—	—	PLAN	R-4 S; R-5 S; R-6 S; B-2 S; B-3 S; B-4 S; I P		
Residential/Other	W	Agricultural	Agriculture / crop production	Modernize	—	—	—	—	—	—	—	C	P	P	C	P	P	PLAN	B-1 S; B-3 P; B-4 P; M-1 P; M-2 P; I P; S S; TZ P		
Residential/Other	X	Greenhouse	Greenhouse or plant nursery	Modernize	C	C	C	—	—	C	C	C	C	C	C	—	C	PLAN	R-4 S; B-1 S; B-2 S; B-3 S; B-4 S; M-1 S; M-2 S; I S; TZ S		
Residential/Other	Y	Cemetery	Cemetery	Keep	C	C	C	—	—	—	—	—	—	—	C	C	P	PLAN	R-2 S; R-4 S; R-7 S; M-1 S; TZ P		
Residential/Other	Z	Parking Lots	Principal parking facility	Clarify	C	C	C	C	C	C	C	P	P	P	A	A	C	—	PLAN	R-1 S; R-2 S; R-3 S; R-4 S; R-5 P; R-6 S; R-7 S; R-8 S; B-1 P; B-2 P; B-3 C; B-4 P; M-1 P; M-2 P; I P; S S; TZ S	Distinguish a principal parking facility from accessory parking serving an on-site use.
Commercial/Service	A	Daily Retail	Retail sales, general	Consolidate	—	—	C	—	P	P	P	P	—	—	A	—	—	PLAN	R-4 S; R-5 S; B-1 P; B-2 P; B-3 P; B-4 P; M-1 S; I S	Combine with Convenience Goods, Shopper Goods, Home Furnishings and Pet Stores.	
Commercial/Service	B	Convenience Goods	Retail sales, general	Consolidate	—	—	C	—	P	P	P	P	—	—	A	—	—	PLAN	R-5 S; B-1 P; B-2 P; B-3 P; B-4 P		
Commercial/Service	C	Shopper Common Goods	Retail sales, general	Consolidate	—	—	—	—	P	P	P	—	—	—	—	—	—	PLAN	B-2 P; B-3 P; B-4 P		
Commercial/Service	D	Shopper Occasional Goods	Retail sales, general	Consolidate	—	—	—	—	P	P	P	P	—	—	—	—	—	PLAN	B-2 P; B-3 P; B-4 P		
Commercial/Service	E	Home Furnishings	Retail sales, general	Consolidate	—	—	—	—	P	P	P	P	—	—	—	—	—	PLAN	B-2 P; B-3 P; B-4 P		
Commercial/Service	F	Restaurants	Eating and drinking establishment	Modernize	—	—	C	—	P	P	P	P	C	—	A	—	—	PLAN	R-5 S; B-2 P; B-3 P; B-4 P; M-1 S; I S		
Commercial/Service	G	Restaurants (Drive-In)	Restaurants (Drive-In)	Keep	—	—	—	—	—	—	C	P	—	—	—	—	—	PLAN	B-3 S; B-4 S; M-1 S		
Commercial/Service	H	Entertainment (Public)	Indoor commercial recreation and entertainment	Split	—	—	—	—	P	C	P	C	—	—	—	—	—	PLAN	B-2 P; B-3 S; B-4 S; M-1 S	Separate bars/nightclubs, indoor recreation, theaters and personal-service uses.	
