



ZONING AND LAND DEVELOPMENT REGULATIONS



CHAPTER 6 | USE REGULATIONS

ARTICLE 6.1 USE TYPES AND USE TABLE

This Article explains how to interpret Table 6.1-1, *Use Table*. The top of Table 6.1-1, *Use Table*, contains the Zoning Districts and left side of the table contains the use types. Under the hierarchy established by this Ordinance, the NR district is the least intensive base Zoning District, while the IN Zoning District is the most intensive base Zoning District. The uses listed in Table 6.1-1, *Use Table*, are permitted or not permitted in each Zoning District according to the letter coding described in Sections 6.1.1 through 6.1.5 below.

Sec. 6.1.1 A Uses Allowed by Right

An "A" indicates that a use type is allowed by right in the respective Zoning District, subject to compliance with all other applicable regulations of this Ordinance. A Use Allowed by Right is defined in [CHAPTER 12, Definitions](#), of this Ordinance as a Principal Use allowed without the requirement of a Special Exception.

Sec. 6.1.2 C Uses Subject to Conditions

A "C" indicates that a use type is allowed in the respective Zoning District only if it complies with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1, *Use Table*. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

Sec. 6.1.3 S Special Exception Uses

An "S" indicates that a use type is allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1, *Use Table*. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

Any use that was legally established before April 21, 1999 without Special Exception approval and which after April 21, 1999 is located in a Zoning District that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in [CHAPTER 12, Definitions](#), of this Ordinance.

Any use that was legally established before April 21, 1999 with a Conditional Use Permit and which after April 21, 1999 is located in a Zoning District that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in [CHAPTER 12, Definitions](#), of this Ordinance.

Sec. 6.1.4 Uses Not Allowed

A blank cell indicates that a use type is not allowed in the respective Zoning District, unless it is otherwise expressly allowed by other regulations of this Ordinance.

Sec. 6.1.5 New or Unlisted Uses and Use Interpretation

The Zoning and Planning Director shall be authorized to make use determination whenever there is a question regarding the category of use based on the definitions contained in [CHAPTER 12, Definitions](#), of this Ordinance or may require that the use be processed in accordance with the Planned Development (PD) procedures of this Ordinance.

Sec. 6.1.6 Table 6.1-1, *Use Table*



Principal uses shall be allowed within the Zoning Districts of this Ordinance in accordance with Table 6.1-1, Use Table. See Chapter 5, Overlay and Special Purpose Zoning Districts, as applicable.

Table 6.1-1 Use Table																						
A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses																						
Land Uses	ZONING DISTRICTS																			Condition		
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC	RC	CC		RI	IN
AGRICULTURAL																						
AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING, AND SUPPORT																						
Aquaculture			A	A	A	A	C	C														Sec. 6.4.1
Mariculture			C	C	C	C	C	C														Sec. 6.4.1
Apiculture (Bee Keeping)			A	A	A	A	A	A														
Animal and Insect Production			A	A	A	A	C	C	C													Sec. 6.4.1
Concentrated Animal Feeding Operation			S	S	S	S																
Horticultural Production			A	A	A	A	A	A	A	C				A			C	A	A	A	A	Sec. 6.4.1
Hemp Crop Production and/or Processing			S	S	S	S	S															Sec. 6.4.1
Winery			C	C	C	C	C	C										C	A	C	A	Sec. 6.4.21
Agricultural Processing			C	C	C	C	C	C	S									A	A	A	A	Sec. 6.4.1
Agricultural Sales or Service			A	A	A	A	C											A	A	A	A	Sec. 6.4.44
Roadside Stand; Sweetgrass Basket Stand		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 6.4.8
Community Garden		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Farmers Market			A	A	A	A	A	C	C	C	C	C		A	A	A	A	A	A	A	A	Sec. 6.4.47
FORESTRY AND LOGGING																						
Bona Fide Forestry Operation		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 6.4.23
Lumber Mill, Planing, or Saw Mill			A	A	A	A	S													A	A	
RESIDENTIAL																						
ASSISTED LIVING																						
Assisted Living			S	S	S	S	S	S	S	S	A	S		S	S	A	A	S	A	S	A	
MANUFACTURED HOUSING																						
Manufactured Housing Unit			A	A	A	A	A	C	C	C	C	A	A									Sec. 6.4.24
Manufactured Housing Park													A									
MULTI-FAMILY DWELLING																						
Dwelling, Multi-Family											A								C	C		Sec. 6.4.31
Triplex and Fourplex									S	S	C	C		C	C	C	C		C		C	Sec. 6.4.35
Duplex									S	S	C	C		C	C	C	C		C		C	Sec. 6.4.35
Dwelling Group			C	C	C	C	C	C	C	C	C	C										Sec. 6.4.7



