

## Sec. 114-515. Authorized uses in commercial districts.

Exhibit 515 identifies the land uses that are allowed within commercial zoning districts, by right (P), subject to supplemental conditions (S) or by conditional use permit (C). Supplemental Use conditions for these districts can be found in section 114-516 and article VII. See Appendix F for a consolidated table of authorized uses showing all uses and districts.

**Exhibit 515: Authorized Land Uses in Commercial Districts**

Land Use P - permitted, S - supplemental conditions apply, C - conditional use permit required	B-1	B-2	C-1	Supplemental Standards
<b>AGRICULTURAL USES</b>				
Feed and Grain Sales/Storage		C		
Nurseries and greenhouses - retail	P	P		
Nurseries and greenhouses - wholesale		P		
<b>RESIDENCES OR ACCOMMODATIONS</b>				
Townhouse or row house		C	C	
Three or Four family dwelling		C	C	
Other multi-family dwellings		C	C	
Accessory dwelling unit	C	C	C	
Dwellings in mixed-use buildings	P	P		
Retirement Housing Services				
Assisted living center		S		Section 114-736
Continuing care retirement community		C		Section 114-736
Independent living facility		S		Section 114-736
Nursing Home		S		Section 114-736
Personal care home		S		Section 114-735
<b>HOTELS, MOTELS, OR OTHER ACCOMMODATION SERVICES</b>				
Hotel, motel,		P	P	
<b>COMMERCIAL USES</b>				
Adult uses, including bookstores, entertainment establishment and theater		S		Section 114-720
Animal boarding - inside kennels		S		Section 114-721
Animal services	S	S		Section 114-721
Antique shop	P	P		
Art galleries	P	P		
Art supplies	P	P		
Auction houses		C		
Bakery	P	P		
Bank, credit union, or savings institution	C	P	P	
Bar rooms, taverns, nightclubs and lounges	C	C	C	Section 114-724
Beer, wine, and liquor store		P	P	
Bicycle sales and service	P	P		
Brewpubs, micro-breweries, micro-distilleries, and tap rooms	C	S		Section 114-726
Convenience store, no fuel/gasoline sales	S	P	P	Section 114-516
Convenience store, with fuel/gasoline sales	C	P	P	

Copy center, private mail center, consumer packing and shipping, other business support services but no on-site dispatching of delivery vehicles	P	P		
Department store, warehouse club or superstore		P	P	
Drug store, pharmacies	P	P	P	
Employment services - dispatch, labor pool not on-site		P		
Employment services - labor pool on-site		C		
Fireworks sales, ongoing		P	P	
Flea markets		C		
Florist	P	P		
Food service, cafeteria or limited service restaurant	P	P	P	
Food service, catering	C	P		
Food service, food and beverage with drive-through or drive-in facilities	C	P	P	
Food service, full-service restaurant	P	P	P	
Food service, mobile	S	S	S	Section 114-732
Food service, snack or non-alcoholic bar	P	P	P	
Furniture or home furnishings		P		
Grocery store/supermarket, or bakery, specialty food stores	P	P	P	
Hardware, home center	P	P	P	
Laundromat, laundry and dry cleaning, excluding dry cleaning plants	P	P		
Markets for farm produce or crafts, ongoing	P	P		
Markets for farm produce or crafts, temporary	S	S		Section 114-744
Outside storage		C		
Parking lot and parking garage		C		
Pawn shops		C		
Personal services (hair, nails, spa)	P	P		
Pet or pet supply store	P	P	P	
Precious metal buyers		C		
Private event venue	P	P	P	
Professional offices	P	P		
Rental - large equipment				
Rental - small equipment	C	P		
Rental - recreational goods		P		
Rental - vehicles		P	P	
Retail stores, general merchandise	S	P	P	Section 114-516
Repair shops without outside storage	P	P		
Services to buildings and dwellings (e.g., pest control, landscape management, septic management)		C		
Shopping centers	P	P	P	
Short-term loans/check cashing		C		
Studios for arts, crafts, photography, dance, music, yoga or similar activity	P	P		
Tattoo parlor		C		
Thrift store	P	P		
Tobacco products		P		

