

Sec. 21-5200. - Land Use Table.

The principal uses allowed in each of the city's zoning districts are established in the Land Use Table (table V-1). An "R" indicates that the use is allowed as a use-by-right in the district. A "P" means that the use will only be allowed if a use-by-permit is obtained. A "C" means that the use will only be permitted if a conditional use permit is obtained. If the cell is blank, the use is prohibited in that district. Some uses are subject to standards, limitations and conditions which are in addition to the general development standards of this article. Where the right column in table V-1 includes a section number, the provisions in the referenced section apply to the use in addition to the other applicable sections of this land development code. However, the information contained in the right hand column of the table is included only to aid users and is not intended to be an exhaustive or complete list of all applicable regulations. NAICS code numbers are included on this table to assist the city in classifying proposed uses. They are for reference only and shall not be binding in any classification decision.

Table V-1. Land Use Table

Uses Allowed by Zoning District																		
R = Allowed by Right P = Use by Permit C = Conditional Use OG = Oil & Gas Permit Blank Cell = Excluded																		
Use Classification	Specific Use Type	NAICS Code	R-1	R-2	R-3	R-4	MHP	C-1	C-2	C-3	MU-1	I-1	I-1S	I-2	I-3	AG	PUBLIC	Additional Regulations
AGRICULTURAL USES																		





Horticulture and Nurseries	Community garden		R	R	R	R	R	R	R	R	R	P		P	P	R	R	<u>21-5226</u>	
	Greenhouse/nursery/tree production (with no outdoor storage)	11142									R		R		R	R	R		<u>21-5236</u>
	Greenhouse/nursery/tree production (with outdoor storage)	11142												R	R	R			<u>21-5236</u>
	Sod farm	11142															R		
COMMERCIAL USES																			
Adult Businesses	Sexually Oriented Businesses												R		R	R			<u>21-5262</u>
Animal Services	Animal boarding (indoor/outdoor kennels) and training												P		P	P	R		<u>21-5242</u>
	Doggie day care centers											P	P	P		P	P	R	<u>21-5228</u>
	Veterinary offices or clinics							R	R	R	R	R			R	R	R		
Antennas	Antennas for commercial/industrial use accessory to principal use										P		R		R	R			
	Antenna and support structure for amateur radio communications		P	P	P	P	P										P		<u>21-5216</u>
	Radio or television broadcasting offices									R	R	R	R					C	

Building Materials and Services (Retail)	All other similar uses (plumbing, electrical, lumber and building equipment-without outdoor storage)								R	R	R		R	R				
	All other similar uses (plumbing, electrical, lumber and building equipment-with outdoor storage)												R	R			<u>21-5254</u>	
	Landscape equipment, hardscape materials (without outdoor storage)										R		R	R	R		<u>21-5236</u>	
	Landscape equipment, hardscape materials (with outdoor storage)												R	R	R		<u>21-5254</u>	
Eating and Drinking Establishments	Bar, tavern, night club							R	R	R		R	R	>		<u>21-5214</u>		
	Brewpub						R	R	R	R	R						<u>21-5214</u>	
	Catering services						R	R	R	R	R							
	Restaurant with drive-thru/up							R	R		R						<u>21-5230</u>	
	Restaurant without drive-thru/up				**			R	R	R	R	R						<u>21-5268</u>
	Tasting Room							R	R	R	R	R						<u>21-5214</u>

Financial Institutions	Bank or financial institution							C	R	R	R	R						
Food and Beverage Sales	Convenience store/grocery store (<5,000 sf)				**			R	R	R	R	R						<a href="#">21-5268</a>
	Grocery store (>5,000 sf)								R	R	C	R						
	Liquor store								R	R	R	R						<a href="#">21-5214</a>
	All other similar uses (e.g., delicatessen, retail bakery, specialty food market, coffee shop)				**			R	R	R	R	R						<a href="#">21-5268</a>
Fuel Sales	Fuel sales with no vehicle repair								P	R		R		R				<a href="#">21-5235</a>
	Fuel sales with minor vehicle repair								P	R		R		R	R			<a href="#">21-5235</a>
	Fuel sales with major vehicle repair											R		R	R			<a href="#">21-5235</a>
	Natural gas fuel sales									R		R		R				<a href="#">21-5235</a>
	Natural gas fuel sales for trucks											R		R	R			<a href="#">21-5235</a>