Table 6.1-1 Use Table

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

Land Uses	ZONING DISTRICTS																	Condition				
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC		RC	CC	RI	IN
Dwelling, Single-Family Attached									S	S	C	C		C	C	C	C		C		C	Sec. 6.4.2 Sec. 6.4.31
SHORT-TERM RENTAL																						
Short-Term Rental Property: Limited Home Rental (LHR)			C	C	C	C	C	C	C	C	C	C										Art. 6.8
Short-Term Rental Property: Extended Home Rental (EHR)						S	S		S	S		S										Art. 6.8
SINGLE-FAMILY DWELLING																						
Dwelling Unit, Single-Family Detached	A	A	A	A	A	A	A	A	A	A	A	A	C		C	C	C	C	C	C	C	Sec. 6.4.25
OTHER RESIDENTIAL USES																						
Transitional Housing											S			A	S	S	S		A			
Child Caring Institution			S	S	S	S	S	S	S	S	S	S										
Emergency Shelter										C	A	C			C	A	A		A	C	A	Sec. 6.4.38
Affordable and Workforce Dwelling Unit					C	C	C	C	C	C	C	C		C	C	C	C	C	C		C	Sec. 6.4.19
Group Residential			S	S	S	S	S	S		S	S											
Farm Labor Housing			S	S	S	S	S															Sec. 6.4.9
CIVIC/INSTITUTIONAL																						
COURTS AND PUBLIC SAFETY																						
Courts of Law			A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	
Correctional Institution																						A
Parole Office or Probation Office														A								A
Safety Service			A	A	A	A	A	A	A	A	A	S	A	A	A	A	A	A	A	A	A	
DAY CARE SERVICES																						
Adult Day Care Services				S	S	S	S	S	S	S	S	S		A	S	S	A	A	A	A	A	
Family Home				C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	Sec. 6.4.29
Group Home				A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	
Child Care Center										S	S	S	S		A	A	A	A	A	A	A	
Day Camp														A		A	A	A	A		A	
DEATH CARE SERVICES																						
Cemetery		A	A	A	A	A	C	C	C	C	C	S		A	A	A	A	A	A	A	A	Sec. 6.4.53
Funeral Services														A	A	A	A	A	A	A	A	
EDUCATIONAL SERVICES																						
Pre-school or Educational Nursery				S	S	S	S	S	S	S	S	S		A	A	A	A	A	A	A	A	
School, Primary				S	S	S	A	A	A	A	A	S		A	A	A	A	A	A	A	A	
School, Secondary				S	S	S	A	A	A	A	A	S		A	A	A	A	A	A	A	A	



