

(C) Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior Official Zoning Map or any significant parts thereof remaining, shall be preserved, together with all available records pertaining to its adoption or amendment.

Section 200.06 Zoning District Boundary Lines

An area enclosed by district boundary lines, as shown on the Official Zoning Map, shall be in the zoning district designated on such Map. In cases of uncertainty as to boundaries of districts on the Official Zoning Map, the following rules shall apply:

(A) It is intended that district boundary lines shall generally follow the center lines of streets or rights of way (including railroad rights of way) and the extension thereof, or lot lines.

(B) A district boundary shown within a street or right of way shall be construed to be the center line of such street or right of way and, unless changed by amendment of this Zoning Code or Official Zoning Map, such center line shall remain the district boundary if the street or right of way is vacated.

(C) Where a district boundary line is not shown within a street or right of way and its location is not precisely indicated by dimensioned distances from known lines, and where the designation on the Official Zoning Map indicates such district boundary as being upon or approximately upon the boundary line of a recorded lot or separate parcel of land, the district boundary shall be construed to be said boundary line of such recorded lot or separate parcel of land, but if not indicated as being upon or approximately upon any such boundary line, the district boundary line shall be determined by use of the scale of the Map.

(D) In case of doubt, the Planning Commission shall interpret and determine the district boundary line, which determination shall be confirmed by resolution of Council before it shall be effective.

Section 200.07 Permitted and Conditionally Permitted Uses

(A) **Permitted land uses.** The land uses allowed in the zoning districts created under this Zoning Code are identified in the following table as:

(1) "Permitted" land uses are indicated by a "P" on the table. Permitted lands uses are allowed on a property without discretion by the City, subject to compliance with all applicable provisions of this Zoning Code.

(2) "Conditionally Permitted" land uses are indicated by a "C" on the tables and are allowed only with the approval of a Conditional Use Permit issued by the Planning Commission. These uses are subject to all applicable provisions of this Zoning Code as are permitted uses. However, the City has discretion to approve, approve with conditions, or deny a Conditional Use Permit application. The decision on a Conditional Use Permit is based upon the circumstances of an individual application and the general conditional use standards along with any specific criteria and standards as provided for in Chapter 304.

(B) **Uses not permitted or not listed.** Land uses not permitted are those indicated by a "-" on the table. Land uses not listed on the tables are not allowed.

ZONING DISTRICTS AND ZONING MAP

Table 1: Land Use Matrix Chart of Permitted and Conditional Uses

Land Use Description	R-SF-A	R-SF-B	R-SF-T	MFR	TO	NC	CC	DT	BR-CD	UT	DD	GI	CD	EI
Residential														
Single Family	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Two Family Dwelling	-	-	-	P	-	-	-	-	-	-	-	-	-	-
Multi-Family Dwelling	-	-	-	P	-	-	-	-	-	-	-	-	P	-
Multi-Family Dwelling (upper floor only)	-	-	-	-	-	-	-	P	-	P	-	-	P	-
Senior Care Facility & Assisted Living	-	-	-	C	-	C	C	C	-	-	-	-	-	-
Hospice	-	-	-	-	-	C	-	C	-	-	-	-	-	-
Adult Day Care Facility	-	-	-	-	-	C	C	-	C	-	C	-	-	-
Adult Family Home	P	P	P	P	-	-	-	-	-	-	-	-	-	-
Adult Group Home	-	-	-	C	-	-	-	-	-	-	-	-	-	-
Professional Home Office	P	P	P	P	P	-	-	-	-	-	-	-	P	-
Boarding House	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public & Quasi Public Uses														
Government & Civic Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Service & Utility Facilities	-	C	C	C	C	C	C	C	C	C	C	C	C	C
Cultural & Museum Facility	-	-	-	-	C	C	C	C	C	C	C	C	P	-
Assembly Hall	-	-	-	-	C	C	C	C	C	C	C	C	-	P
Religious Institutions	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Community Education K-12	C	C	C	C	C	C	C	C	C	C	C	-	-	C
Technical School	-	-	-	-	-	C	-	C	-	C	-	C	P	P
College	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Public Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cemetery	-	C	C	C	-	-	-	-	-	-	-	-	-	-
Library	-	C	C	C	C	C	C	C	C	C	C	-	P	P
Recreation														
Commercial Recreation (indoor & outdoor)	-	-	-	-	-	-	C	C	C	C	C	C	C	-
Private Recreation (indoor & outdoor)	-	-	-	-	-	-	C	C	C	C	C	-	C	P
Theaters (Indoor Motion Picture & Live)	-	-	-	-	-	-	P	P	P	P	P	-	P	P
Neighborhood Recreation Facility	C	C	C	C	C	-	-	-	-	-	-	-	-	-
Theaters (Outdoor Drive-In)	-	-	-	-	-	-	C	-	C	-	-	-	-	-
Campground	-	-	-	-	-	-	C	-	-	-	-	-	-	-
Lodges & Fraternal Organizations	-	-	-	-	C	C	C	C	C	C	C	-	-	-
Retail & Office														
General Merchandise Sales	-	-	-	-	P	P	P	P	P	P	P	-	C	-
Used Merchandise Sales	-	-	-	-	P	P	P	P	P	P	P	-	C	-

