



approved by the Director, subject to:

- a. The standards for permitted uses that are set out in this LDC; and
 - b. The applicable standards in [Division 2-4](#), Limited and Conditional Use Standards, for that specific use.
4. "T / L" means that the use is a Limited Use which is permitted as part of an approved Traditional Neighborhood Development ("TND"), subject to the applicable limited use standards.
 5. "C" means that the use is allowed as a Conditional Use, which is approved by the City Council, subject to:
 - a. The standards for permitted uses that are set out in this LDC;
 - b. The applicable standards in [Division 2-4](#), Limited and Conditional Use Standards, for that specific use; and
 - c. The conditional use standards of [Section 12-14-601](#), Conditional Use and Temporary Conditional Use Procedures, which apply to all conditional uses.
 6. "-" means that the use is Prohibited in the specified zoning district.

C. Planned Unit Developments.

1. Uses permitted in the PUD zone district include any combination of commercial, industrial or residential uses permitted by an approved Preliminary Development Plan ("PDP"). Type A Group Homes shall be a principal permitted use when residential uses are a part of the PDP.

Sec. 12-2-302 Residential, Home, and Institutional Uses

[Table 12-2-302](#), Residential, Home, and Institutional Uses, sets out which residential, home, and institutional uses are allowed in each zoning district.

Table 12-2-302 Residential, Home, and Institutional Uses														
P = Permitted Use; T = Permitted in Traditional Neighborhood Developments Only; L = Limited Use; C = Conditional Use; - = Prohibited Use														
Land Use	Zoning District													Additional Standards
	AG	RS	RA	RU	NC	NI	CG	AC	UC	BP	I	ED	OSR	
Residential Uses														
Single-Family	P	P	P	P	P	P	L	L	L	-	-	-	-	Sec. 12-2-401
Single-Family Attached	-	-	P	P	L	L	-	L	L	-	-	-	-	
Multifamily	-	-	P	P	L	-	L	L	L	-	-	-	-	
Live-Work Unit	-	-	T	T	-	-	P	L	L	L	-	-	-	
Manufactured Home	P	L	L	L	L	L	-	-	-	-	-	-	-	
Group Home	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	-	-	-	-	-	-	-	Sec. 12-2-402
Residential Agriculture	-	-	-	-	L	-	-	-	-	-	-	-	-	Sec. 12-2-420
Residential and Predominately Residential Mixed-Use Neighborhoods														





Table 12-2-302
Residential, Home, and Institutional Uses

P = Permitted Use; T = Permitted in Traditional Neighborhood Developments Only;
L = Limited Use; C = Conditional Use; - = Prohibited Use

Land Use	Zoning District													Additional Standards
	AG	RS	RA	RU	NC	NI	CG	AC	UC	BP	I	ED	OSR	
Single-Family Cluster	P	P	-	-	-	-	-	-	-	-	-	-	-	NA
Mixed Housing Cluster	-	-	P	-	-	-	-	-	-	-	-	-	-	
Traditional Neighborhood Development	-	-	P	P	-	-	-	-	-	-	-	-	-	
Manufactured Home Park or Subdivision	-	-	L	-	-	-	-	-	-	-	-	-	-	Sec. 12-2-403
Continuing Care Neighborhood	-	P	P	P	-	-	-	-	-	-	-	-	-	NA
Home Uses														
Home-Based Business	L	L	L	L	L	L	L	L	L	-	-	-	-	Sec. 12-2-404
Family Child Care Homes	L	L	L	L	L	L	L	L	L	-	-	-	-	Sec. 12-2-405
Respite Care Homes	L	L	L	L	L	L	L	L	L	-	-	-	-	Sec. 12-2-406
Institutional Uses														
Assisted Living Facilities / Congregate Care	L	L	P	P	-	-	-	L	-	P	-	-	-	Sec. 12-2-407
Nursing Home	L	L	L	L	-	-	-	-	-	P	-	-	-	
Cemetery	C	-	-	-	C	-	-	-	-	-	-	-	C	
College / University / Vo-Tech	-	-	-	-	-	-	P	P	P	P	L	C	-	
Hospitals / Clinics / Medical Labs	-	-	-	-	-	-	P	L	L	P	-	-	-	
Institutional Residential	C	C	C	C	C	C	-	-	-	L	-	-	-	
Places of Public Assembly	L	L	L	L	C	C	P	P	P	P	-	L	-	
Private Club	L	L	L	L	L	L	P	P	P	P	-	-	-	
Police or Fire Stations	L	L	L	L	L	L	P	P	P	L	L	P	-	NA
Post Office	-	-	-	-	-	-	P	P	P	P	-	-	-	
Protective Care	-	-	-	-	-	-	-	-	-	-	C	-	-	Sec. 12-2-407
TABLE NOTE: ¹ Additional procedure applies to Type B Group Homes. See Sec. 12-2-402 , Group Home Standards.														