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Land Uses	ZONING DISTRICTS																	Condition				
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC		RC	CC	RI	IN
Higher Education Facility				S	S	S	S	S	S	S	S			A	S	S	S	S	A	A	A	
Personal Improvement Education				S	S	S	S	S						A	C	A	A	C	A	A	A	Sec. 6.4.26
HEALTH CARE SERVICES																						
Medical Office							S	S	S					A	A	A	A	A	A	A	A	
Community Residential Care Facility							S	S		S	S	S		C	S	S	S	S	C	S	C	Sec. 6.4.42
Counseling Services							S	S						A	A	A	A	A	A	A	A	
Intermediate Care Facility for Individuals with Intellectual Disabilities							S	S		S	S	S		A	S	S	S	S	A	S	A	
Health Care Laboratory														A	A	A	A	A	A	A	A	
Home Health Agency							S	S						A	A	A	A	A	A	A	A	
Hospital; Hospice Facility														A		S	S	S	A	S	A	
Outpatient Facility for Chemically Dependent or Addicted Persons														A	S	S	S	S	A	S	A	
Rehabilitation Facility														A	A	A	A	A	A	A	A	
Residential Treatment Facility for Children or Adolescents (mental health treatment)							S	S			S			A	S	S	S	S	A	S	A	
MUSEUM, HISTORIC SITE, AND SIMILAR INSTITUTIONS																						
Historic Site		C	C	C	C	C	C	C	C	A	A	A		A	A	A	A	A	A	A	A	Sec. 6.4.27
Library or Archive				A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	
Museum		C	C	C	C	C	A	A	A	A	A	A		A	A	A	A	A	A	A	A	Sec. 6.4.27
Nature Exhibition		C	C	C	C	C	C							A					A	A	A	Sec. 6.4.10
Botanical Garden		A	A	A	A	A	A							A					A	A	A	
Zoo		S	S	S	S	S	S							S				S	S	S	S	
POSTAL SERVICE																						
Postal Service, United States			C	C	C	C	C	C	C	C	C	C		A	A	A	A	A	A	A	A	Sec. 6.4.26
RECREATION AND ENTERTAINMENT																						
Community Recreation		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Fishing, Hunting, or Recreational Guide Service		C	A	C	C	A	A								A	A	A	C	C	C	C	Sec. 6.4.55
Golf Course or Country Club		C			C	C	C	C	C				C									Sec. 6.4.50
Parks and Recreation		C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	Sec. 6.4.11
Recreation and Entertainment, Indoor																	C	A	A	A	A	Sec. 6.4.30



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	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC	RC		CC	RI	IN
Recreation and Entertainment, Outdoor					C	C												C	C	C	C	Sec. 6.4.11
Drive-In Theater																		C	C	C	C	Sec. 6.4.6 Sec. 6.4.11
Golf Driving Range					S	S	S	S	S										C		C	Sec. 6.4.11
Outdoor Shooting Range		S	S	S	S	S													S		S	Sec. 6.4.11
Special Events																	C	C	C		C	Art. 6.7
RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS																						
Business, Professional, Labor, Political Organization; Social or Civic Organization; Social Club or Lodge					S	S	S	S	S	S	S				A	A	A	A	A	A	A	Sec. 6.4.4
Religious Assembly		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
UTILITIES AND WASTE-RELATED USES																						
Utility Service, Major			S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 6.4.17
Utility Service, Minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Solar Farm		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 6.4.46
Waste-Related Uses																					S	
Septic Tank Installation, Cleaning, or Related Service																			S	S	S	
Solid Waste Disposal Facility (Public or Private)			C																		C	Sec. 6.4.51
COMMERCIAL																						
ACCOMMODATIONS																						
Short-Term Rental Property: Commercial Guest House (CGH)															C	C	C	C	C			Art. 6.8
Hotel or Motel															S	S		C		C		Sec. 6.4.31
RV (Recreational Vehicle) Park			S	S	S	S	S															Sec. 6.4.12
Campground			S	S	S	S	S															
ANIMAL SERVICES																						
Stable, Commercial			C	C	C	C	C											C	A	A	A	Sec. 6.4.20
Stable, Private			A	A	A	A	C	C	S									C	A	A	A	Sec. 6.4.20
Stable, Boarding			C	C	C	C	C	C										C	A	A	A	Sec. 6.4.20



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A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

