

Table 4-2: Permitted Uses

Uses / Use Categories		Residential Zone Districts							Non-residential Zone Districts						Specific Use Standards	
P = Permitted, subject to general district standards C = Permitted, only by conditional use permit discretionary review PD = Permitted only through a planned unit development = Blank means the use is not permitted		R-1-A	R-1-B	R-1-C	R-2-A	R-2-B	MU-R-3-A	MU-R-3-B	MU-R-3-C	M-1	M-2	MU-B-1	MU-B-2	I-1		I-2
Residential Uses																
Household Living	One-unit Dwelling	P	P	P	P	P	P	P	P							
	Multi-unit Dwelling				P	P	P	P	P	P	P	P	P			
	Live / Work Dwelling						P	P		P	P	P		P	P	16-4-3.A.1
	Mfgd. / Small Format Home Community						PD	PD	PD					PD		16-4-3.A.2
Group Living	Group Home - Small	P	P	P	P	P	P	P	P	P	P	P	P			16-4-3.A.3
	Residential Care – Limited						C	C	C	C	C	P	P			16-4-3.A.4
	Residential Care – General									C	C	P	P			16-4-3.A.4
	Residential Care - Institutional												C			
	Boarding House – General (5+ rooms)						C	C	C	C	C					
Public / Institutional Uses																
Assembly	Neighborhood (< 300 capacity / < 1 ac.)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Community (300–600 capacity / 1–5 ac.)						P	P	P	P	P	P	P	P	P	
	Auditorium (600+ capacity / 5+ ac.)												P	P	P	P
Civic and Institutional Buildings	Government and City	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Library, public	P	P	P	P	P	P	P	P	P	P	P	P			
	Museum, cultural						P	P		P	P	P	P			
	School	P	P	P	P	P	P	P	P	P	P	P	P			
Park and Open Space	Athletic Field	C	C	C	C	C	C	C	C					P	P	
	Community garden	C	C	C	C	C	C	C	C	C	C					
	Park, Trail, Civic Space (See 16-3-2)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Telecom.	Alternative Tower Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Tower Structure	C	C	C	C	C	C	C	C	C	C	C	C	P	P	
Utilities	Utility Major													P	P	
	Utility – Minor (principal use)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Commercial Uses																
	Adult Use												P	P		16-4-3.B.1
Animal Care / Sales	Limited - <2K – no boarding										P	P	P	P	P	
	Small - 2K – 10K or limited boarding)											P	P	P	P	
	General - >10K or boarding												P	P	P	
	Animal Shelter													P	P	
Entertainment and Recreation	Indoor / Limited (< 10K s.f.)										P	P	P	P	P	
	Indoor / General (10-20K+ s.f.)											P	P	P	P	
	Indoor / Large – 20K+ s.f.											C	C	C	C	
	Outdoor												C	C	C	
Food and Beverage Service	Restaurant – Limited (< 2K s.f.)									P	P	P	P	P	P	
	Restaurant – General (2K s.f.+)										P	P	P	P	P	
	Restaurant – Take-out / Delivery Only										P		P	P		
	Brew Pub										P	P	P	P		
	Caterer										P		P	P	P	