Sec. 12-2-303 Commercial, Recreation, and Amusement Uses

Table 12-2-303, Commercial, Recreation, and Amusement Uses, sets out which commercial, recreation, and amusement uses are allowed in each zoning district.

Table 12-2-303 Commercial, Recreation, and Amusement Uses														
P = Permitted Use; T = Permitted in Traditional Neighborhood Developments Only; L = Limited Use; C = Conditional Use; - = Prohibited Use														
Land Use	Zoning District													Additional Standards
	AG	RS	RA	RU	NC	NI	CG	AC	UC	BP	I	ED	OSR	
Commercial Uses														
Agricultural Support and Other Rural Services	P	-	-	-	-	-	-	-	-	-	-	-	-	NA
Alcoholic Beverage Sales	-	-	T	T	-	-	L	L	L	L	L	-	-	Sec. 12-2-408
Bed and Breakfast	P	-	T	T	-	-	P	P	-	-	-	-	-	NA
Commercial Lodging	-	-	-	-	-	-	L	L	L	L	-	-	-	Sec. 12-2-408
Commercial Retail	-	-	T	T	-	-	P ¹	P ¹	P ¹	L ¹	L ¹	-	-	Sec. 12-2-408
24-Hour Commercial Retail	-	-	-	-	-	-	C	C	C	C	C	-	-	
Heavy Retail	-	-	-	-	-	-	L	-	-	-	L	-	-	
Kennel	P	-	-	-	-	-	L	-	-	-	P	-	-	Sec. 12-2-408 , Sec. 12-4-203
Gasoline Station / Convenience	-	-	-	-	-	-	L	-	-	L	L	-	-	
Mixed-Use	-	-	T	T	-	-	L	P	P	-	-	-	-	Sec. 12-2-408
Office	-	-	T	T	-	-	P	P	P	P	L	-	-	
Restaurant; No Drive-In or Drive-Through	-	-	T	T	-	-	P	P	P	P	L	-	-	
Restaurant; Drive-In	-	-	-	-	-	-	L	-	-	L	L	-	-	
Restaurant; Drive-Through	-	-	-	-	-	-	L	-	-	L	L	-	-	
24-Hour Restaurant, No Drive-In or Drive-Through	-	-	-	-	-	-	C	C	C	C	C	-	-	
24-Hour Restaurant, Drive-In	-	-	-	-	-	-	C	-	-	C	C	-	-	
24-Hour Restaurant, Drive-Through	-	-	-	-	-	-	C	-	-	C	C	-	-	NA
Services, Commercial and Personal	-	-	T	T	-	-	P	P	P	P	-	-	-	





Table 12-2-303
Commercial, Recreation, and Amusement Uses

**P = Permitted Use; T = Permitted in Traditional Neighborhood Developments Only;
 L = Limited Use; C = Conditional Use; - = Prohibited Use**