ZONING DISTRICTS AND ZONING MAP

Land Use Description	R-SF-A	R-SF-B	R-SFT	MFR	TO	NC	CC	DT	BR-CD	UT	DD	GI	CD	EI
Retail & Office (continued)														
Antiques & Collectables Sales	-	-	-	-	P	P	P	P	P	P	P	-	-	-
Apparel & Shoes	-	-	-	-	P	P	P	P	P	P	P	-	C	-
Specialty Retail	-	-	-	-	P	P	P	P	P	P	P	-	-	-
Plant Sales (outdoor)	-	-	-	-	-	-	P	P	P	P	P	-	-	-
Guns and Ammunition Sales	-	-	-	-	-	-	P	-	P	-	P	-	-	-
Video Store	-	-	-	-	-	P	P	P	P	P	P	-	-	-
Hardware Store	-	-	-	-	-	C	P	P	P	P	P	-	-	-
Electronic Equipment Sales	-	-	-	-	P	C	P	P	P	P	P	-	C	-
Paint, Wallpaper, Floor & Window	-	-	-	-	-	C	P	P	P	P	P	-	-	-
Carpet & Rug Stores	-	-	-	-	-	C	P	P	P	P	P	-	-	-
Adult Oriented Business	-	-	-	-	-	-	-	-	P	-	-	-	-	-
Hotel & Motel	-	-	-	-	-	P	P	-	P	P	P	-	C	-
Bed and Breakfast Inn	-	-	-	-	C	C	P	C	-	C	C	-	C	-
Financial Institutions (with drive-thru)	-	-	-	-	-	-	C	P	C	P	C	-	C	-
Financial Institutions (with no drive-thru)	-	-	-	-	-	-	P	P	P	P	P	-	P	-
Automated Teller Machine (ATM)	-	-	-	-	C	C	C	C	C	C	C	-	P	-
Pawn Shop	-	-	-	-	-	-	-	-	C	-	-	-	-	-
Loan Companies	-	-	-	-	-	-	-	-	P	-	-	-	-	-
Check Cashing Service	-	-	-	-	-	-	-	-	P	-	-	-	-	-
General Business Office	-	-	-	-	P	P	P	P	P	P	P	-	P	P
Professional Services Office	-	-	-	-	P	P	P	P	P	P	P	-	P	P
Architectural & Engineering Offices	-	-	-	-	P	P	P	P	P	P	P	-	-	-
Nursery School	-	-	-	-	C	C	C	C	C	C	C	-	C	-
Child Day Care & Learning Center	-	-	-	-	C	C	C	C	C	C	C	-	P	-
Home Operated Day Care (Type A)	C	C	-	-	-	-	-	-	-	-	-	-	-	-
Home Operated Day Care (Type B)	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Home Occupation	C	C	C	C	C	C	C	C	C	C	C	-	-	-
Artist's Studio (Commercial)	-	-	-	-	P	P	P	P	P	P	P	-	-	-
Not-for-Profit Organization Office	-	-	-	-	P	P	P	P	P	P	P	-	P	P
Florists	-	-	-	-	P	P	P	P	P	P	P	-	-	-
Sweepstakes Terminal Cafe	-	-	-	-	-	-	-	-	C	-	-	-	-	-
Roadside Stands	-	-	-	-	-	-	C	-	C	-	-	-	-	-
Flea Markets	-	-	-	-	-	-	C	-	-	-	-	-	-	-
Eating, Drinking & Food Sales														
Convenience Store	-	-	-	-	-	-	P	P	P	P	P	-	C	-
Restaurant	-	-	-	-	-	P	P	P	P	P	P	-	P	-
Restaurant (with drive-up or drive-through)	-	-	-	-	-	-	C	-	C	C	C	-	-	-
Restaurant (small scale)	-	-	-	-	P	P	P	P	P	P	P	-	P	-