Commercial/Service	I	Open Air Recreation	Outdoor commercial recreation	Modernize	—	—	—	—	—	C	P	C	C	—	P	—	—	PLAN	B-3 P; B-4 S; M-1 S		
Commercial/Service	J	Daily Services	Personal service establishment	Modernize	—	—	C	—	P	P	P	P	—	—	A	—	—	PLAN	R-5 S; B-1 P; B-2 P; B-3 P; B-4 P; M-1 S; I S		
Commercial/Service	K	Office Services	Office	Modernize	—	—	—	—	P	P	P	P	C	C	A	—	—	PLAN	B-1 P; B-2 P; B-3 P; B-4 P; M-1 S; I S		
Commercial/Service	L	Medical Services	Medical or dental clinic	Modernize	—	—	C	—	P	P	P	P	—	—	P	—	—	PLAN	R-5 S; B-2 P; B-3 P; B-4 P; I P		
Commercial/Service	M	Household Goods - Repair Services	Consumer repair service - Repair Services	Modernize	—	—	—	—	C	P	P	P	C	—	—	—	—	PLAN	B-2 S; B-3 P; B-4 S; M-1 P; M-2 S		
Commercial/Service	N	Home Improvement Services	Trade shop / service contractor, no outdoor yard	Modernize	—	—	—	—	—	C	P	P	P	P	—	—	—	PLAN	B-2 S; B-3 P; B-4 S; M-1 P; M-2 S		
Commercial/Service	O	Supplies	Building, farm and garden supply	Modernize	—	—	—	—	—	—	C	P	C	P	—	—	—	PLAN	B-2 S; B-3 S; B-4 S; M-1 S; M-2 P		
Commercial/Service	P	Automotive Sales	Vehicle and equipment sales	Modernize	—	—	—	—	—	—	—	P	C	P	—	—	—	PLAN	B-2 S; B-3 P; B-4 S; M-1 S; M-2 S		
Commercial/Service	Q	Automotive Service	Fuel station or car wash	Split	—	—	—	—	—	—	C	P	C	P	—	—	—	PLAN	B-1 S; B-2 S; B-3 P; B-4 S; M-1 S; M-2 S	Fuel sales and car washes may warrant separate standards.	
Commercial/Service	R	Animal Services	Animal care facility	Split	—	—	—	—	—	—	C	C	C	P	—	—	C	PLAN	B-3 S; B-4 S; M-1 S; M-2 S; S S; TZ S	Split veterinary/pet care from kennels, pounds, auctions and livestock-related uses.	
Commercial/Service	S	Mortuary	Funeral home / mortuary	Modernize	C	C	C	—	C	C	C	C	—	—	C	—	—	PLAN	R-3 S; R-4 S; R-5 S; B-2 S; B-3 S		
Commercial/Service	T	Parking	Principal parking facility	Consolidate	C	C	C	C	C	C	C	P	P	P	A	—	—	PLAN	R-4 S; R-5 S; B-1 S; B-2 C; B-3 P; B-4 P; M-1 P; M-2 P; I S	Combine with the residential/other Parking Lots category and distinguish accessory parking.	
Commercial/Service	U	Terminals	Passenger transportation terminal	Modernize	—	—	—	—	C	—	P	P	P	P	A	—	—	PLAN	B-2 C; B-3 P; B-4 S; M-1 P; M-2 S; I A S		
Commercial/Service	V	Printing Trades	Printing and publishing	Modernize	—	—	—	—	P	P	P	P	P	P	—	—	—	PLAN	B-2 P; B-3 P; B-4 S; M-1 P; M-2 P	Separate customer-facing laundry/dry cleaning from industrial laundry and linen supply.	
Commercial/Service	W	Cleaning	Laundry and cleaning service	Split	—	—	—	—	C	C	C	P	P	P	—	—	—	PLAN	B-2 C; B-3 P; B-4 S; M-1 P; M-2 P		
Industrial/Production	X	Extractive and Recovery Industry	Resource extraction / salvage and recycling	Split	—	—	—	—	—	—	—	—	—	C	—	—	—	PLAN	M-2 S; TZ S	Resource extraction and salvage/recycling are materially different uses.	
Industrial/Production	Y	Manufacturing - Light Assembly	Light manufacturing	Modernize	—	—	—	—	C	C	C	P	P	—	—	—	—	PLAN	M-1 P; M-2 P		
Industrial/Production	Z	Figurines	Artisan / light manufacturing	Consolidate	—	—	—	—	—	C	C	C	P	P	—	—	—	PLAN	M-1 P; M-2 P	Combine with artisan production or light manufacturing.	