Land Uses	ZONING DISTRICTS																Condition						
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO		NC	RC	CC	RI	IN	
Kennel			C	C	C	C	S	S										S	A	A	A	Sec. 6.4.54	
Pet Store or Grooming Salon																	C	C	A	A	A	Sec. 6.4.32	
Small Animal Boarding			A	A	A	A	C	C	S									C	A	A	A	Sec. 6.4.32	
Veterinary Service			A	A	A	A	S	S							C	C	C	C	A	A	A	Sec. 6.4.32	
FINANCIAL SERVICES																							
Banks and Financial Services														C	C	C	C	C	A	A	A	Sec. 6.4.26	
Short-Term Lender																			C		C	Sec. 6.4.28 Sec. 6.4.31	
FOOD SERVICES AND DRINKING PLACES																							
Bar or Lounge																	S	S	S	S	S	Sec. 6.4.15	
Catering Service				S	S	S	S	S	S	S	S	S		C	C	C	C	C	A	A	A	Sec. 6.4.34	
Restaurant, Fast Food																	C	C	C		C	Sec. 6.4.15 Sec. 6.4.31	
Restaurant, General														C	C	C	C	C	C	C	C	Sec. 6.4.15	
Sexually Oriented Business																					C	Sec. 6.4.18 Sec. 6.4.31	
INFORMATION INDUSTRIES																							
Communication Services; Data Processing Services; Publishing Industries																A	A	A	A	A	A		
Communications Tower			C	C	C	C								C		C	C	C	C	C	C	Sec. 6.4.5	
OFFICES																							
Administrative or Business Office; Government Office; Professional Office														C	C	C	C	C	C	A	A	A	Sec. 6.4.26
OTHER NONRESIDENTIAL DEVELOPMENT																							
Convention Center or Visitors Bureau														S		S	S	A	C		C	Sec. 6.4.31	
Heavy Construction Services or General Contractor																			A	A	A		
Billboard																					C	Sec. 9.8.6	



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Land Uses	ZONING DISTRICTS																Condition					
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO		NC	RC	CC	RI	IN
Special Trade Contractor																		C	A	A	A	Sec. 6.4.36
PARKING, COMMERCIAL																						
Parking Lot															C	A	C	A	A	A	A	Sec. 6.4.37
Parking Garage														A	A				C		C	Sec. 6.4.31
RENTAL AND LEASING SERVICES																						
Charter Boat or other Recreational Watercraft Rental Service					C	C	C											A	A	A	A	Art. 5.2 Sec. 6.4.39
Commercial or Industrial Machinery or Equipment, Construction Tools or Equipment, Heavy Duty Truck or Commercial Vehicle Rental or Leasing																		A	A	A	A	
Consumer Goods Rental Center																	C	C	A	A	A	Sec. 6.4.26
Self-Service Storage																		S	C	C	C	Sec. 6.4.16
Vehicle Rental or Leasing																		A	A	A	A	
REPAIR AND MAINTENANCE SERVICES																						
Boat Yard				C	C	C	C	S										C	C	C	C	Sec. 6.4.39 Art. 5.2
Repair Service, Consumer																	C	C	A		A	Sec. 6.4.40
Repair Service, Commercial																	S	S	A	A	A	
Vehicle and Boat Repair or Service																	C	S	A	A	A	Sec. 6.4.22
RETAIL SALES																						
Nonstore Retailer																			A		A	
Fuel Heating Oil Dealer; Liquefied Petroleum Gas (Bottled Gas) Dealer																		C	C	C	C	Sec. 6.4.41
Home Improvement Center																			A		A	
Food Sales																	C	C	A		A	Sec. 6.4.26
Food Truck															A	A	A	A	A	A	A	
Liquor, Beer, or Wine Sales																	S	S	S		S	



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Land Uses	ZONING DISTRICTS																	Condition				
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC		RC	CC	RI	IN
Retail Sales or Services, General; Building Materials or Garden Equipment and Supplies Retailer																	C	C	A	S	A	Sec. 6.4.26
Convenience Store																	S	S	A	A	A	
Duplicating or Quick Printing Service; Private Postal or Mailing Service																C	C	C	A	A	A	Sec. 6.4.26
Pawn Shop																			A		A	
Warehouse Club or Superstore																			C		C	Sec. 6.4.31
Service Station, Gasoline																	C	C	A	S	A	Sec. 6.4.45
Truck Stop																			A	A	A	
Vehicle Sales																			A		A	
Heavy Duty Truck or Commercial Vehicle Dealer; Manufactured Home Dealer																		S	A	S	A	
Vehicle Parts, Accessories, or Tire Store																		S	A	A	A	
RETAIL OR PERSONAL SERVICES																						
Consumer Convenience Services																	C	C	A		A	Sec. 6.4.26
Hair, Nail, or Skin Care Services			C	C	C	C	C	C	C	C	C	C	C	A	A	A	A	A	A	A	A	Sec. 6.4.3
Job Training or Placement Services														A	A	A	A	A	A	A	A	
Personal Improvement Services															C	C	C	C	A		A	Sec. 6.4.26
Physical Fitness or Health Club																A	A	A	A		A	
Tattoo Facility																			S		C	Sec. 6.4.13
Services to Buildings or Dwellings															C	C	C	C	A	A	A	Sec. 6.4.48
Landscaping and Horticultural Services			C	C	C	C											S	C	A	A	A	Sec. 6.4.48
VEHICLE AND WATERCRAFT STORAGE																						
Vehicle Storage																		S	A	A	A	
Impound Yard																					A	
Towing Facility																					A	
Boat Ramp			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	S	C	Art. 5.2 Sec. 5.2.4
Community Dock			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	Art. 5.2 Sec. 5.2.3



