

ZONING DISTRICTS

§ 2.02.02

Table of Allowable Uses in Zoning Districts

Key: P = Permitted, C = Conditional Use, permitted pursuant to standards of Article VI (no public hearing required unless specified in applicable section) and the procedures of Section 10.01.00, s = Special Use, noticed public hearing required and subject to standards of Article VI. Reviewed pursuant to Section 10.02.00. A = Accessory use, permitted pursuant to Article VI. N = Potentially permitted pursuant to Section 6.11.05. CNR = Conditional Use/No Review, permitted without prior zoning review subject to requirements of Part 6.11.00. Blank = Prohibited.	AS			RSC				RDC			RMC						UC					SFI																				
	AM	A	AR	0.4	-1	C-1	AI	2	3	4	6	9	10	6	12	6	9	12	16	20	BPO	OR	CN	CG	CI	M	1	2	3	1	2	3	4	5	V							
Agricultural Uses																																										
Agriculture	P	P	P	P	P	P	P																																			
Agricultural Equipment Storage	C	C																																								
Agricultural Manufacturing	C	C	C	C	C	C	C																																			
Agricultural Stands—Temporary or permanent	C	C	C	C	C	C	C														C	C	C	C	C	C	C													C		
Animals	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR				
Animal Production Unit, Type 1 and 2	C	C	C	C	C	C	C																																			
Beekkeeping	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Family Farm	C	C																																								
Family Homestead	C	C	C	C																																						
Family Lot	C	C	C	C	C	C	C																																			
Farm Worker Housing ⁷	C	C	C	C	C	C	C	C	C																																	
Land Application Disposal	S	S	S	S	S	S	S	S	S																																	
Landscaping Contractor's Nursery	C	C	C	C	C	C																																				
Plant Farm	C	C	C	C	C	C	C	C	C																																	
Pug Mills (in Agricultural Zoning Districts, part of an approved land excavation site)	C	C																																								
Stables (Private)	C	C	C	C	C	C	C	C	C																																	C
Stables (Public)	C	C	C	C	C	C	C	C	C																																C	
Residential Uses																																										
Accessory Dwellings	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Accessory Kitchen	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Accessory Structures	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Affordable Housing Development																																										
With a density bonus	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Without a density bonus	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Apartments, Commercial																																										
Backyard Chickens																																										
Bed and Breakfast Establishment	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		

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		AS				RSC				RDC				RMC				SPT																		
	AM	A	AR	0.4	-1	C-1	AI	2	3	4	6	9	10	6	12	6	9	12	16	20	BPO	OR	CN	CG	CI	M	1	2	3	4	5	V				
Boarding House	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Community Residential Homes Type A	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Community Residential Homes Type B & C	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Dormitories	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			
Dwelling, Modular	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Dwelling, Multi-family																																				
Dwelling, Single-family conventional	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Dwelling, Single-family manufactured/mobile home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Dwelling, Two-family (duplex)																																				
Family Day Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Fraternities/Sororities																																				
Garage, Yard, Etc. Sales	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Home Based Businesses	C	C	C	C	C	C	C ¹	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Hospital Guest House	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Housing for Older Persons	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Life Care Treatment	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Mental Health Care Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Mobile Home Park																																				
Model Dwelling Units and Pre-construction Sales Offices																																				
Nursing, Convalescent and Extended Care Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Parks Security Mobile Home	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Portable Temporary Storage Units	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Professional Residential Facilities																																				
Recovery Home A	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Recovery Home B	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Recovery Home C	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	

REQUIRES PLANNED DEVELOPMENT DISTRICT APPROVAL

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Flea Markets or Similar Outdoor or Indoor/Outdoor Sales Complexes, Temporary or Permanent																																							
Florist Shop																					A																		
Food Product Stores: Bakery, Candies & Nuts, Dairy, Delicatessens, Meat Seafood and Produce																					A																		
Free-Standing Taverns, Bars, Lounges, Nightclubs and Dance Halls																																							
Funeral Homes and Mortuaries, With or Without Accessory Crematoriums																					P																		
Furniture/Home Furnishings																																							
Furniture Refinishing, Repair and Upholstery																																							
Garbage Haulers																																							
Gasoline Sales and Service																																							
General Business, Such as Retail Goods and Stores																																							
Grocery Stores																																							
Gun Sales																																							
Gunsmith																																							
Hardware Store																																							
Heliport	C	C	C	C	C	C	C																																
Helistop	C	C	C	C	C	C	C																																
Hotels and Motels																																							
Industrial Laundry																																							
Jewelry Store																																							
Kennels	C	C	C	C	C	C	C																																
Junkyard																																							
Laundries (Self-Serve)																																							
Lawn Care/Landscaping																																							
Liquor Store																																							
Livestock Auction Facilities																																							
Locksmith																																							

