

**§ 25.79 COMMERCIAL ZONES AND PERMIT REQUIREMENTS.**

The following is a list of commercial zones and certain permit requirements.

<i>Land Use</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>FC</i>	<i>HC</i>	<i>Examples</i>
<i>Land Use</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>FC</i>	<i>HC</i>	<i>Examples</i>
<b>Cannabis Uses:</b>						
Testing laboratory	N	P	P	N	N	
Distributor	N	N	N	N	N	
Volatile manufacturer	N	N	N	N	N	
Non-volatile manufacturer	N	N	N	N	N	
Retailer - delivery	N	P	P	N	P	
Retailer - storefront	N	P	P	N	P	
Cultivation - indoor	N	N*	N*	N	N*	*Show grow of three cannabis plants or less is not considered indoor cultivation.
Microbusiness	N	N	N	N	N	
Cannabis event organizer	N	P*	P*	N	P*	*If utilizing a commercial space. Permitted in all Zoning Districts if operated as a home occupation pursuant to § 25.187.
Cannabis event	N	N	N	N	N	
<b>Miscellaneous:</b>						
Accessory uses or buildings	P	P	P	P	P	See definition at § 25.239
Crop production	P	P	P	P	N	
Day-care center	CUP	CUP	CUP	N	N	See definition at § 25.239
Employer sponsored child care center	P	P	P	P	P	See definition at § 25.239
Mobile vendors	CUP /AUP	CUP /AUP	CUP /AUP	N	N	Pursuant to the requirements of § 25.198
Monuments	N	N	N	N	P	See definition at § 25.239
Parking lot or structure; non-accessory	P	P	P	P	CUP	Non-accessory parking garage or lot; facilities for off-site uses
Public owned administration building	P	P	P	P	P	Chamber of Commerce, fire and police stations, government administration
Shelter, temporary emergency	AUP	AUP	AUP	N	AUP	Disaster relief centers
Temporary commercial uses	AUP	AUP	AUP	AUP	AUP	Sidewalk sales
Temporary events	AUP	AUP	AUP	AUP	AUP	Carnivals, revivals assembling more than 50 persons
Transit facility	N	P	P	P	N	Bus and train depot, park and ride
Transition/ emergency homeless shelters	N	N	N	N	N	
Utilities, underground	P	P	P	P	P	Gas, electric, water and sewer lines
Utilities, above ground screened	AUP	AUP	AUP	AUP	N	Substations, partially screened towers less than 50 feet
Utilities, overhead lines	P	P	P	P	P	Electrical, telephone, CATV
Signs, advertising, on- premises	P	P	P	P	P	See sign regulations

Signs, advertising, off- premises	N	N	CUP	CUP	CUP	See sign regulations
<b>Public assembly:</b>						
Assembly, inside	CUP	P	P	CUP	P	Arcades, bars, bowling alleys, civic centers, recreation centers, restaurants, taverns, theaters
Assembly, outside, accessory dining	AUP	AUP	P	P(6)	AUP	Accessory to operating inside use
Assembly, outside	CUP	CUP	CUP	N	N	Fairgrounds, stadiums, ballfields
<b>Residential:</b>						
Accessory dwelling unit and junior accessory dwelling unit	N	N	N	N	P	Pursuant to the requirements of § 25.197
Dwellings, ground floor	N	N	N	N	N	Single- and multi-family residences
Dwellings, other than ground floor	N	N	N	N	CUP	Single- and multi-family residences
Mobile home parks	N	N	N	N	N	
<b>Retail trade:</b>						
Rental, entertainment and H.H. goods	P(6)	P	P	N	P	Video rental, carpet cleaners and the like
Sales, convenience store/mini-mart	P(6)	P	P	P	P	
Sales, drive through	CUP	P	P	P	CUP	Drive through fast food, photo developers, banks
Sales, manufactured homes	N	N	P	N	N	Mobile home sales
Sales, retail inside	P(6)	P	P	CUP	P	Antiques, appliance, art, books, clothing, drugs, floor covering, pet sales, photographs, stationery, variety
Sales, retail, outside and screened	N	P	P	CUP	N	Home, garden and ranch supplies, nurseries
Sales, vehicle, commercial, operable	N	N	CUP	N	N	Bus and truck (requires Class A or B license) sales
Sales, vehicles, passenger, operable	N	CUP	P	P	N	Automobiles, pick-ups and R-V sales
Sales, wholesale				CUP		
<b>Service and repair:</b>						
Cemeteries, columbariums and mausoleums	P	P	P	N	N	
Clinics, medical	N	P	P	N	P	Outpatient: dentists, doctors, physical therapy offices
Flea market or auction	N	N	CUP	N	N	
Fuel dispensing	CUP	CUP	P	P	N	Gasoline and diesel stations
Hospitals	N	CUP	P	N	N	24-hour care; surgical, convalescent
Hotels and motels	CUP	P	P	P	P	Six or more guest rooms
Lithography	N	AUP	P	N	P	Commercial print shops with web presses
Lodging houses	P	P	P	N	P	Less than six guest rooms, single room occupancy
Lodging houses, bed and breakfast	P	P	P	N	P	Five or fewer guest rooms, resident owner
Mortuaries	CUP	CUP	P	N	N	See § 25.239

Offices, professional and business	P	P	P	N	P	Administration, architects, attorneys, engineers, family counseling, optometrists, psychiatrists, realtors
Public utilities for local services	P	P	P	P	P	
Recreational vehicle park	CUP	CUP	CUP	CUP	N	See § 25.239
Recycling collection facility	AUP(4)	AUP(4)	AUP(4)	N	N	See Ch. 18A
Rental, vehicle and equipment	N	CUP	P	N	N	Screened rental yard, auto rental
Repair, inside, consumer products	N	P	P	N	P	Appliance, audio, computer, video and upholstery repair
Repair, outside	N	CUP	CUP	N	N	Requires visual screening
Repair, vehicle, commercial, screened	N	N	CUP	N	N	Bus, truck and equipment repair
Repair, vehicle, passenger, screened	N	CUP (5)	P	P	N	Auto repair, muffler, radiator and tire shops
Sales, wholesale	N	N	P	N	N	
Service, minor vehicle	CUP	P	P	P	N	Auto detailing, fluid exchange, and car wash
Services, residential support	P	P	P	N	P	Barber and beauty shops, laundromats
Shops, commercial	P(6)	P	P	N	P	Art studios, bakeries, caterers, copy shops, dry cleaners, florists, janitorial service, laundries, pawn shops, photo studios, print shops without web presses, shoe repair, T-shirt shops and the like
Storage, high impact potential	N	N	CUP	N	N	Combustible, explosive, flammable, hazardous goods, dust, noise, odor producing activities
Storage, low impact potential	CUP	P	P	N	N	Mini-storage, RV storage, warehouse
Towing service without auto storage	N	N	P	P	N	Does not include impound yard
Veterinary hospital, small animal only	N	CUP	P	N	N	Household pets, indoor treatment/boarding, no livestock

**NOTES TO TABLE:**

1. See also use-zone matrix, appendix.

2. For uses not listed see similar uses

3. See also Definitions, Article XXV.

4. Does not include processing.

5. Inside only.

6. Within buildings not to exceed 5,000 square feet.

7. See Section 25.196 requiring conditional use permits for interior retail sales areas greater than 40,000 square feet.

8. All Cannabis Uses must comply with Chapter 6B.

CUP - Conditional use permit required.

N - Not allowed in this zoning district.

P - Permitted use, compliance with standards required.

AUP - Administrative use permit required.

Ord. 1064, passed 2-15-2022; Am. Ord. 1072, passed 5-16-2023)