Land Use	Zoning District													Additional Standards
	AG	RS	RA	RU	NC	NI	CG	AC	UC	BP	I	ED	OSR	
Vehicle Rental	-	-	-	-	-	-	L	L	L	L	L	-	-	Sec. 12-2-408
Vehicle Sales	-	-	-	-	-	-	L	-	-	L	L	-	-	
Vehicle Service/Repair	-	-	-	-	-	-	L	-	-	L	L	-	-	
Vehicle Wash	-	-	-	-	-	-	L	-	-	L	L	-	-	Sec. 12-4-204; Sec. 12-2-408
Veterinarian (Dogs, Cats, Exotic Pets)	P	-	T	T	-	-	P	P	-	P	-	-	-	NA
Recreation and Amusement Uses														
Commercial Amusement, Indoor	-	-	T	T	-	-	P	P	P	P	L	-	-	Sec. 12-2-409
Commercial Amusement, Outdoor	-	-	-	-	-	-	L	-	-	C	-	-	L	
Recreation, Indoor	-	L	T / L	T / L	L	L	P	P	P	P	L	L	P	
Recreation, Outdoor	P	P	P	P	C	C	L	L	L	P	-	L	P	
Sexually Oriented Businesses	-	-	-	-	-	-	-	-	-	-	L	-	-	Sec. 12-2-410
TABLE NOTE: ¹ Convenience stores are a limited use ("L"). See Section 12-2-408, Commercial Uses, for standards.														

Sec. 12-2-304 Industrial, Agricultural, and Special Uses

Table 12-2-304, Industrial, Agricultural, and Special Uses, sets out which industrial, agricultural, and special uses are allowed in each zoning district.





Table 12-2-304 Industrial, Agricultural, and Special Uses														
P = Permitted Use; T = Permitted in Traditional Neighborhood Developments Only; L = Limited Use; C = Conditional Use; - = Prohibited Use														
Land Use	Zoning District													Additional Standards
	AG	RS	RA	RU	NC	NI	CG	AC	UC	BP	I	ED	OSR	
Industrial Uses														
Disposal	-	-	-	-	-	-	-	-	-	-	C	-	-	Sec. 12-2-411
Waste Transfer Station or Recycling Center	-	-	-	-	-	-	-	-	-	-	C	-	-	Sec. 12-2-412
Extraction (oil and gas)	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 12-2-413
Heavy Industry	-	-	-	-	-	-	-	-	-	-	C	-	-	Sec. 12-2-414
Light Industry and Wholesale	-	-	-	-	-	-	-	-	-	L	P	-	-	Sec. 12-2-415
Salvage or Composting	-	-	-	-	-	-	-	-	-	L	L	-	-	Sec. 12-2-416
Utilities, Community	C	C	C	C	C	C	L	C	C	P	P	C	-	Sec. 12-2-417
Utilities, Neighborhood ¹	L	L	L	L	L	L	L	L	L	P	P	L	L	Sec. 12-2-417
Commercial Warehousing and Logistics	-	-	-	-	-	-	-	-	-	L	P	-	-	Sec. 12-2-418
Storage Yard	-	-	-	-	-	-	-	-	-	-	L	-	-	Sec. 12-2-419
Agricultural Uses														
Agriculture	P	-	-	-	-	-	-	-	-	-	-	-	-	NA
Commercial Stables	P	-	-	-	-	-	-	-	-	-	-	-	-	NA
Nursery or Greenhouse (Wholesale or Retail)	P	-	-	-	-	-	P	-	-	-	P	-	-	
Veterinarian (Horses and Other Livestock)	P	-	-	-	-	-	-	-	-	-	P	-	-	
Special Uses														
Airports	-	-	-	-	-	-	-	-	-	-	C	-	-	Sec. 12-2-421
Helistop	C	-	-	-	-	-	C	-	-	L	L	-	-	Sec. 12-2-422
Parking (stand alone lot) and Multimodal Transit Facilities	-	-	T	T	-	-	P	L	L	P	P	-	-	Sec. 12-2-423
Self-Storage	-	-	-	-	-	-	L	-	-	L	L	-	-	Sec. 12-2-424
Table note:														
¹ New or major expansions to neighborhood utilities also classified as major electrical or natural gas facilities require a conditional use process.														