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Lumber/Other Building Materials (Without Open Storage)																								P	P									P				
Lumber/Other Building Materials (With Open Storage)																									P	P										P	P	
Mail and Package Services																						P	P	P	P													
Mail Order Office																						P	P	P	P													
Mail Order Pickup Facilities																						P	P	P	P													
Marina																																						
Medical Marijuana Dispensing Facility																							A ¹³	C	C	C	C										A ¹³ A ¹³	
Microbrewery																								C	C	C	P											
Mini Warehouses																									C	C	C										C	C
Motion Picture Studio																																						
Motor Vehicle Repair, Minor																																						
Motor Vehicle Repair, Major																																						
Motor Vehicle Repair, Neighborhood																																						
Motor Vehicle Body Work, Painting																								C	P	P											P	P
News Stand																																						
Novelty and Souvenir Shop																																						
Office Equipment Sales																																						
Open Storage																																						
Optician/Optical Supplies																																						
Pawnshop																																						
Pet Shop																																						
Photography Studio																																						
Printing and Publishing, Large Scale																																						
Printing Services																																						
Radio-TV Broadcasting Studio																																						
Radio and TV Sales																																						
Recording Studios																																						
Rental and Leasing, Light Equipment																																						
Restaurants (Eating Establishment)																																						

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	AS		RSC				RDC				RMC				UC				SFI				AP																
	AR	0.4	-1	C-1	AI	2	3	4	6	9	10	6	12	6	9	12	16	20	BPO	OR	CN	CG		CI	M	1	2	3	1	2	3	4	5	V					
	A																																						
Sales, Rental and Service of New or Used Commercial Vehicles, Buses and Trucks	AM																				P														P				
Sales, Rental and Service of New or Used Domestic Vehicles, Farm and Garden Equipment, Private Pleasure Crafts and Hobby Vehicles																																							
Sales, Rental and Service of Recreational Vehicles																																							
Service Station																																							
Sexually Oriented Businesses																																							
Shopping Centers																																							
Sign Painting																																							
Small Motor Repair																																							
Specialty Food Store																																							
Sporting Goods Store																																							
Storage Yards for Equipment, Machinery and Supplies for Building and Trades Contractors																																							
Supermarket																																							
Tobacco Shop																																							
Train Terminal																																							
Travel Agencies																																							
Truck Stops																																							
Used Merchandise																																							
Utility Buildings and Gazebos																																							
Vehicle Auction-Retail																																							
Vehicle Parts Sales																																							
Vehicle Parts Sales—Used																																							
Vehicle Recycling																																							
Vendors, Temporary	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	CNR	
Watch, Clock, Jewelry Repair																																							
Wedding Chapel																																							
Industrial, Manufacturing and Distribution Uses																																							

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Use	AS			RSC				RDC				RMC							UC							SFI											
	AM	A	AR	0.4	-1	C-1	A1	2	3	4	6	9	10	6	12	6	9	12	16	20	BPO	OR	CN	CG	CI	M	I	2	3	I	2	3	4	5	V		
Assembly Plants																																					
Industrial Dry Cleaning Plants and Laundries																																					
Heavy Manufacturing																																					
Land Excavation (Dry)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Land Excavation (Lake Creation, Lake Clearing and Stockpile Removal)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Land Excavation, Agricultural Reservoir	C	C	C	C	C	C	C																														
Large-Scale Printing Plants																																					
Lumberyards																																					
Manufacturing																																					
Minor Industry																																					
Open Storage	C	C	C	C	C	C	C	C	C																												
Phosphate Mining																																					
Power Plants																																					
Processing																																					
Production																																					
Railroad Switching and Classification Yard																																					
Slaughterhouse and Animal Processing Plant																																					
Trucking and Truck Terminal																																					
Warehousing, With or Without Distribution Center																																					
Wholesale Distribution (Trade)																																					
Vehicle Auction—Wholesale																																					
Office and Professional Services																																					
Animal Hospital/Veterinary Clinic, General and Small, With or Without Accessory Crematoriums	C	C	C	C	C	C	C																														
Barber, Beauty Shop																																					
Business Services																																					