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	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC	RC	CC		RI	IN
Commercial Dock					S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Art. 5.2 Sec. 5.2.6
Marina						S	S	S	S	S	S				S	S	S	S	S	S	S	Art. 5.2 Sec. 5.2.5
WHOLESALE SALES																						
Wholesale Sales																			A	A	A	
Clay or Related Products and Construction Material Wholesaler																		S	A	A	A	
Flower, Nursery Stock, or Florists' Supplies Wholesaler			A	A	A	A												S	A	A	A	
Petroleum Wholesaler																		S	A	A	A	
Pharmaceutical, Fertilizer and Pesticide Wholesaler																			S	S	S	
INDUSTRIAL																						
INDUSTRIAL SERVICES																						
Laundry, Dry Cleaning, or Carpet Cleaning Plant																				A	A	
Photo Finishing Laboratory																				A	A	
Research and Development Laboratory																				A	A	
Scrap and Salvage Service																				S	S	
MANUFACTURING AND PRODUCTION, GENERAL																						
Artisan and Craftsman					C	C	C	C								C	C	C	A	A	A	Sec. 6.4.43
Manufacturing and Production																		C	C	A	A	Sec. 6.4.57
Aircraft Manufacturing and Production, including Related Parts																					A	
Chemical Manufacturing and Production																				S	S	
Clay or Related Products, Furniture, Cabinets, or Related Products, Toy or Artwork, or Wood Products Manufacturing and Production																		C	C	A	A	Sec. 6.4.57
Microbrewery and Distillery																			C	C	C	Sec. 6.4.33
Pulp Mill or Paper Mill; Rendering Plant																					S	
Slaughter House and Meat Packing																				S	S	



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Land Uses	ZONING DISTRICTS																		Condition				
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Stone or Shell Products Manufacturing and Production																			C	S	S	Sec. 6.4.57	
WAREHOUSE AND FREIGHT MOVEMENT																							
Warehouse and Distribution Facility																					A	A	
Container Storage Facility																				C	C	Sec. 6.4.52	
Freight Forwarding Facility																			C	C	C	Sec. 6.4.49	
Fuel Storage Facility																				A	A		
Grain Terminals and Elevators																				A	A		
Stockpiling of Sand, Gravel, or other Aggregate Materials																				A	A		
Storage or Manufacturing of Weapons or Ammunition																				S	S		
OTHER USES																							
RECYCLING USES																							
Recycling Center																					A	A	
Recycling Collection, Drop-Off			A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Sec. 6.4.58	
RESOURCE EXTRACTION/MINING																							
Resource Extraction/Mining			S	S	S	S	S	S												S	S	Sec. 6.4.14	
TRANSPORTATION																							
Aviation			C	C	C	C															C	C	Sec. 6.4.56
Private Air Strip			C	C	C	C																	Sec. 6.4.56
Railroad Facility																					A	A	
Sightseeing Transportation, Land or Water			S	S	S	S												A	A	A	A	Art. 5.2	
Taxi or Limousine Service																		S	A	A	A		
Urban Transit System														A		A	A		C	A	C	Sec. 6.4.31	
Water Transportation					S	S	S	S										A	A	A	A	Art. 5.2	

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