

Sec. 32-193. Allowable uses.

- (a) *Permitted and conditional uses.* Table 32-193(a), allowable uses by subdistrict, identifies uses that are allowed as permitted or conditional uses in each Central RAC subdistrict as well as uses that are not permitted in each subdistrict. Uses identified with a "P" are permitted by right. Uses identified with a "C" are permitted subject to the standards in [section 32-964](#), conditional uses, and additional standards in each subdistrict. Uses identified with a "-" are not permitted in the subdistrict.
- (b) *Accessory uses.* Each Central RAC subdistrict allows the accessory uses and structures described in [section 32-242](#)(a) and (b), permitted accessory uses. All accessory uses and structures must comply with the special regulations in [section 32-243](#), special regulations. Unless otherwise directed in [section 32-242](#), permitted accessory uses, accessory uses and structures shall be located behind the main building facade and may be placed as close as five feet to rear and side property lines.

Table 32-193(a) - Allowable Uses by Subdistrict

	CENTRAL RAC SUBDISTRICTS					
	RAC Corridor	Transit Core	RAC Neighborhood	Transitional Mixed Use	District 8	Greyhound Track
RESIDENTIAL						
Single-family dwellings	-	-	P	-	-	-
Two-family (duplex) dwellings	-	P	P	-	-	P
Townhouse dwellings	P	P	P	P	P	P
Multi-family dwellings	P	P	P	P	P	P
Work/live units	P	P	-	P	P	P
Assisted living facilities	P	P	C	C	-	P
Nursing homes	P	P	C	C	-	P
Other residential care facilities	See section 32-524					
LODGING						
Bed-and-breakfast inns	P	C	C	P	P	P
Hotels and motels	P	P	-	P	P	P
BUSINESS						
Medical marijuana treatment center dispensing facilities and pharmacies	P	P	-	P	-	P
Offices, limited	P	P	C	P	P	P
Stores and services, general	P	P	-	P	P	P

	CENTRAL RAC SUBDISTRICTS					
	RAC Corridor	Transit Core	RAC Neighborhood	Transitional Mixed Use	District 8	Greyhound Track
Stores and services, large format	P	P	-	P	-	P
Service station/convenience business	-	-	-	C	-	P
Family entertainment center	P	P	-	P	P	P
Drive-through facilities (for any use)	C	-	-	C	C	C
Contractor and trade operations	P	-	-	P	-	P
Garage, public parking	C	C	-	C	C	P
Parking lot	C	C	-	C	C	P
Parking lot, interim	C	C	-	C	C	C
Alcoholic beverage establishments	P	C	-	P	P	P
Racing and casino complexes	-	-	-	-	-	P
Restaurants	P	P	-	P	P	P
Studio or workshop	P	P	-	P	P	P
Vehicle sales, repair, or service	-	-	-	C	-	P
Automobile rental agencies ¹	P	P	-	P	P	P
Warehouse/self-storage facility (1)	-	-	-	-	-	P
Food truck venue (2)	-	-	-	-	P	-
CIVIC & EDUCATION						
Civic open spaces	P	P	P	P	P	P
Day care centers	-	C	C	C	-	C
Government uses	P	P	-	P	C	P
Places of worship	P	P	C	P	-	-
Schools, public and private	-	C	C	C	-	-
¹ Outdoor storage of rental fleet shall be located within a parking structure or be visually screened from the public right-of-way and adjacent properties by a fence/wall and landscape.						
P = Permitted UseC = Conditional Use- = Use Not Permitted						

- (1) Permitted only on parcels abutting NE 1 Avenue and/or NE 7 Street.
- (2) Food trucks shall be exempt from dimensional requirements of table 32-199(a), and parking requirements, however, they shall be subject to site plan review approval by the city manager. The city manager reserves the discretion to deny any application for a food truck venue. A site plan which clearly identifies the following is required:
 - a. Number and location of each food truck.
 - b. Location of restrooms.
 - c. Number and location of seats.
 - d. Parking, if provided.
 - e. Pedestrian and handicap access to the property.
 - f. Waste disposal location and operation.

(Ord. No. 2014-31, § 24(Exh. B), 11-5-2014; Ord. No. 2016-20, § 1, 10-19-2016; Ord. No. 2018-024, § 4, 9-17-2018; Ord. No. 2019-018, § 1, 12-4-2019; Ord. No. 2023-010, § 3, 5-17-2023; Ord. No. 2024-005, § 2, 1-17-2024)