ZONING DISTRICTS AND ZONING MAP

Land Use Description	R-SF-A	R-SF-B	R-SFT	MFR	TO	NC	CC	DT	BR-CD	UT	DD	GI	CD	EI
Eating, Drinking & Food Sales (continued)														
Restaurant & Bar (with live entertainment)	-	-	-	-	-	-	P	P	P	P	P	-	-	-
Catering Service	-	-	-	-	-	-	P	-	P	-	-	-	P	P
Bakery, Pastry Shop	-	-	-	-	-	P	P	P	P	P	P	-	P	P
Bar, Cocktail Lounge	-	-	-	-	-	P	P	P	P	P	P	-	-	-
Grocery Store	-	-	-	-	-	P	P	P	P	P	P	-	-	-
Farmers Market	-	-	-	-	-	-	P	P	-	P	-	-	-	-
Liquor Store	-	-	-	-	-	-	P	-	P	-	-	-	-	-
Meat Market	-	-	-	-	-	P	P	P	P	P	P	-	-	-
Personal Services														
Barber & Beauty Shop	-	-	-	-	P	P	P	P	P	P	P	-	C	P
Shoe Repair	-	-	-	-	P	P	P	P	P	P	P	-	-	-
Funeral Parlor	-	-	-	-	-	C	P	-	P	-	-	-	-	-
Studio – Dance, Music, Voice, Martial Arts	-	-	-	-	P	-	P	P	P	P	P	-	P	P
Health Club	-	-	-	-	-	-	P	P	P	P	P	-	C	-
Laundromat	-	-	-	-	-	-	P	-	P	-	P	-	C	-
Laundry - Dry Cleaning (pick-up only)	-	-	-	-	-	-	-	P	-	P	P	-	-	-
Laundry – Dry Cleaning (on site)	-	-	-	-	-	P	P	P	P	P	P	-	-	P
Photography Studio	-	-	-	-	P	P	P	P	P	P	P	-	P	-
Pet Grooming	-	-	-	-	P	P	P	P	P	P	P	-	-	-
Travel Agency	-	-	-	-	P	P	P	P	P	P	P	-	-	-
Tattoo Parlor & Body Piercing Studio / Business	-	-	-	-	-	-	-	C	-	-	-	-	-	-
Beauty Schools	-	-	-	-	-	-	P	-	P	-	P	-	-	-
Other Personal Services	-	-	-	-	-	P	P	P	P	P	P	-	-	-
Heavy Retail Sales & Service														
Building Materials Sales	-	-	-	-	-	-	-	-	P	-	-	-	-	-
Heating & Air Conditioning	-	-	-	-	-	-	P	-	P	-	P	P	-	-
Bottled Gas	-	-	-	-	-	-	-	-	P	-	-	P	-	-
Animal Kennel	-	-	-	-	-	-	-	C	-	C	-	-	-	-
Equipment Sales, Rental, Repair	-	-	-	-	-	-	-	-	P	-	-	-	-	-
Furniture & Appliance Sales, Rental, Repair	-	-	-	-	-	-	P	-	P	-	-	-	-	-
Landscape Operation (with yard storage)	-	-	-	-	-	-	-	-	P	-	P	P	-	-
Nursery (with yard storage)	-	-	-	-	-	-	-	-	P	-	P	P	-	-
Pool Service & Sales	-	-	-	-	-	-	P	-	P	-	P	-	-	-
Tree Service	-	-	-	-	-	-	-	-	P	-	P	-	-	-
Small Recycling Collection Center	-	-	-	-	-	-	-	C	-	-	P	-	-	-
Package Distribution Center	-	-	-	-	-	-	-	-	P	-	P	P	-	-
Taxicab Service	-	-	-	-	-	-	P	-	P	-	P	-	-	-
Mobile Home Sales, Rental, Repair	-	-	-	-	-	-	-	-	P	-	P	-	-	-