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	AR	0.4	-1	C-1	AI	2	3	4	6	9	10	6	12	6	9	12	16	20	BPO	OR	CN	CG	CI	M	I	2	3	1	2	3	4	5	V						
Diagnostic Centers, which Provide Radiology, Medical Screening and Testing Services	AM	A																	P	P	P	P	P	P															
Blood/Plasma Banks and Donation Centers																			P	P	P	P	P	P															
Employment Services																			P	P	P	P	P	P															
Temporary Labor Pool																			P	P	P	P	P	P															
Family Support Services																			P	P	P	P	P	P															
Freestanding Emergency Room																			C	C	C	P	P	P															
Government Office																			P	P	P	P	P	P															
Health Practitioner's office																			P	P	P	P	P	P															
Hospital																																							
Medical and Dental Laboratory																																							
Medical Offices or Clinics with Scheduled or Emergency Services by Physicians																			P	P	P	P	P	P															
Personal Services																																							
Professional Office																																							
Professional Services																																							
Rehabilitation Center																																							
Outdoor, Passive and Recreational Uses																																							
Cemeteries (either Human or Pet) With or Without Mausoleums or Accessory Crematoriums	C	C	C	C	C	C	C	C																															
Game Preserve	P	P	P	P	P	P	P																																
Camps	C	C	C	C																																			
Carnivals/Circuses																																							
Drive-In Theaters																																							
Golf Club/Country Club ¹⁶																																							
REQUIRES PLANNED DEVELOPMENT DISTRICT APPROVAL																																							
Golf Driving Range	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C	C	C	A	A											
Neighborhood Fair	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Outdoor Paintball	S	S	S	S	S	S	S																																
Public Parks & Recreation Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Private Skateboard Ramps	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

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Railyards and Terminals	C	C	C	C	C	C	C																															
Solar Energy Production Facility	C	C	C	C	C	C	C																															
Wastewater Plants and Systems	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Wind Energy Conversion Systems (WECS, Small Scale)	C	C	C	C	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Wind Energy Conversion Systems (WECS), Medium Scale	C	C	C	C	C	C	C																															
Regional Cultural and Entertainment Facilities																																						
Amusement and Theme Parks																																						
Colleges and Universities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Convention Centers																																						
Trade Schools																																						
Solid Waste Facilities																																						
Community Disposal Centers																																						
Hazardous Waste Transfer Facilities	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²		
Landfills (Classes I, II and III)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Municipal Solid Waste Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Recyclable Household Goods Facilities, Permanent Structure																																						
Recyclable Household Goods Facilities, Truck Trailer																																						
Recyclable Material Drop Off Center	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Recyclable Material Recovery Facilities																																						
Recyclable Metal Recovery Facilities, Open																																						
Recyclable Metal Recovery Facilities, Enclosed																																						
Resource Recovery Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Vehicle Recycling, Open																																						
Vehicle Recycling, Enclosed																																						

Table of Allowable Uses in Zoning Districts

Key: P = Permitted, C = Conditional Use, permitted pursuant to standards of Article VI (no public hearing required unless specified in applicable section) and the procedures of Section 10.01.00, s = Special Use, noticed public hearing required and subject to standards of Article VI. Reviewed pursuant to Section 10.02.00. A = Accessory use, permitted pursuant to Article VI. N = Potentially permitted pursuant to Section 6.11.65. CNR = Conditional Use/No Review, permitted without prior zoning review subject to requirements of Part 6.11.00. Blank = Prohibited.

	AS		RSC				RDC			RMC				SPT																									
	AM	A	AR	0.4	-1	C-1	AI	2	3	4	6	9	10	6	12	6	9	12	16	20	BPO	OR	CN	CG	CI	M	I	2	3	1	2	3	4	5	V				
Yard Waste Air Curtain Incinerator	C	C	C	C	C	C	C																																
Yard Waste Composting Facility	C	C	C	C	C	C	C																																
Yard Waste Transfer Facility	C	C	C	C	C	C	C																																

Endnotes:

