

Sec. 15.04.020. - Table of allowed uses.

Table 15.04.020 lists the uses allowed within each zoning district. Each listed use is defined in chapter 15.10.

A. *Use permission levels.*

1. *Permitted uses.* A "P" designation in a cell within table 15.04.020 indicates that the use is allowed in the respective zoning district. Permitted uses are subject to all other applicable procedures and standards in this development code.
2. *Conditional use permit.* A "C" designation in a cell within table 15.04.020 indicates that the use is allowed in the respective zoning district only with approval of a conditional use application pursuant to section 15.02.060.C and may be subject to city council review as outlined in section 15.02.050.B.6.e and g. Conditional uses are also subject to all other applicable standards in this development code. The "C" designation does not constitute authorization or ensure that a conditional use will be approved for that use. Each conditional use application shall be evaluated on its own merit based on the review criteria.
3. *Accessory uses.* An "A" designation in a cell within table 15.04.020 indicates that the use is allowed as an accessory and subordinate use to a permitted principal use.
4. *Prohibited uses.* A blank cell in table 15.04.020 indicates that the use is prohibited in the respective zoning district.
5. *Secondary uses.* An "S" designation in a cell within table 15.04.020 indicates that the use is either allowed ("PS") or allowed with a conditional use ("CS") in the respective zoning district as a secondary use subject to the standards in section 15.04.030.A.1 and all other applicable standards in this development code.
6. *Use-specific standards.* For all uses, additional standards may be applicable to that use. Such use-specific standards are identified and cross-referenced in the last column of table 15.04.020.
7. *General use standards.* For all uses, in addition to use-specific standards referenced in subsection A.6 of this section, the general use standards in section 15.04.030.A may be applicable to that use.

B. *Interpretation of table of allowed uses.*

1. *Compliance with development standards.* Although a use may be identified in the table of allowed uses as a permitted use in a particular zoning district, such use is permitted only if it can be accommodated in full compliance with the density, dimensional, parking, landscape, and other applicable development standards of this development code, as applicable.
2. *Definitions and interpretations.* The uses listed in table 15.04.020 below are defined and described in chapter 15.10. The use classifications are intended to be mutually exclusive. Specific uses listed in the table are allowed only in the districts indicated.
3. *Classification of new and unlisted uses.*
 - a. If a specific use is not listed, the director shall, upon the request of any interested party and under the procedures for written code interpretations stated in section 15.02.100, interpret the table to determine within which use classification and zoning district, if any, such use best fits, whether such use best fits as a permitted use or conditional use, and whether the use shall be considered a secondary use. The table, as so interpreted, shall govern that principal use.
 - b. To determine whether a use not specifically identified in the table is allowed, the director shall use the zoning district purpose and intent statements, definitions of uses, and the use-specific standards in section 15.04.030. Any proposed use shall be substantially similar to other uses specifically permitted in such district and shall be more similar to such identified uses than to uses allowed in a less restrictive district. If a proposed use is more similar to a conditional use than a permitted use, then any interpretation shall be as a conditional use rather than a permitted use. If a proposed use is similar to a secondary use, then any interpretation shall be as a secondary use. The director shall consider the potential impacts of the proposed use including the nature of the use and

whether it includes dwellings, sales, processing, storage operations, employment characteristics, nuisances or other adverse impacts on neighboring properties, requirements for public utilities, and transportation requirements.

- c. During the initial determination or interpretation, the director shall determine whether or not additional use-specific standards are necessary to reduce potential impacts to the surrounding properties or the community.

C. *Table of allowed uses.*

Zoning Districts Established	
Residential	
R-RU	Residential rural
R-SF	Residential single-family
R-MN	Residential mixed neighborhood
R-MF	Residential multifamily
R-MH	Residential mobile home
Mixed-Use	
MU-N	Mixed-use neighborhood
MU-C	Mixed-use corridor
MU-D	Mixed-use downtown
MU-E	Mixed-use employment
MU-R	Mixed-use regional center
Nonresidential	
N-PE	Primary employment
N-AG	Agricultural
N-PF	Public facilities
Overlay Districts	
AI-O	Airport influence zone overlay
C-O	Conservation overlay
TL-O	Terry Lake overlay