ZONING DISTRICTS AND ZONING MAP

Land Use Description	R-SF-A	R-SF-B	R-SFT	MFR	TO	NC	CC	DT	BR-CD	UT	DD	GI	CD	EI
Heavy Retail Sales & Services (continued)														
Film / TV / Radio Production Studio	-	-	-	-	-	-	P	-	P	-	P	-	P	P
Firewood (outdoor sale)	-	-	-	-	-	-	-	-	P	-	-	-	-	-
Health & Institutional Services														
Medical, Dental & Vision Office	-	-	-	-	P	P	P	P	P	P	P	P	P	P
Mental Health Counseling	-	-	-	-	P	P	P	P	P	P	P	P	P	P
Hospital	-	-	-	-	-	-	C	-	C	C	C	C	C	-
Veterinary Office – Animal Hospital	-	-	-	-	C	C	C	C	C	C	C	C	-	-
Pharmacy	-	-	-	-	-	-	P	P	P	P	P	-	C	P
Emergency Medical Care	-	-	-	-	-	-	P	-	P	-	P	-	P	P
Ambulance Service	-	-	-	-	-	-	P	-	P	-	-	-	-	-
Alcohol and Drug Rehabilitation Facility	-	C	-	-	-	-	-	-	-	-	-	-	-	C
Juvenile Justice Treatment Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	C
Child Welfare Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Mental Health Treatment Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Educational Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Business Services														
Computer Service & Training	-	-	-	-	P	-	P	P	P	P	P	-	P	P
Data Processing Services	-	-	-	-	P	-	P	-	P	-	P	P	P	P
Delivery Services	-	-	-	-	-	-	P	-	P	-	P	P	P	P
Janitorial Service	-	-	-	-	-	-	P	-	P	-	P	P	P	P
Pest Control Service	-	-	-	-	-	-	P	-	P	-	P	P	-	-
Photographic & Retail Printing	-	-	-	-	-	P	P	P	P	P	P	-	P	P
Other Business Services	-	-	-	-	-	P	P	P	P	P	P	-	P	P
Vehicle Sales, Rental & Service														
Automobile Wash Facility (self service or automatic)	-	-	-	-	-	-	C	-	C	-	C	-	-	-
Automobile Parts & Accessory Store	-	-	-	-	-	-	P	-	P	-	P	-	-	-
Automobile Repair Facility	-	-	-	-	-	-	C	-	C	-	C	-	-	-
Automobile Rental	-	-	-	-	-	-	-	-	P	-	-	-	-	-
Automobile Wholesale	-	-	-	-	-	-	-	-	P	-	P	P	-	-
Automobile Sales	-	-	-	-	-	-	-	-	C	-	-	-	-	-
Gasoline & Filling Station	-	-	-	-	-	-	C	-	C	-	-	-	-	-
Motorcycle Sales	-	-	-	-	-	-	-	-	P	-	-	-	-	-
Semi-Truck & Trailer Sales or Rental	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Parking Facilities	-	-	-	-	-	-	C	C	C	C	C	-	P	-
Boat Sales & Repair	-	-	-	-	-	-	-	-	P	-	-	-	-	-
Camper & Recreational Vehicles Sales & Leasing	-	-	-	-	-	-	-	-	P	-	-	-	-	-
Towing Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Truck Service Station	-	-	-	-	-	-	-	-	-	-	-	P	-	-