Funeral and Internment Services	Cemetery/pet cemetery/mausoleum															R	R	
	Crematory or mausoleum when incidental or supplemental to primary cemetery use															R	R	
	Crematory as principal use												P	R				
	Funeral home							C	R	R		R						
Office	Business or professional (including medical/dental office/clinics)				**			R	R	R	R	R						<u>21-5268</u>
	Courier services							R	R	R	R	R		R	R			
	Massage therapy office/clinics							R	R	R	R	R						
	Substance Abuse Treatment Facility, Inpatient Residential											C		C	C	C	C	<u>21-5238</u>
	Substance Abuse Treatment Facility, Outpatient Clinic							P	R	R		R						

Personal Services	Instructional services, studios				**			R	R	R	R	R		R	R			<u>21-5268</u>
	Temporary/day labor facilities/offices									C		C		C	C			
	Bail bonds											P		P	P			<u>21-5220</u>
	All other similar uses							R	R	R	R	R		R				
Recreation or Amusement Facilities, Private	Bingo establishments/social gaming outlet/performance centers								R	R	R	R						
	Bowling, billiards, movie theaters and similar uses								R	R	R	R						
	Drive-in theater								C	C								<u>21-5230</u>
	Health clubs								R	R	R	R						
	Outdoor recreation				P				R	R						P		
	Race track (animal or vehicle)									C		C						
Repair Services (Not Including Vehicles)	Furniture or major household appliance repair									R		R		R	R			
	All other similar uses									R	R	R		R	R			



Retail Establishments	Flea markets, indoor/outdoor								P	P	P		P					
	Machinery sales, excluding truck trailers, heavy equipment, and farm machinery								R		R							
	Pawn shop								P		P							
	Retail business store <25,000 square feet				**			R	R	R	R	R						<u>21-5268</u>
	Retail business store >25,000 square feet							C	R	R	C	R						
	Tattoo parlor							P	R	R	R	R						
	Thrift/consignment store							R	R	R	R	R						

Vehicle/Equipment Sales and Services	Automobile rentals								R		R		R				<u>21-5272</u>	
	Automobile washing facility								R	R		R		R			<u>21-5218</u>	
	Limited moving truck (<30 feet)/equipment self-rental facilities								P		R		R	R			<u>21-5272</u>	
	Major equipment repair										R		R	R				
	Mobile home dealer/sales												R	R				
	Motor vehicle dealer/sales, new and used automobiles <3 acres									R		R						<u>21-5272</u>
	Motor vehicle dealer/sales, new and used automobiles >3 acres									C		C						<u>21-5272</u>
	Motor vehicle dealer/sales, new and used RV's, trailers, and campers)											R		R	R			<u>21-5272</u>
	Tire shop									R		R		R	R			<u>21-5271</u>
	Towing Services with Impound Yard													R	R			<u>21-5241</u>
Towing Services without Impound Yard											R		R	R			<u>21-5241</u>	



Contractor Operations	Building, developing, general contracting	236										R	R	R	R			
	Construction Crane Uses														R			
	Contractor's shop and storage yard	236-238										*	*	R	R			<u>21-5254</u>
	Contractor—landscaping	561730												R	R	R		
	Heavy construction equipment (new/used sales and storage)	237												R	R			
	Special trade contractors	238											R	R	R	R		

Manufacturing, Chemical	Basic chemical manufacturing	3251													C	R				
	Explosives, including ammunition and fireworks	32592														C			<u>21-5239</u>	
	Fertilizer manufacture, organic or nonorganic, and pesticides	32531														C	C			
	Fiberglass manufacturing	327993													R	R				
	Glue, gelatin (animal), or caulking compound manufacturing	32552														C				
	Hazardous Materials																C			<u>21-5120/21-5239</u>
	Industrial launderers/dry cleaning plants	812332															C			
	Insecticides, fungicides, disinfectants, and related industrial and household chemical compounds (blending only)	3253															C			
	Nitrate manufacturing	32592															C			
Paint, coating, and adhesive product manufacturing	3255															R				

Pharmaceutical and medical product manufacturing	3254														R	R			
Plastic product manufacturing, including extrusion of plastic	3261														R	R			
Resin, synthetic rubber, artificial and synthetic fibers/fill manufacturing	3252														R	R			
Rubber product manufacturing	3262														R	R			
Soaps, cleaner and toilet preparation manufacturing	3259														R	R			
Tire manufacturing	32621															C			