Vape shop		C		
<b>MANUFACTURING/WHOLESALE TRADE/WAREHOUSING</b>				
Printing, lithographing or publishing plants		C		
Research and testing facilities		C		
Sign Manufacturing		C		
Tire treading and recapping		C		
Warehouse & distribution			C	
Warehousing, self-storage (mini-warehouse)		C	S	Section 114-740
Wholesale trade with indoor storage		C	C	
Wholesale trade with outdoor storage		C	C	
<b>TRANSPORTATION</b>				
Automobile and light truck sales		C	S	Section 114-749
Automobile and light truck parts, accessories, or tires sales	P	P	P	
Automobile repair, heavy		C	S	Section 114-722
Automobile repair, light	S	S	S	Section 114-723
Boat or marine supplies		P		
Boat, marine service and repair facilities - enclosed		C		
Bus Stations		C	P	
Local transit systems—bus, special needs, sightseeing, taxi and limousine services		P		
Manufactured home sales			C	
Pack and ship services	P	P	P	
Post office, federal	P	P	P	
Recreational vehicle/trailer sales		C		
Retail courier and package delivery	P	P		
Towing, services only without vehicle storage		C		
Towing and other road and ground services with impoundment lot		C	C	
Truck stops/truck plaza			S	Section 114-748
Vehicle sales, recreational vehicles, commercial trucks and similar large vehicles			S	Section 114-749
Vehicle washing facilities		S	S	Section 114-750
<b>COMMUNICATION, INFORMATION, AND UTILITIES</b>				
Library or archive	P	P		
Motion pictures and sound recording			C	
Outdoor advertising sign			P	
Power generation, accessory	S	S	S	Section 114-743
Public utilities services, major	C	C	C	
Public utilities services, minor	S	S	S	
Radio and television broadcasting studios or offices		P		
Radio and television antennas and towers		C		
Wastewater treatment plants	C	C	C	
Water treatment plants	C	C	C	
Wireless telecommunications transmission	S	S	S	Section 114-746
<b>ARTS, ENTERTAINMENT, AND RECREATION</b>				
Amusements, indoor	C	P	P	
Amusements, outdoor, high impact		C	C	

Amusements, outdoor, low impact		P	P	
Bowling, billiards, pool, etc.		P	P	
Fitness and recreational sports, gym, athletic club	P	P	P	
Golf driving ranges		C		
Indoor auditorium or arena other than accessory to theater, dance and music studio	C	P	P	
Movie theater		P	P	
Museums	P	P	P	
Natural and Passive Recreational Parks	P	P	P	
Outdoor recreation, low intensity	S	S		
Shooting ranges, indoor		S		Section 114-742
Special Events	S	S	S	Section 114-744
Temporary uses	S	S	S	Section 114-744
Theater, dance or music studio	C	P		
<b>EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONS</b>				
Ambulance Services	C	C		
Charitable care and food services		C		
Childcare - child care learning center	S	S		Section 114-729
Civic associations, non-profit associations, and private clubs	P	P		
College or university		C		
Daycare, adult care	S	S		Section 114-729
Emergency or urgent care facilities	P	P	P	
Free-standing cemetery/columbarium	C	C	C	
Funeral home and services, mortuaries		S		Section 114-734
General technical schools		C		
Hospital		P	P	
Medical or diagnostic laboratory; blood/organ bank		P		
Outpatient care clinic for medical, dental, physical therapy or similar health service	C	P	P	
Public safety	P	P	P	
Rehabilitation centers		P		
Religious institutions	C	S		
School, middle or high schools	P	P	P	
School, grade school	P	P	P	
School, nursery or preschool	P	P	P	
Truck and heavy equipment training		C		
Veterinary services	S	S		
<b>CONSTRUCTION &amp; MINING</b>				
Contractors, offices, and shops, not including outdoor storage	P	P		
Contractors, offices and shops, including outdoor storage		C		
Sale of building materials and lumber yard; heating and plumbing equipment; heavy equipment		C		
<b>ACCESSORY USES</b>				
Accessory bars	S	S	S	Section 114-714
Accessory food service		P	P	

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Accessory uses and structures not listed but customary to conditional uses	C	C	C	
Accessory uses for institutions not located in P/I Districts	S	S	S	Section 114-715
Accessory uses and structures not listed but customary to permitted uses	S	S	S	Section 114-705
Cemetery/columbarium	C	C		
Child care learning facilities located within a principal use	C	C		
Commercial vehicle parking			S	Section 114-713
Corporate offices incidental to the principal use	P	P	P	
Drive-in and drive-through facilities for automated teller machines, banks, pharmacies and similar uses (not including drive-through restaurants)	C	S	S	Section 114-730
Outdoor display areas for wholesale or retail establishments	S	S	S	Section 114-710
Outdoor dining and seating areas for restaurant, taverns and similar establishments	S	S	S	Section 114-709
Outdoor storage related to a principal use		C	C	

(Ord. No. 06-2020, § 3, 12-8-2020; Ord. No. 16-2021, § 2, 8-10-2021)