Planned Unit Development	
PUD	Planned unit development

Table 15.04.020. Table of Allowed Uses P = Permitted Use L = Limited Use C = Conditional Use PS = Permitted Secondary Use
 CS = Conditional Secondary Use A = Accessory Use Blank Cell = Prohibited Use
 * = Use-specific standards apply to that district (conditional use review may be required)

	Residential Districts					Mixed-Use Districts					Non-Residential Districts			
	R- RU	R- SF	R- MN	R- MF	R- MH	MU- N	MU- C	MU- D	MU- E	MU- R	N- PE	N- AG	N- PF	Use-Specific Standards; Also refer to general use standards in subsection 15.04.030.A
Residential Uses														
Household Living Uses														
Co-housing (new)			P*	P*	P*									15.04.030.B.1
Dwelling, single-family attached			P	PS		PS*	PS*	PS*	PS*	PS*				15.04.030.B.2
Dwelling, single-family detached	P	P	P					PS*				P		15.04.030.B.2
Dwelling, live/work			CS*	CS*		P*	PS*	PS*	PS*	PS*				15.04.030.B.3; 15.04.030.A.6
Dwelling, multifamily			P	P		PS	P*	P*	PS	PS				15.04.030.B.4
Mobile home park or subdivision					P*									15.04.030.B.5
Group Living														

Boardinghouse, roominghouse			P	P		PS	P	PS*						15.04.030.B.6	
Group care home or sober living home	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			P*	P*	15.04.030.B.7; 15.04.030.B.8
Group care facility						P*	P*	P*	P*	PS*				15.04.030.B.8	
Independent living facility			P*	P*		PS*	P*	P*	P*	P*				15.04.030B.10	
Rehabilitation and treatment facility							C*		C*					15.04.030.B.11; 15.04.030.A.6	
Public, Institutional, and Civic Uses															
Community and Cultural Facilities															
Assembly uses	C*	C*	PS*	PS*	PS*	PS*	P	PS*	P*	PS*	CS*	PS*	P*	15.04.030.C.1; 15.04.030.A.6	
Cemetery or interment facility												C*	C*	15.04.030.C.2; 15.04.030.A.6	
Convention and conference center							P*	PS*	PS*	PS*			P	15.04.030.C.3	
Day care, commercial				P	P	P	P	P*	P	P	CS*	C	P	15.04.030.C.4; 15.04.030.A.6	
Day care, residential	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			P*	15.04.030.C.5	
Emergency services						P*	P*		P*	P*			P*	15.04.030.C.6	
Funeral facility							P*	C*	P*					15.04.030.C.7; 15.04.030.A.6	
Library, museum, or art center			CS*	CS*		P	PS	PS	PS	P			P	15.04.030.C.8; 15.04.030.A.6	
Penal/correctional institution													C*	15.04.030.C.9; 15.04.030.A.6	

Performing arts center or auditorium				CS*			P	PS*	P*	PS*			C	15.04.030.C.10; 15.04.030.A.6	
Reception or banquet hall				CS*			P	PS*	P*	PS*	CS*	C*	P*	15.04.030.C11 15.04.030.A.6	
Other community uses, services, and facilities operated by a government and not listed elsewhere in this table	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	C	15.04.030.A.6	
Educational Facilities															
College or university							P	C	P	P			P	15.04.030.A.6	
School, public or private			PS	PS	PS	P	P		P	PS			P		
School, vocational or trade							P	C	P	P				15.04.030.A.6	
Healthcare Facilities															
Hospital						PS	P		P	PS			P		
Medical or dental clinic			CS*	CS*		P	P	P	P	PS	CS			15.04.030.C.12; 15.04.030.A.6	
Medical laboratory or research facility							P	P*	P	PS*	P			15.04.030.C.13	
Skilled nursing or rehabilitation facility							P	P	P	PS	CS			15.04.030.A.6	
Commercial Uses															
Agricultural and Animal Uses															
General agriculture													P*	P*	15.04.030.D.1

