

Section 4.1.6. Uses by zoning district—Use hierarchy.

A. Classification of Uses Listed in Table 4.1.6.

1. Permitted Uses. Uses that are allowed by right. These uses are shown in the table with a "P".
2. Permitted Uses with Specific Regulations. Uses that are permitted with specific regulations that apply in all zoning districts where those uses are permitted. The specific regulations are provided in Article 5, Chapter 10. These uses are shown in the table with a "P*".
3. Conditional Uses. Uses which are generally appropriate in a Zoning district. Conditional uses are permitted uses which, because of potential impacts, may require reasonable special limitations or conditions of approval peculiar to the use for the protection of the public health, safety, or welfare and the integrity of the Comprehensive Plan. The specific requirements for conditional uses are provided in Article 5, Chapter 11. These uses are shown in the table with a "CU".
4. Special Exception Uses. Those uses or structures that may not be appropriate generally or without restriction throughout a district but which, if controlled as to, area, location, or their relationship and potential impacts to nearby residences or neighborhoods, would be acceptable. These uses are shown in the table with an "SE".
5. Prohibited Uses. Any use not specifically listed as a permitted use, a permitted use with specific regulations, a conditional use, a special exception use, a permitted accessory use, or permitted through a similar use determination shall be considered expressly prohibited.

B. Uses not listed in Table 4.1.6.

1. Accessory Uses. Accessory uses are customarily associated with and are incidental and subordinate to such principal uses. An accessory use shall be subject to the same regulations that apply to the principal use in each district, except as otherwise provided.
2. Temporary Uses. Uses that are deemed temporary in nature regulated by Article 5, Chapter 9 or the City Code of Ordinances, shall not be subject to the standards and requirements as set forth in this article, except that the city may impose conditions which may include limiting the period of approval, imposing hours of operations, location of any aspect of the temporary use, operational standards to minimize impacts on surrounding properties, and any other conditions deemed necessary to minimize detrimental impacts to the welfare of the community. These uses are listed in Article 5, Chapter 9 or the City Code of Ordinances.
3. Similar Use Determinations. See Article 3, Section 3.3.3.

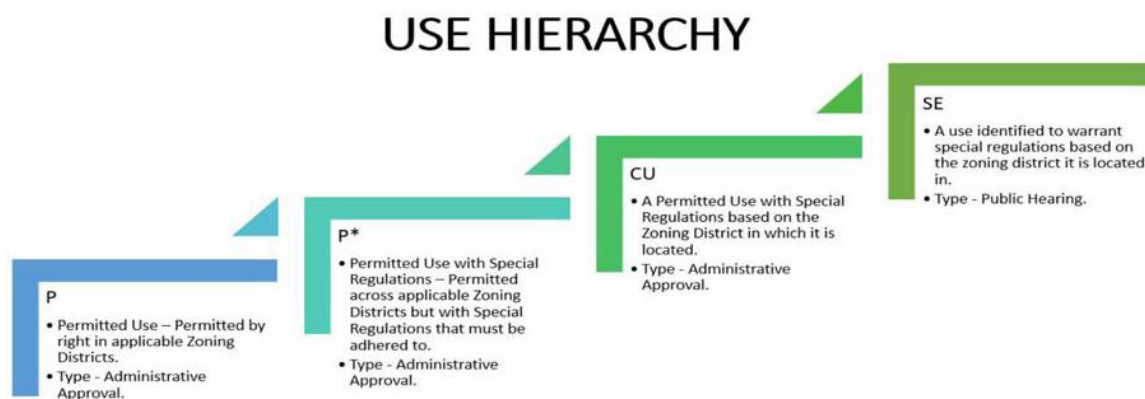


Table 4.1.6 Use Table

The following table of uses, when read together with the definitions set forth in Article 11 shall be used to determine the zoning district in which a given use may be established.

Use Table

P= Permitted P*= Permitted with Standards CU= Conditional Use SE= Special Exception Empty= Not Permitted

PUD zoning allows all uses consistent with the Future Land Use Classification

	Use Type	Residential Districts					Non-Residential Districts					Mixed Use Districts						
		R 1	RML	RMM	RE	A	P	C	I	INST	PV	CC	NC	MX7	MXB	SC		
																PRI	SEC	LOC
Residential	Single-family	P	P		P	P								P				
	Duplex		P*															
	Multi-family		CU	CU								CU	CU	CU	CU	CU	CU	CU
	Single-family Semi-detached		P*	P*														
	Single-family Attached - 3 or more		CU	P								CU	CU	CU				CU
	Micro-Cottage																	
	Assisted Living Facility		SE	P			P	P				P	P			P		
	Family Day Care Home - 5 or fewer	P	P	P	P	P												
	Community Residential Home - up to 6 res	P	P	P	P	P												
	Community Residential Home - 7 to 14 residents		P	P														
	Model Home	P*	P*		P*													

	Home-Based Business	CU	CU	CU	CU	CU						CU	CU	CU	CU	CU	CU	
Public and Institutional Uses	Animal Shelter					P			SE	SE								
	Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Educational Facilities - Primary and Secondary	P	P	P	P	P				P			P			P		
	Educational Facilities - Vocational Schools				SE				P	P	P		P				P	
	Educational Facilities - Colleges and universities								P	P		P						
	Essential Service Facilities - Major	SE	SE	SE	SE	SE	SE	P	P	P	SE	P	SE	SE	SE	SE	SE	SE
	Essential Service Facilities - Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Government Office Facilities					P	P	P		P		P	P	P	P	P	P	P
	Hospital							P		P		P	P					
	Police and Fire	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Public Parks and Recreational Facilities	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P
	Social Services							P		P		P					P	P
Recreation	Sexually Oriented Business								P									
	Commercial Recreation, Indoor							P	P			P	P		P	P	P	