Manufacturing, Food	Animal food manufacturing	311119												C			
	Bakeries, pasta and tortilla manufacturing	3118									R	R	R	R			
	Beverage manufacturing	3121									R	R	R	R			
	Brewery										P	R	R	R			<u>21-5214</u>
	Bulk grain transfer												P	P			<u>21-5223</u>
	Dairy product manufacturing	3115									R	R	R	R			
	Distillery										P	R	R	R			<u>21-5214</u>
	Fruit and vegetable preserving, and specialty food manufacturing	3114									R	R	R	R			
	Grain and oilseed milling, including grain elevator	3112												R	R		
	Meat products, including slaughtering	31161												C			
	Meat products, packing and processing (no slaughtering)	311612									R	R	R	R			
	<b>Microbrewery</b>								P	<b>R</b>	R	R	R	P			<u>21-5214</u>
	<b>Micro-winery</b>							R	R	<b>R</b>	R	R	R				<u>21-5214</u>
	Rendering and meat byproduct processing	311613												C			

Other food manufacturing	311999											R	R	R	R			
Poultry packing and slaughtering	311615														C			
Sugar and confectionary product manufacturing	3113														C			
Tobacco manufacturing	3122														C			
Winery								P	R	R	R	R	P					<u>21-5214</u>





Ship and boat building/repair	33661													R	R			
Signs manufacturing	339950													R	R			
Switchgear and switchboard apparatus	335313														C			

Manufacturing, Metal	Alumina refining and production	33131																		
	Architectural metals manufacturing	3323													R				R	
	Boiler, tank and shipping container manufacturing	3324																	R	
	Coating/engraving/heat treating processes	3328																	R	
	Cutlery and hand tool manufacturing	3322											R	R	R				R	
	Electrometallurgical manufacturing	33111																	C	
	Electroplating, Plating, Polishing, Anodizing, and Coloring (Sandblasting)	332813													R				R	
	Fabricated metal product manufacturing	332																	R	
	Ferroalloy product manufacturing	331112																	C	
	Foundries	3315																	C	
	Forging and stamping	3321																	R	R
	Hardware manufacturing	3325											R	R	R				R	

Machinery shops; turn products; screw, nut, and bolt manufacturing	3327										R	R	R	R			
Metal and metal ores, reduction, refining, smelting, and alloying	33131/33141													C			
Metal Coating, Engraving (including Galvanizing and Powdercoating)	332812													R			
Other fabricated metal product manufacturing	33299													R			
Primary metal manufacturing	331													C			
Spring and wire product manufacturing	3326												R	R			
Steel and iron works and rolling mills (ferrous)	33111													C			
Steel product manufacturing	3312													C			



Manufacturing, Oil and Gas	Asphalt batch plant	324121																	C
	Petroleum and coal products manufacturing	324																	C
	Petroleum product containment (including asphaltic oil)																		C
	Refining operations including bio-diesel																		C
	Support activities for oil and gas operations (pipelines, etc.)	213112	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Manufacturing, Textile	Apparel manufacturing	31521											R	R	R	R			
	Fabric mills	3132													R	R			
	Leather and allied product manufacturing	316																	C
	Leather and hide tanning and finishing	3161																	C
	Textile/fabric finishing/fabric coating mills	3132																	C
	Textile products mills	314														R	R		



Marijuana Uses	Medical marijuana center									R		R	R	R	R			<u>21-5249</u>
	Medical marijuana infused product manufacturer											R	R	R	R			<u>21-5249</u>
	Optional premises cultivation operation											R	R	R	R			<u>21-5249</u>
	Primary caregiver											R	R	R	R			<u>21-5249</u>
	Retail marijuana cultivation facility											R	R	R	R			<u>21-5249</u>
	Retail marijuana product manufacturing facility											R	R	R	R			<u>21-5249</u>
	Retail marijuana store										R		R	R	R			<u>21-5249</u>
	Retail marijuana testing facility												R	R	R	R		
Motion Picture and Video Industry	Motion picture and video industry	51211									R	P	R	R	R	R		



Outdoor Storage	Above-ground storage tanks < 48,000 gallons											R		R	R		R	<u>21-5212</u>
	Above-ground storage tanks > 48,000 gallons														C		R	<u>21-5212</u>
	Above-ground storage tanks of propane < 10,000 cubic feet capacity		R	R	R	R	R	R	R	R	R	R		R	R	R	R	
	Material piles > 8 feet in height														C	C		<u>21-5254</u>
	Modular nonresidential unit (sales, rental, or service)														R	R		<u>21-5254</u>
	Outdoor storage of vehicles (RVs, boats, or buses)														R	R		<u>21-5254</u>
	Outdoor storage												*		R	R		<u>21-5254</u>
Printing and Publishing	Printing and related support activities	3231										R	R	R	R			
	Publishing industry	511										R	R	R	R			
Railroad Services	Railroad spur														C	C		
	Rail transportation and support facilities including rail yard	482 and 4882													C	C		