Kennel							C*		C*			C*		15.04.030.D.2; 15.04.030.A.6
Veterinary clinic or hospital						P*	P*	P*	P*	PS*				15.04.030.D.3
Recreation and Entertainment														
Commercial entertainment facility							P*	P*	P*	P*				15.04.030.D.4
Commercial health facility or club			CS*	CS*		P	P	P	P	P	CS*			15.04.030.D.5; 15.04.030.A.6
Commercial recreation facility, indoor				CS*		P*	P*	C*	P*	P*	CS*			15.04.030.D.4; 15.04.030.A.6
Commercial recreation facility, outdoor							CS*		CS*	CS*				15.04.030.D.4; 15.04.030.A.6
Golf course and/or swimming and tennis club			CS*	CS*			P*		CS		CS*	CS	P	15.04.030.D.6; 15.04.030.A.6
Indoor shooting range							C*		C*					15.04.030.D.7; 15.04.030.A.6
Public open space, park, or playground	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public recreation facility			CS	PS			P	P	P	PS			P	15.04.030.A.6
Food and Beverage Services														
Bar or nightclub						P*	P*	P*	P*	P*				15.04.030.D.8
Brewery, cidery, distillery, or winery with tasting room						P*	P*	P*	P*	P*	P*			15.04.030.D.9

Brewery, cidery, distillery, or winery without tasting room								P*		P*			15.04.030.D.9	
Commercial kitchen or catering establishment						P	P*	P	PS				15.04.030.D.10	
Restaurant			CS*	CS*		P*	P*	P*	PS*	P*	CS*		15.04.030.D.11; 15.04.030.A.6	
Restaurant, with drive-through						CS*	CS*			CS*			15.04.030.D.12; 15.04.030.A.6	
Office, Business, Personal, and Professional Services														
Artist studio			P*	P*		P	P	P	P				15.04.030.D.13	
Bank or financial institution						P*	P*	P*	P*	P*	CS		15.04.030.D.14; 15.04.030.A.6	
Business service establishment			CS*	CS*		P	P	P	P	P	CS		15.04.030.D.15; 15.04.030.A.6	
Commercial laundry, linen supply service, or dry cleaning plant									P					
Data, radio, TV, or other broadcasting studio or facility							P*	P*	P*			P*	15.04.030.D.16	
Day labor center							C		C				15.04.030.A.6	
Office			CS*	CS*		P	P	P	P	PS	PS	C*	P*	15.04.030.D.17; 15.04.030.A.6
Personal services, general						P*	P*	P*	P*	P*			15.04.030.D.18	

Other community uses, services, and facilities, operated by a government or non-profit organization and not listed elsewhere in this table	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS		CS	CS	15.04.030.A.6
Retail Sales														
Pawn shop							P							
Retail sales, general			CS*	CS*	CS*	P*	P*	P*	PS*	P*				15.04.030.D.19; 15.04.030.A.6
Retail sales, marijuana establishment or store						P*	P*		P*	P*				15.04.030.D.20
Lodging Facilities														
Bed and breakfast			CS	PS	PS	P	P	P*						15.04.030.D.21; 15.04.030.A.6
Hotel							P	P*	P	P	CS			15.04.030.D.22; 15.04.030.A.6
Short-term rental	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*		15.04.030.D.23
Vehicles and Equipment														
Car wash							C*		P*					15.04.030.D.24
Equipment sales, rental, and repair							C*		P*					15.04.030.D.25
Parking lot or structure							P*	P*	P*	P*			P*	15.04.030.D.26
Vehicle fueling station							C*	C*	P*	P*				15.04.030.D.27; 15.04.030.A.6

Vehicle repair and maintenance							C*	C*	P*	P*					15.04.030.D.28; 15.04.030.A.6
Vehicle sales and rental							CS*				CS*				15.04.030.D.29; 15.04.030.A.6
Adult Entertainment Establishments															
Adult or sexually-oriented business									C*						15.04.030.D.30; 15.04.030.A.6
Industrial Uses															
Manufacturing and Processing															
Artisanal manufacturing						P*	P*	P*	P	P*	PS	P			15.04.030.E.1
Light industrial							PS*		P		P				15.04.030.E.2
Medium industrial									P*		P*				15.04.030.E.3
Mining operation													CS		15.04.030.E.4; 15.04.030.A.6
Oil and gas well operation or facility											L/C*	L/C*	L/C*		15.04.030.E.5; 15.04.030.A.6
Printing, publishing, and production facility								PS*	P						15.04.030.E.6
Recycling facility									C					C	15.04.030.A.6
Wholesale or research nursery or greenhouse									P		CS	C	C		15.04.030.A.6
Storage and Warehousing															