Industrial/Production	AA	Manufacturing - General	General manufacturing	Keep	—	—	—	—	—	—	—	—	—	P	—	—	—	PLAN	M-2 P		
Industrial/Production	BB	Manufacturing - Heavy	Heavy manufacturing	Modernize	—	—	—	—	—	—	—	—	—	C	—	—	—	PLAN	M-2 S		
Industrial/Production	CC	Manufacturing - Primary Production	Primary materials production	Modernize	—	—	—	—	—	—	—	—	—	C	—	—	—	PLAN	M-2 S		
Industrial/Production	DD	Manufacturing - Special Process	Special-process manufacturing	Modernize	—	—	—	—	—	—	—	—	—	C	—	—	—	PLAN	M-2 S		
Temporary/Infrastructure	EE	Transient Amusement	Temporary outdoor event / amusement	Move	—	—	—	—	—	—	C	C	—	—	—	C	C	PLAN	TZ S	Move circuses, carnivals and similar events to the temporary-use section; regulate permanent race tracks separately.	
Temporary/Infrastructure	FF	Railroad Right-of-Way	Rail transportation right-of-way	Modernize	—	—	—	—	P	P	P	P	P	P	C	C	C	P	PLAN	B-2 P; B-3 P; B-4 P; M-1 P; M-2 P; I S; TZ P	
Industrial/Production	GG	Warehouse	Warehouse and freight terminal	Split	—	—	—	—	—	—	C	P	P	P	—	—	—	PLAN	B-3 S; M-1 P; M-2 P	Separate general warehousing/distribution from motor-freight terminals.	
Commercial/Service	HH	Pet Stores	Retail sales, general	Consolidate	—	—	—	—	P	P	P	—	—	C	—	—	—	PLAN	B-2 S; B-3 S; B-4 S; M-1 S; TZ S		
Commercial/Service	II	Adult Oriented Businesses	Adult-oriented business	Keep	—	—	—	—	—	—	—	—	C	C	—	—	—	PLAN	M-1 S	Confirm sufficient legally available sites after the industrial map is divided.	
Industrial/Production	JJ	Contractor Yard	Contractor yard	Keep	—	—	—	—	—	—	—	—	P	—	—	—	—	PLAN	M-2 S		
Industrial/Production	KK	Petroleum Bulk Storage	Bulk fuel storage	Modernize	—	—	—	—	—	—	—	—	C	—	—	—	—	PLAN	M-1 S	The outdoor/high-impact character is better aligned with General Industrial than Light Industrial.	
Commercial/Service	LL	Taproom	Taproom	Keep	—	—	—	—	P	P	P	C	C	C	—	—	—	PLAN	B-2 C; B-3 C; B-4 C; M-1 C; M-2 C		
Commercial/Service	MM	Brewpub	Brewpub	Keep	—	—	—	—	P	P	P	P	C	C	—	—	—	PLAN	B-2 C; B-3 C; B-4 C; M-1 C; M-2 C		
Accessory/Temporary	NN	Outdoor Seating Area	Outdoor dining area	Accessory	—	—	—	—	A	A	A	A	—	—	A	—	—	PLAN	B-2 P; B-3 P; B-4 P		
Commercial/Service	OO	Automotive Repair Services	Vehicle repair	Modernize	—	—	—	—	—	—	C	P	P	P	—	—	—	PLAN	B-2 C; B-3 C; B-4 C; M-1 C; M-2 C		
Cannabis	PP	Indoor Cultivation	Cannabis cultivation, indoor	Keep	—	—															

Cannabis	TT	Wholesale	Cannabis wholesale	Clarify	—	—	—	—	—	C	C	C	—	—	PLAN	B-3 C; M-1 C; M-2 C	Rename to Cannabis Wholesale to avoid confusion with general wholesale uses.