Research and Development Services	Scientific R and D services	5417										R	R	R	R			
	Solar panel array, production and distribution														R			
	Testing laboratories, nonmedical	54138										R	R	R	R			
	Testing of jet engines or rockets	54138													C			
	Trade and technical uses											R	R	R	R			
Resource Extraction	Borrow pit	212319													C	C		<u>21-5222</u>
	Construction sand and gravel mining	21232													C	C		
	Minerals and earths: quarrying, extracting, grinding, mining, crushing, and processing	212													C	C		
	Ore dumps and elevators	212													C	C		
	Subsurface extraction (including oil and natural gas extraction)	211-213										OG	OG	OG	OG	OG		<u>21-5266</u>

Toxic/Hazardous Uses	The parking and storage of toxic or hazardous material																	C			<u>21-5239</u>
	The manufacturing, processing, use, sale, or storage of any flammable, corrosive, explosive, or toxic substance																		C		

Truck/Transportation Services	Private Bus Station with repair										P	P	R					
	Private Bus Station without repair										P	R	C	R				
	Transportation terminal	488490										C		R	R			<u>21-5270</u>
	Transportation terminal where vehicles carry flammable, explosive, hazardous, or high toxic materials														C			<u>21-5270</u>
	Trailer sales and service limited to use for private passenger motor vehicles											R	R	R	R			<u>21-5272</u>
	Truck sales (nontrailer)											R	R	R	R			<u>21-5272</u>
	Truck stop (natural gas sales)	488490										C	C	C	C			<u>21-5270</u>
	Truck and/or truck trailer sales, repair, and/or maintenance (including oil, lube, and/or wash)	811111										*	*	R	R			<u>21-5218</u>

Warehousing and Distribution	Commercial indoor self-storage facility										R		R	R	R	R			<u>21-5225</u>
	Household moving center	4842											R	R	R	R			
	Motor freight transportation terminal and shipping, excluding couriers	4841											R	R	R	R			
	Mini-storage and warehouse with outdoor storage	531130													R	R			<u>21-5250</u>
	Mini-storage and warehouse without outdoor storage	531130											R	R	R	R			<u>21-5250</u>
	Produce storage and warehousing	49313											R	R	R	R			
	Retail sales in conjunction with warehouse establishment												R	R	R	R			
	Warehousing and storage, general	4931											R	R	R	R			

Waste-Management and Remediation Services	Composting facilities (nonhazardous)	56221														C	C		
	Hazardous waste collection, treatment, and disposal	562211														C	C	C	<a href="#">21-5258</a>
	Landfill, construction/demolition	562219														C	C	C	<a href="#">21-5244</a>
	Landfill, solid waste	562212														C	C	C	<a href="#">21-5244</a>
	Radioactive waste handling	562211														C			
	Recycling facilities/material resource recovery facility	56292														C		R	<a href="#">21-5256</a>
	Scrap metal collection and transfer facility	56292														C			<a href="#">21-5258</a>
	Solid waste combustors and incinerators	56221													C	R			
	Tire collection, reduction and transfer facility (including scrap tires)	56211														C			<a href="#">21-5260</a>
	Refuse transfer facility and/or transfer facility															C			<a href="#">21-5258</a>

Wholesale Establishments (Including Accessory Offices)	Auto crushing																		C					
	Auto dismantling, storage or used parts sales (inoperable vehicles)																			C				
	Building materials, garden equipment, and supply dealers	4441											R	R	R	R								
	Food Production	4244											R	R	R	R								
	Grocery and related product wholesale	4244											R	R	R	R								
	Junkyards, open or enclosed																				C			
	Machinery, equipment and supplies, wholesale	4234														R	R							
	Metal and mineral (except petroleum) wholesale	4235														R	R							
	Retail sales in conjunction with wholesaling													C		R	R	R	R					
	Salvage yard	493190																				C		
	Warehousing and wholesaling establishments excluding explosives and live animals															R	R	R	R					