	Commercial Recreation, Outdoor					P		P				P		P					
	Golf Course w/ Ancillary activities	P	P	P	P	P													
	Golf, Driving Range					P													
	Golf, Miniature					P		P				P	P				P	P	
	Marina							P					P	P	P	P			
	Shooting Range/Archery - Indoor							P					P						
	Shooting Range/Archery - Outdoor					SE													
Vehicle-related Commercial	Boat Sales							P	P			P						CU	CU
	Car Wash							CU				CU							
	Commercial Parking lot or Garage							P				P		P	P	P	P	P	
	Heavy Vehicle, Sales & Rental								P			P							
	Light Vehicle, Rental							P				P	P					P	P
	Light Vehicle, Sales											P*							
	Vehicle Repair, Major								P			SE							
	Vehicle Repair, Minor								P			P							
	Vehicle Fueling Station							CU	P			P	CU					CU	
	Marine Fuel Pump							P*	P*	P*		P*	P*	P*	P*	P*	P*	P*	P*

	Vehicle and Boat									P									
	Storage																		
	Accessory Parking Lot		p*					p*	p*										
Food and Beverage	Bar								P				P	P	P	P	P	P	P
	Brewpub								P				P	P	P	CU	P	P	P
	Craft Brewery, Distillery, Winery								p*	p*									
	Mobile Food Vendor														P				
	Mobile Food Courts (MFC)							CU	CU		CU								
	Mobile Food Vendor (MFV)							CU	CU	CU	CU								
	Restaurant, no drive- thru							SE	P	P									
	Restaurant, drive-thru								P						P				P
Lodging	Bed and Breakfast	SE	SE	SE	SE	SE													
	Campground						SE												
	Hotel/Motel								P										
	Resort	p*	p*	p*					P										
	RV Resort							SE*											
Commercial	Animal Kennel, Indoor					P	P		P									P	P
	Animal Kennel, Outdoor						P												
	Day Care Facilities - Adult or Child		P	P			P	P	P		P				P			P	P

Banks and Finance - no drive thru						P	P					P	P			P	P	P
Banks and Finance w/drive thru						P	P					P						P
Building and Construction w/o outdoor storage/display						P	P	P				P	P			P	P	P
Building and Construction w/outdoor storage/display							p*	p*				p*						
Landscaping Services w/o outdoor storage/display						P	P	P				P	P			P	P	P
Landscaping Services w/outdoor storage/display							p*	p*				p*						
Self-Storage Facilities							CU	CU				CU						
Personal Services						P	P					P	P	P	P	P	P	P
Pharmacy - no drive through						P	P					P	P	P	P	P	P	P
Pet Services						P	P					P	P			P	P	P
Pharmacy with drive through							P					P						P
Professional Offices						P	P					P	P	P	P	P	P	P
Professional Services						P	P					P	P	P	P		P	P
Radio and TV Station								P	P			P	P				P	P
Repair Shops							P	P				P	P				P	P

	Retail ≤30,000 sq. ft. per tenant							P				P	P	P	P	P	P	P
	Retail >30,000 sq. ft. per tenant							P				P	SE			SE	SE	SE
Agriculture	Non-Domestic Animal Boarding					P												
	Community Garden					P				P								
	Farms - Produce & Livestock					P												
	Greenhouse/Nursery					P						P						
	Stable				P	P												
	Roadside Food and Vegetable Stand					P*												
	Distribution Center								P			P						
Industrial	Automotive Towing Establishment								P									
	Dry Cleaning/Laundry Plant								P									
	Extraction w/ancillary use					SE			P									
	Industrial, Heavy								P									
	Industrial, Light								P			SE						
	Industrial Business Centers								P			CU						
	Laboratory - medical, research, testing							SE	P	SE		SE						
Energy Resource Generation					SE				P									

	Storage, Heavy Equipment								P	SE									
	Storage, Outdoor Screened								P	SE		CU							
	Storage, Outdoor								P										
	Solid Waste Transfer Station					SE				SE									
	Warehouse								P			p*							
Places of Assembly	Amphitheaters/ Arenas					SE				SE							SE	SE	SE
	Banquet Hall								P			P	P				P	P	P
	Clubs, Private and Fraternal								P			P	P					P	P
	Community Centers									P				P	P		P	P	P
	Cultural and Civic Facilities								P		P	SE			P		P	P	
	Movie Theaters								P				P	P	P	P	P	P	P
	Religious Institution	CU	CU	CU	CU	P	P	P		P		P	P				P	P	P
Other	Cemetery/Mausoleum					P				P									
	Crematory									P		P							
	Funeral Homes								P	P			P	P				P	P
	Heliport								SE		SE		SE		SE				
	Helistop					SE			SE		SE		SE		SE				
	Live/ Workspace											P	P	P			P	P	P
	Wireless Communication Facilities					p*	p*	p*	p*	p*		p*	p*					p*	p*
	Solar Arrays					p*				p*	p*								

	Mixed-use Building										P	P	P	P	P	P	P
	Wildlife Rehabilitation Center				P				P								

(Ord. 29-20, § 1, 5-11-2020; Ord. 34-21, § 1, 6-16-2021; Ord. 39-21, § 2, 6-16-2021; Ord. No. 69-21, § 1, 10-20-2021; Ord. 98-21, § 1, 1-19-2022; Ord. 89-22, § 1, 1-25-2023; Ord. 20-24, § 2, 6-5-2024; Ord. 66-24, § 1, 10-16-2024; Ord. 67-24, § 1, 10-16-2024; Ord. 55-25, § 1, 11