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Lodging	Bed and Breakfast									P	P	P				
	Hotel									P	P	P	P	P		
	Hotel – Extended Stay									P	P	P		P		
Recreational and Medical Marijuana Uses	Medical Marijuana Center										P	P	P	P	P	16-4-3.B.9
	Med. Marijuana Premises Cultivation													P	P	16-4-3.B.9
	Med. Marijuana Infused Products Mfg.													P	P	16-4-3.B.9
Medical Service	Limited - < 10K s.f.						P	P	P	P	P	P	P	P	P	
	General – 10K – 30K s.f.							P	P	P	P	P	P	P	P	
	Large – Hospital Complex –30K+ s.f.									P	P		P	P	P	
Office	Limited (<10K s.f. or < 33% of MU project)						P	P	P	P	P	P	P	P	P	
	General (10K – 30K s.f.)							P	P	P	P	P	P	P	P	
	Large (30K+ s.f.)									P	P	P	P	P	P	
Personal Service	Limited (<2K s.f. or < 33% of MU project)						P	P	P	P	P	P	P	P	P	
	Small 2K – 10K s.f.									P	P	P	P	P	P	
	General (10K -20K s.f.)										P	P	P	P	P	
	Large (>20K s.f.)											C	C	P	P	
Personal Service - Other	Massage Therapy								P	P	P	P	P	P	P	
	Crematorium														C	
	Mortuary										P		P			
	Tattoo and Body Piercing											P	P	P	P	
	Temporary Employment Business													C	C	16-4-3.B.8
	Check Cashing Facility										P		P	P	P	
	School / Trade school										P	P	P	P	P	
	Studio (broadcasting, recording)										P		P	P	P	
Retail	Dependent care	C	C	C	C	C	P	P	P	P	P	P	P			
	Limited (<2K or <33% of MU projects)									P	P	P	P	P	P	
	Small (2K-10K s.f.)										P	P	P	P	P	
	General (10K-20K s.f.)											P	C	P	P	
	Large (> 20K s.f.)											C	C	P	P	
	Retail Grocery Store															
	Small (< 20K s.f.)										P	P	P	P	P	
	General (20K – 50K s.f.)											P	C	P	P	
Retail and Sales- Other	Large (50K + s.f.)											C	C			
	Consignment store – Large										P		P	P	P	
	Consignment store - Small										P	P	P	P	P	
	Liquor Store										P	P	P	P	P	
	Retail – Outdoor and Equipment Sales												C	P	P	
	Green House / Nursery													P	P	
	Auction house												P	P	P	
	Internet Sales Location										P		P	P	P	

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Pawnbroker														P		P
Vehicle and Equipment Uses	Automobile Gas and Service Station												C	P	P	
	Automobile Repair - Limited												C	P	P	
	Automobile Repair - Body Shop													P	P	
	Automobile, RV, Equip. Sales / Rental												P	P	P	
	Automobile Pawn Broker												P	P	P	
	Car Wash and Automobile Detailing												C	P	P	
	Com. Public Parking (Surface/Structure)						C	C		C	C	C	C	P	P	
Manufacturing / Industrial Uses																
Wholesale – Sales and Distribution														P	P	
Industrial Service	Contractors Office and Fleet Services												C	P	P	
	Industrial Service, Light													P	P	
	Industrial Service, Heavy														P	
	Vehicle / Fleet Maintenance Facility													P	P	
Manufacturing	Limited / Artisan										P	P	P	P	P	
	Brewery, Distillery, or Winery										C	C	C	P	P	
	Manufacturing - Light													P	P	
	Manufacturing - Heavy														P	
Warehouse / Storage	Fuel Storage (principal use)														C	
	Indoor Storage													P	P	
	Outdoor Storage													P	P	
Waste / Salvage	Automobile Wrecking / Salvage Yard													C	P	
	Commercial Incinerator														C	
	Hazardous Waste Handling													C	C	
	Recycling Operation, Enclosed													P	P	
	Recycling Operation, Unenclosed													C	C	
	Sanitary Service														C	
	Waste Transfer Station													C	C	
Accessory Uses																
General Accessory Uses		A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Accessory Dwelling Unit		A	A	A	A	A	A	A	A	A	A					
Home Occupation		A	A	A	A	A	A	A	A	A	A					
Home Care		A	A	A	A	A	A	A	A	A	A					
Short Term Rental		A	A	A	A	A	A	A	A	A	A	A	A			
Minor Utility Facility		A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Outdoor Storage, Residential		A	A	A	A	A	A	A	A	A	A					
Drive Through Facilities													A	A	A	
Outdoor Display and Service Area										A	A	A	A	A	A	
Medical Marijuana Optional Premises Cultivation											A	A	A			
Medical Marijuana Infused Products Manufacturer											A	A	A			
Caretaker's Quarters										A	A	A	A	A	A	
Dormitory													A	A	A	