- ¹Separate Alcohol Beverage Special Use Permit required.
- ²Permitted only in HI (Heavy Industrial) Comprehensive Plan Category.
- ³Reviewed and permitted in accordance with the design standards of Article VI at site development/building permit review, unless separation requirement is not met. In such cases, a noticed public hearing is required.
- ⁴Permitted subject to review according to Public Facility Siting Policy.
- ⁵Permitted subject to review procedures of Interlocal Agreement with School Board.
- ⁶In Planned Development (PD) districts approved after October 1, 2005, wireless communication facilities are permitted only if expressly allowed by the conditions of approval, except as otherwise permitted by Sections 6.11.29.A., B.
- ⁷A special use permit is required if the project does not conform to the requirements of Section 6.11.39 or if the project is located in the suburban or urban land use categories.
- ⁸Special Use permit reviewed in accordance with the procedures of Section 10.02.00 may be required under certain circumstances as described in Section 6.11.11.
- ⁹Permitted subject to Section 2.02.06 (Additional Location Restrictions for Sexually Oriented Businesses) and Ordinance 06-25.
- ¹⁰Permitted without Special Use review subject to the requirements of Section 6.11.117 provided the support tower for the WECS does not exceed 10 feet in height as measured from point of installation at grade or, when applicable, point of installation on rooftop.
- ¹¹Subject to the residence determined legally nonconforming.
- ¹²Restricted to entertainment/sporting facilities as defined by this Code. All other regional recreational uses prohibited.
- ¹³Permitted subject to compliance with Section 6.11.03. and Section 6.11.127.
- ¹⁴A minimum lot size of 7,000 square feet is required in addition to all other requirements of Section 6.11.02.
- ¹⁵Allowed only if parcel is developed with an owner-occupied single family detached unit.
- ¹⁶Legally established Golf Courses/Country Club facilities shall remain conforming uses subject to Section 11.03.01.D.
(Ord. No. 97-18, § 2, 12-18-97; Ord. No. 02-13, § 2, 8-1-02; Ord. No. 02-22, § 2, 11-13-02; Ord. No. 03-9, § 2, 6-5-03; Ord. No. 03-36, § 2, 11-12-03; Ord. No. 04-27, § 2, 6-10-04; Ord. No. 04-30, § 2, 6-10-04; Ord. No. 04-46, § 2, 11-4-04; Ord. No. 05-10, § 2, 6-16-05, eff. 10-1-05; Ord. No. 05-22, § 2, 11-17-05; Ord. No. 06-24, § 2, 6-24-06; Ord. No. 06-34, § 2(Exh. A), 11-2-06; Ord. No. 07-18, § 2, 7-19-07, eff. 10-1-07; Ord. No. 07-20, § 2, 8-7-07, eff. 10-1-07; Ord. No. 07-25, § 2, 11-1-07, eff. 2-1-08; Ord. No. 08-15, § 2, 6-12-08, eff. 10-1-08; Ord. No. 08-29, § 2, eff. 2-1-09; Ord. No. 09-52, 6-11-09, eff. 6-18-09; Ord. No. 09-53, Items C, K, L, M, N, 6-11-09, eff. 10-1-09; Ord. No. 09-62, Items E, L—N, Q, 10-26-09, eff. 2-1-2010; Ord. No. 10-9, § 2, Item C(10-0172), Item F(10-0175), Item J(10-0177), 5-27-10, eff. 10-1-10; Ord. No.

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10-26, § 2, Exh. A(10-0754), (10-0755), eff. 2-11-11; Ord. No. 11-19, § 2(Item V-A)(11-0236), 11-3-11, eff. 2-1-12; Ord. No. 12-9, § 2(Exh. A), 5-24-12, eff. 10-1-12; Ord. No. 12-25, § 2(Exh. A)(Item IV.D)(12-0682), (Item IV.E)(12-0683), 10-25-12, eff. 2-1-13; Ord. No. 14-7, § 2(Exh. A), (14-0062), 2-27-14; Ord. No. 17-7, § 2(Exh. A), 3-7-17, eff. 3-13-17; Ord. No. 17-28, § 2(Exh. A), 10-19-17, eff. 10-26-17; Ord. No. 19-30, § 2(Exh. A), 12-19-19, eff. 12-20-19; Ord. No. 20-17, § 2(Exh. A), 9-24-20, eff. 10-2-20; Ord. No. 21-41, § 2(Exh. A), 10-21-21, eff. 10-28-21; Ord. No. 22-12, § 2(Exh. A), 5-19-22, eff. 5-25-22)