Cannabis	UU	Cannabis Retail	Cannabis retail	Keep	—	—	—	—	C	C	C	—	—	PLAN	B-2 C; B-3 C; B-4 C; M-1 C		
Cannabis	VV	Transportation	Cannabis transportation business	Keep	—	—	—	—	—	—	C	C	—	PLAN	M-1 C; M-2 C		
Cannabis	WW	Cannabis Delivery	Cannabis delivery business	Keep	—	—	—	—	—	—	C	C	—	PLAN	M-1 C; M-2 C		
Cannabis	XX	Temporary Cannabis Event	Temporary Cannabis Event	Keep	—	—	—	—	C	C	C	C	—	PLAN	B-2 C; B-3 C; B-4 C; M-1 C; M-2 C		
Cannabis	YY	Low-Potency Edible Sales	Low-Potency Edible Sales	Keep	—	—	—	—	P	P	P	—	—	PLAN	B-1 P; B-2 P; B-3 P; B-4 P		

Worthington Proposed Zoning Use Matrix — Working Draft

P = Permitted | C = Conditional | A = Accessory | — = Not permitted | PLAN = Governed by approved PUD plan

Use	R-1 Edge Residential	R-2 Core Residential	R-3 Mixed Residential	R-4 Manufactured Home	DMX Downtown Mixed Use	CMC Community Commercial	CC Commercial Corridor	LI Light Industrial	GI General Industrial	INS Institutional	NAT Natural Features	TRZ Transitional Zone	PUD Planned Unit Development
RESIDENTIAL/OTHER													
A — Single Family	P	P	P	C	C	C	—	—	—	C	—	P	PLAN
B — Townhouse	P	P	P	—	C	C	—	—	—	C	—	—	PLAN
C — Two Family	P	P	P	—	C	C	—	—	—	C	—	—	PLAN
D — Multi-Family	C	C	P	—	P	C	—	—	—	C	—	—	PLAN
E — Mobile Homes	—	—	—	P	—	—	—	—	—	—	—	—	PLAN
F — Home Occupations	A	A	A	A	A	A	—	—	—	A	—	A	PLAN
G — Boarding Houses	C	C	C	—	C	C	—	—	—	C	—	—	PLAN
H — Guest Home	C	C	C	—	C	C	C	—	—	C	—	—	PLAN
I — Fraternity & Sorority Houses	—	—	P	—	C	—	—	—	—	C	—	—	PLAN
J — Child Care	C	C	P	C	C	C	C	—	—	C	—	—	PLAN
K — Convalescent, Nursing and Rest Homes	C	C	C	—	C	C	C	—	—	C	—	—	PLAN
L — Hospitals	—	—	C	—	C	—	C	—	—	P	—	—	PLAN
M — Motels	—	—	C	—	P	C	P	—	—	C	—	—	PLAN
N — Seasonal Residential	—	—	—	—	—	—	—	—	—	—	C	—	PLAN
O — Clubs	C	C	P	—	P	C	P	—	—	C	—	—	PLAN
P — Civic	C	P	P	P	—	C	C	—	—	P	P	—	PLAN
Q — Public Service	—	—	—	—	—	—	C	C	P	—	—	C	PLAN
R — Utility Stations	C	C	C	C	C	C	C	C	C	C	P	C	PLAN
S — Recreational: Public	P	P	P	P	C	C	C	—	—	C	P	—	PLAN
T — Recreational: Private	C	C	C	C	C	C	C	C	C	C	P	—	PLAN
U — Public Institutional and Cultural	C	C	P	C	C	C	C	—	—	P	P	—	PLAN
V — Major Educational	—	—	C	—	C	—	C	P	P	P	—	—	PLAN
W — Agricultural	—	—	—	—	—	—	—	—	—	—	P	P	PLAN
X — Greenhouse	C	C	C	—	—	C	C	C	C	C	—	C	PLAN
Y — Cemetery	C	C	C	—	—	—	—	—	—	C	C	P	PLAN
Z — Parking Lots	C	C	C	C	C	C	P	P	P	A	C	—	PLAN
COMMERCIAL/SERVICE													
A — Daily Retail	—	—	C	—	P	P	P	—	—	A	—	—	PLAN
B — Convenience Goods	—	—	C	—	P	P	P	—	—	A	—	—	PLAN
C — Shopper Common Goods	—	—	—	—	P	P	P	—	—	—	—	—	PLAN
D — Shopper Occasional Goods	—	—	—	—	P	P	P	—	—	—	—	—	PLAN
E — Home Furnishings	—	—	—	—	P	P	P	—	—	—	—	—	PLAN