Commercial short-term storage of inoperable vehicles										CS									15.04.030.A.6
Commercial storage of boats, trailers, recreational vehicles, or other operable vehicles or equipment										CS*								CS*	15.04.030.A.6
Contractor's shop										C*									15.04.030.E.7; 15.04.030.A.6
Self-storage warehouse										CS*									15.04.030.E.8; 15.04.030.A.6
Warehouse or storage facility for business and consumer goods										P							P		
Wholesale trade										CS*	P						P		15.04.030.E.9; 15.04.030.A.6
Transportation																			
Airport and associated uses																	CS*		P* 15.04.030.E.10; 15.04.030.A.6
Bus, railroad, or public transit terminal										C*	C*	C*	C*					P	15.04.030.E.11; 15.04.030.A.6
Transportation depot, trucking terminal, or distribution center										C*							C*		15.04.030.A.6
Public and Semi-Public Utility Uses																			
Energy and General																			

Alternative energy production												P	P	
Essential municipal and public utility uses, facilities, services and structures	P	P	P	P	P	P	P	P	P	P	P	P	P	
Water/wastewater treatment plant													C	15.04.030.A.6
Wireless Telecommunications Facilities														
Alternative tower structure			C	C			P		P	P	P	P	P	15.04.030.F.1; 15.04.030.A.6
Amateur radio facility	P	P	P	P	P	P	P	P	P	P	P	P	P	15.04.030.F.1
Building or structure mounted wireless telecommunication facility	P	P	P	P	P		P	P	P	P	P	P	P	15.04.030.F.1
Lattice tower									C	C		P	C	15.04.030.F.1; 15.04.030.A.6
Monopole							P		P	P	P	P	P	15.04.030.F.1
Rooftop-mounted wireless telecommunication facility			P	P	P	P	P	P	P	P	P	P	P	15.04.030.F.1
Small cell facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	15.04.030.F.1
Wireless mesh networking facility	P	P	P	P	P	P	P	P	P	P	P	P	P	15.04.030.F.1
Accessory Uses and Structures														

Accessory dwelling unit	A*	A*	A*	A*				A*				A*		15.04.040.C.1	
Artisanal manufacturing						A	A	A	A	A	A	A	A		
Automated teller machine (ATM)						A	A	A	A	A			A		
Cafeteria or dining hall						A	A	A	A	A	A		A		
Day care center		A*	A*	A*		A	A	A	A	A	A		A	15.04.040.C.2	
Dwelling unit for owner, caretaker, or employee					A*	A*	A*	A*	A*	A*		A*	A*	15.04.040.C.3	
Flagpole	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	15.04.040.D.1	
Home occupation	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	15.04.040.C.4	
Incidental household structures	A	A	A	A	A			A					A		
Livestock uses													A*	A*	15.04.040.C.5
Offices related to other principal use						A	A	A	A	A	A		A		
Outdoor sales, display of merchandise, storage, or other activity						A*	A*	A*	A*	A*	A*	A*	A*	15.04.040.C.6	
Playlot, recreation facility, on-site management office, and laundry facility for residential use		A	A	A	A	A	A	A	A	A					
Recycling collection point							A*		A*	A*	A*		A*	15.04.040.C.7	

Retail sales associated with industrial, warehouse and agricultural uses						A*	A*	A*	A*	A*	A*	A*		15.04.040.C.8
Solar energy system, roof-mounted and small scale ground mounted	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	15.04.040.D.1
Storage or parking of vehicles or recreational equipment	A	A	A	A	A			A*				A*	A	15.04.040.C.9
Urban agriculture	A	A	A	A	A	A	A	A	A	A	A	A	A	
Vehicle rental accessory to self-storage warehouse									A*					15.04.040.C.10
Vehicle wash bay							A*	A*	A*	A*	A*		A*	15.04.040.C.11
Wind turbines	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	15.04.040.D.1
Other accessory uses not specifically addressed in this table	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	15.04.040.C.12

(Code 2009, § 15.04.020; Ord. No. O-2021-16, §§ 4, 5, 3-30-2021; Ord. No. O-2022-54, § 2, 11-29-2022)