ZONING DISTRICTS AND ZONING MAP

Vehicle Sales, Rental & Service															
Heavy Equipment Sales, Rental, Repair	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Storage & Wholesale															
Outdoor Storage	-	-	-	-	-	-	-	-	P	-	-	P	-	-	
Freight Terminal	-	-	-	-	-	-	-	-	P	-	-	P	-	-	
Warehouse & Wholesale Operations	-	-	-	-	-	-	-	-	P	-	P	P	-	-	
Land Use Description		R-SF-A	R-SF-B	R-SF-T	MFR	TO	NC	CC	DT	BR-CD	UT	DD	GI	CD	EL
Storage & Wholesale (continued)															
Bus & Heavy Equipment Terminal	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Auto, Boat, Recreational Vehicle Storage (indoor)	-	-	-	-	-	-	-	-	P	-	-	P	-	-	
Lumber & Wood Products	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Mini-Storage (self-storage)	-	-	-	-	-	-	-	-	P	-	C	P	-	-	
Frozen Food Lockers (cold storage)	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Bakery Sales (Wholesale)	-	-	-	-	-	-	-	-	P	-	P	P	-	-	
Commercial Parking Lots	-	-	-	-	-	-	-	-	P	-	-	P	P	-	
Bulk Storage (indoor)	-	-	-	-	-	-	-	-	P	-	-	P	-	-	
Bulk Storage (outdoor)	-	-	-	-	-	-	-	-	C	-	-	C	-	-	
Recycling & Salvage Yards	-	-	-	-	-	-	-	-	-	-	-	C	-	-	
Pallet Yards	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Truck Yards	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Light Industrial															
Semi-Conductor Manufacture	-	-	-	-	-	-	-	-	P	-	P	P	-	-	
Food Product Manufacture	-	-	-	-	-	-	-	-	P	-	-	P	-	-	
Machine Shops	-	-	-	-	-	-	-	-	P	-	P	P	-	-	
Bottling Plants	-	-	-	-	-	-	-	-	P	-	P	P	-	-	
Printing Plants	-	-	-	-	-	-	-	-	P	-	P	P	-	-	
Electroplating Shops	-	-	-	-	-	-	-	-	P	-	P	P	-	-	
Industrial Laundry	-	-	-	-	-	-	-	-	P	-	-	P	-	-	
Finished Goods Assembly	-	-	-	-	-	-	-	-	P	-	P	P	-	-	
Laboratory (medical, dental, optical)	-	-	-	-	-	-	-	-	P	-	P	P	-	-	
Cabinet Makers & Carpentry	-	-	-	-	-	-	-	-	P	-	P	P	-	-	
Contractor's Office (with indoor storage)	-	-	-	-	-	-	-	-	P	-	P	P	-	-	
Construction Contractor's Yard	-	-	-	-	-	-	-	-	P	-	-	P	-	-	
Textile Mill Products	-	-	-	-	-	-	-	-	P	-	-	P	-	-	
Laboratory (research, experimental)	-	-	-	-	-	-	-	-	P	-	P	P	P	P	
Laboratory (materials testing)	-	-	-	-	-	-	-	-	P	-	P	P	-	-	
Machine Manufacture	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Large Recycling Collection & Light Process	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Wireless Telecommunications (* See Chapter 307 for additional permitted locations)	*	*	*	*	*	*	*	*	*	P	*	*	P	-	

ZONING DISTRICTS AND ZONING MAP

Heavy Industrial															
Building Material Manufacture	-	-	-	-	-	-	-	-	-	C	P	-	-		
Hazardous Material Manufacture	-	-	-	-	-	-	-	-	-	-	P	-	-		
Heavy Processing Recycling	-	-	-	-	-	-	-	-	-	-	P	-	-		
Waste Transfer, Storage, Disposal	-	-	-	-	-	-	-	-	-	-	P	-	-		
Tire Retreading, Recapping, Rebuilding	-	-	-	-	-	-	-	-	-	-	P	-	-		
Planing & Sawmills	-	-	-	-	-	-	-	-	-	-	P	-	-		
Land Use Description		R-SF-A	R-SF-B	R-SF-T	MFR	TO	NC	CC	DT	BR-CD	UT	DD	GI	CD	EI
Heavy Industrial (continued)															
Paper & Pulp Manufacture	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Auto, Truck, Boat, Mobile Equipment Manufacture	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-
Paper Recycling	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Metal Forging, Casting, Smelting	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-
Fertilizer Manufacture	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Petroleum Refining & Related Uses	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Rubber, Plastic, Raw Material Manufacture	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Vehicle Parts Manufacture	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-
Animal Rendering Plant	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Asphalt, Cement, Aggregate Plant	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Miscellaneous Uses															
Small Wind Conversion Energy System	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-
Roof / Structure Mounted Solar Energy System	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Ground Mounted Solar Energy System	-	-	-	-	-	-	P	P	P	P	P	P	P	P	
Carport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<u>Notes:</u>		<p>If a permitted use within the CD zoning district is proposed to be located 150 feet or less from any boundary of the CD zoning district, then a conditional use permit shall be obtained by the applicant following the procedure and applicable standards set forth in Chapter 304. The 150 foot location requirement is measured from any point along the property line of the zoning lot under review.</p>													