F — Restaurants	—	—	C	—	P	P	P	C	—	A	—	—	PLAN
G — Mini Storage Facilities	—	—	—	—	—	C	P	P	—	—	—	—	PLAN
H — Entertainment (Public)	—	—	—	—	P	C	P	C	—	—	—	—	PLAN
I — Open Air Recreation	—	—	—	—	—	C	P	C	C	—	P	—	PLAN
J — Daily Services	—	—	C	—	P	P	P	—	—	A	—	—	PLAN
K — Office Services	—	—	—	—	P	P	P	C	C	A	—	—	PLAN
L — Medical Services	—	—	C	—	P	P	P	—	—	P	—	—	PLAN
M — Household Goods - Repair Services	—	—	—	—	C	P	P	P	C	—	—	—	PLAN
N — Home Improvement Services	—	—	—	—	—	C	P	P	P	—	—	—	PLAN
O — Supplies	—	—	—	—	—	C	P	C	P	—	—	—	PLAN
P — Automotive Sales	—	—	—	—	—	—	P	C	P	—	—	—	PLAN
Q — Automotive Service	—	—	—	—	—	C	P	C	P	—	—	—	PLAN
R — Animal Services	—	—	—	—	—	C	C	C	P	—	—	C	PLAN
S — Mortuary	C	C	C	—	C	C	C	—	—	C	—	—	PLAN
T — Parking	C	C	C	C	C	C	P	P	P	A	—	—	PLAN
U — Terminals	—	—	—	—	C	—	P	P	P	A	—	—	PLAN
V — Printing Trades	—	—	—	—	P	P	P	P	P	—	—	—	PLAN
W — Cleaning	—	—	—	—	C	C	P	P	P	—	—	—	PLAN
HH — Pet Stores	—	—	—	—	P	P	P	—	—	—	—	—	PLAN
II — Adult Oriented Businesses	—	—	—	—	—	—	—	C	C	—	—	—	PLAN
LL — Taproom	—	—	—	—	P	P	P	C	C	—	—	—	PLAN
MM — Brewpub	—	—	—	—	P	P	P	C	C	—	—	—	PLAN
OO — Automotive Repair Services	—	—	—	—	—	C	P	P	P	—	—	—	PLAN
INDUSTRIAL/PRODUCTION													
X — Extractive and Recovery Industry	—	—	—	—	—	—	—	—	C	—	—	—	PLAN
Y — Manufacturing - Light Assembly	—	—	—	—	C	C	C	P	P	—	—	—	PLAN
Z — Figurines	—	—	—	—	C	C	C	P	P	—	—	—	PLAN
AA — Manufacturing - General	—	—	—	—	—	—	—	—	P	—	—	—	PLAN
BB — Manufacturing - Heavy	—	—	—	—	—	—	—	—	C	—	—	—	PLAN
CC — Manufacturing - Primary Production	—	—	—	—	—	—	—	—	C	—	—	—	PLAN
DD — Manufacturing - Special Process	—	—	—	—	—	—	—	—	C	—	—	—	PLAN
GG — Warehouse	—	—	—	—	—	—	C	P	P	—	—	—	PLAN
JJ — Contractor Yard	—	—	—	—	—	—	—	—	P	—	—	—	PLAN
KK — Petroleum Bulk Storage	—	—	—	—	—	—	—	—	C	—	—	—	PLAN
TEMPORARY/INFRASTRUCTURE													
EE — Transient Amusement	—	—	—	—	—	C	C	—	—	—	C	C	PLAN
FF — Railroad Right-of-Way	—	—	—	—	P	P	P	P	P	C	C	P	PLAN
ACCESSORY/TEMPORARY													
NN — Outdoor Seating Area	—	—	—	—	A	A	A	—	—	A	—	—	PLAN
CANNABIS													
PP — Indoor Cultivation	—	—	—	—	—	—	—	C	C	—	—	—	PLAN
QQ — Outdoor Cultivation	—	—	—	—	—	—	—	—	C	—	—	C	PLAN
RR — Cannabis Manufacturing, Processing, and Extraction	—	—	—	—	—	—	—	C	C	—	—	—	PLAN
SS — Hemp Manufacturing	—	—	—	—	—	—	—	C	C	—	—	—	PLAN
TT — Wholesale	—	—	—	—	—	—	C	C	C	—	—	—	PLAN
UU — Cannabis Retail	—	—	—	—	C	C	C	C	—	—	—	—	PLAN
VV — Transportation	—	—	—	—	—	—	—	C	C	—	—	—	PLAN
WW — Cannabis Delivery	—	—	—	—	—	—	—	C	C	—	—	—	PLAN
XX — Temporary Cannabis Event	—	—	—	—	C	C	C	C	C	—	—	—	PLAN
YY — Low-Potency Edible Sales	—	—	—	—	P	P	P	—	—	—	—	—	PLAN