	Wholesale establishments incidental to other principal uses									C		R	R	R	R			
	Wholesale houses and distributors (including warehouse clubs)	45291								R		R	R	R	R			
PUBLIC, INSTITUTIONAL and CIVIC USES																		
Airport/Heliport	Public or private airport or heliport											C		C	C	C	C	
Ambulance Service	Garage and office for ambulance service							R	R	R		R		R	R		R	
Arts and Cultural Uses	Arts and cultural uses				**			R	R	R	R	R		R	R		R	<u>21-5268</u>
Clubs and Lodges	Private lodge or club							P	R	R	R	R		R	R			
	Gun club (indoor)											R		R	R	R	R	
	Gun club (outdoor)															C	C	
Community Services	Events center <15,000 sf								R	R		R		R	R			
	Events center > 15,000 sf									R		R		R	R			
Day Care Facilities, Adult or Child	Child care center		P	P	P	P	P	R	R	R	R	R					P	<u>21-5224</u>
	Adult day care center		P	P	P	P	P	R	R	R	R	R					P	
	Family child care home		R	R	R	R	R	R	R									<u>21-5224</u>
Golf Course	Golf course/driving range								C	C						P	R	



Hospitals	Hospital								C	R		R					R	
	Outpatient surgical centers								R	R		R					R	
Public Lands, Parks, and Buildings	Library			P	P			R	R	R	R	R					R	
	Public administrative office or service building							R	R	R	R	R		R	R		R	
	Public park or recreational facilities		R	R	R	R	R	R	R	R	R	R		R	R	R	R	
	Public stadium, arena, or auditorium																	R
	Police or fire station																	R
	Other public facility																	R
Religious Institutions	Church or religious institution		P	P	P	P	P	R	R	R	R	R						
Educational Facilities	Elementary and secondary education schools		P	P	P	P	P	R	R	R	P	R				P	R	<u>21-5232</u>
	Private business, trade, and vocation schools		P	P	P	P	P	R	R	R	P	R		R		P	P	<u>21-5232</u>
	Post secondary colleges and universities									C	C	C	C				R	<u>21-5232</u>
	Schools of special instruction		P	P	P	P	P	R	R	R	P	R				P		<u>21-5232</u>

Transportation Facilities	Private automobile parking lots or parking garages as a principal use									C		C		C	C			
	Parking garage									R	R	R		R	R		R	
	Public parking lot																R	
Utilities	Electric substation or gas regulator station							C	C	C		C		C	C	C	C	<u>21-5234</u>
	Power plant														C			
	Public utility installation		C	C	C	C	C	C	C	C	C	C		C	C	C	C	
	Public utility office								R	R	R	R					R	
	Public utility storage yard													R	R			
	Water or wastewater treatment facility														C		C	
	Wind energy conversion systems (windmills)		P	P	P	P	P	P	P	P	P	P		P	P	P	P	<u>21-5264</u>
Zoos, Arboretum, Botanical Gardens	Zoos, arboretum, botanical gardens									C						C	R	
RESIDENTIAL USES																		

Group Living Facilities	Group Home—Type A		R	R	R	R	R				R	R				R		<u>21-5238/21.5259</u>
	Group Home—Type B		C	C	C	C	C					C				C		<u>21-5238/21.5259</u>
	Correctional institution or halfway house											C		C	C	C	C	<u>21-5238/21.5259</u>
Household Living	Foster care home		R	R	R	R	R				R					R		<u>21-5259</u>
	Mobile home						R											<u>21-5259</u>
	Multi-family dwelling				R	R					R							<u>21-5259</u>
	Single-family detached dwelling		R	R												R		<u>21-5259</u>
	Single-family attached dwelling			R	R													<u>21-5259</u>
	Boarding or rooming house				R	R					R							<u>21-5259</u>
	Home occupation		R	R	R	R	R				R					R		<u>21-5240</u>
Senior Housing	Assisted living facility				R	R		P	R	R	R							<u>21-5259</u>
	Nursing homes				P	P		P	R	R	P							<u>21-5259</u>

\*In accordance with section 21-5254.

\*\*In accordance with section 21-5268.

(Ord. No. 1785, June 2010; Ord. No. 1854, April 2011; Ord. No. 1887, July 2012; Ord. No. 1897, July 2012; Ord. No. 1891, August 2012; Ord. No. 1956, June 2013; Ord. No. 2020, February 2015; Ord. No. 2048, June 2015; Ord. No. 2068, January 2016; Ord. No. 2078, April 2016; Ord. No. 2189, December 2018; Ord. No. 2190, December 2018; Ord. No. 2191, December 2018; Ord. No. 2194, December 2018; Ord. No. 2203, July 2019; Ord. No. 2266, § 7(Exh. E), 2-15-2021; Ord. No. 2420, § 2(a)(Exh. B), 9-19-2022; Ord. No. 2452, § 2(c)(Exh. E), 12-5-2022)

