

Sec. 8-7-90. - Principal permitted and special uses.

(a) *Principal permitted and special uses.*

- (1) A principal permitted use is allowed within a zoning district where identified as such on the following table or by other provisions of this chapter and is subject to the restrictions applicable to that zoning district as well as any additional restrictions of Section 8-7-92. Any use not listed in the table is prohibited within the districts provided in that table unless the City Manager, or his or her designee, determines that the use is similar in nature, intensity and impact to a use that is listed and permitted and is otherwise consistent with the purposes and intent of the subject zoning district. Any party denied approval to allow a use of their property in a zoning district other than as provided in this section may file an appeal before the board of zoning appeals and adjustments, as provided in Article F of this chapter.
 - (2) The principal permitted and special uses table identifies the uses that are permitted in each zoning district and the uses that are eligible for a special use permit.
 - a. Principal permitted uses are denoted by "■".
 - b. Uses eligible for consideration under the issuance of a special use permit are denoted by "□".
 - c. Prohibited uses are denoted by a blank cell.
 - (3) The majority of uses in the Principal Permitted and Special Uses Table are organized utilizing the Land Based Classification Standards (LBCS) developed by the American Planning Association.
- (b) For mixed use development in the MxD zoning district, each use must be allowed under the MxD zoning district.
- (c) The principal permitted and special uses for the D and GV zoning districts are identified in Sections 8-7-41 and 8-7-44 respectively.
- (d) Any nonconforming use lawfully established prior to the effective date of this section may be continued pursuant to the provisions of Section 8-7-96.

Principal Permitted and Special Use Table

Principal use/Zoning district	Supplemental Use Standards	R-A	RS-20	RS-14	TND	TH	RM	O-I	BN	MxD	BG	HSB	I-D
<p>■Signifies that the use is permitted by-right.</p> <p>□Signifies that the use is permitted by approval of a special use permit.</p> <p>A box without a designation signifies that the use is prohibited.</p>													
RESIDENTIAL:													
Assisted living facility/hospice/retirement home/skilled nursing home							■	■		■	■		

Duplex							■						
Group home	See Section 8-7-92	□	□	□		□	□						
Housing development for older persons (senior housing)	See Section 8-7-92						■	■		□			
Manufactured house	See Section 8-7-92	■	□										
Multi-family residential (apartment for rent or condominium for sale)	See Section 8-7-92						■			■			
Personal care home, registered (1—3 persons)	See Section 8-7-92	□	□	□	□					□			
Personal care home, family (4—6 persons)	See Section 8-7-92					□	□			□			
Personal care home, group (7—15 persons)	See Section 8-7-92						□	■		□			
Personal care home, congregate (16 or more persons)	See Section 8-7-92						□	■		□			
Rooming house/boardinghouse	See Section 8-7-92	□	□	□	□	□	□						
Single-family residential, attached/townhouse						■				■			
Single-family residential, detached		■	■	■	■					■			
Single-family residential, zero lot line	See Section 8-7-92				■					■			

LODGING:

Bed and breakfast inn (up to five rooms)	See Section 8-7-92	<input type="checkbox"/>			<input type="checkbox"/>					■			
Hotel (no room limit)	See Section 8-7-92							■		■	■	■	

OFFICE:

Automotive broker/internet car sales (no automobiles for retail sale stored on the premises)								<input type="checkbox"/>		<input type="checkbox"/>	■	■	■
Call center								■		■	■	■	■
Office (medical and non-medical)				■				■	■	■	■	■	■

COMMERCIAL:**General Commercial**

Animal clinic/veterinary services	See Section 8-7-92									<input type="checkbox"/>	■	■	
Appliance rental/electronics rental/furniture rental										<input type="checkbox"/>	■	■	
Appliance repair/electronics repair										■	■	■	
Artist studio/photography studio				■					■	■	■	■	
Auction house												■	
Automotive repair and	See Section 8-											■	■

maintenance (major)	<u>7-92</u>												
Automotive repair and maintenance (minor)	See <u>Section 8-7-92</u>										<input type="checkbox"/>	■	■
Bank/financial institution								■	■	■	■	■	
Barber/hairdresser					■			■	■	■	■	■	
Body art parlor/body piercing parlor/tattoo parlor											<input type="checkbox"/>	<input type="checkbox"/>	
Carpet cleaning/upholstery repair											<input type="checkbox"/>	■	
Car rental											■	■	
Car wash	See <u>Section 8-7-92</u>										■	■	
Check cashing service	See <u>Section 8-7-92</u>										<input type="checkbox"/>	■	
Collection agency (no commodities or merchandise stored on the premises)								<input type="checkbox"/>			■	■	
Courier								■	■	■	■	■	
Day spa					■				■	■	■	■	
Dry cleaner					■			■	■	■	■	■	
Emissions testing center													
Event planner/wedding planner (no events or weddings held on the premises)								■	■	■	■	■	

Express delivery service					■			■	■	■	■	■	
Funeral home								■	■	■	■	■	
Furniture repair											□	■	
Home health service provider								■		■	■	■	
Janitorial service											□	■	
Landscape service												■	■
Laundromat											■	■	
Locksmith					■				■	■	■	■	
Mail center					■				■	■	■	■	
Massage parlor											□	■	
Moving company												□	■
Pawn shop	See Section 8-7-92										□	■	
Pest control												■	■
Pet services (no outdoor kennels)									■	■	■	■	
Photocopying and printing shop					■			■	■	■	■	■	■
Precious metals dealer											□	□	
Public storage facility (mini-warehouse)	See Section 8-7-92											□	■
Recording studio												■	■

(soundproofed)													
Repossession service (automobiles and objects may be stored on the premises)	See Section 8-7-92												■
Repossession service (no outdoor storage)												■	■
Salon					■			■	■	■	■	■	
Shoe repair					■			■	■	■	■	■	
Sign shop											■	■	■
Tailor					■			■	■	■	■	■	
Truck rental/Van rental	See Section 8-7-92											■	
Retail													
All-terrain vehicle dealer/boat dealer/recreational vehicle dealer											□	■	
Antique store										■	■	■	
Apparel store/specialty apparel store										■	■	■	
Arts and crafts store					■				■	■	■	■	
Art frame retail					■				■	■	■	■	
Auto parts store/tire store											□	■	
Bookseller/book					■				■	■	■	■	

store/newsstand													
Building materials and supply store												□	■
Car sales/motorcycle sales (indoor or outdoor)/motor vehicle sales	See Section 8-7-92									□	□	■	
Casual shoes store/dress shoes store										■	■	■	
Convenience goods store/corner store/general merchandise store					■			■	■	■	■	■	
Cosmetics store/beauty supplies									■	■	■	■	
Costume store										■	■	■	
Department store										■	■	■	
Drug store/pharmacy					■			■	■	■	■	■	
Electronics store										■	■	■	
Farm equipment store/farm supply store/feed and seed store	See Section 8-7-92											■	
Farmer's market					■				■	■	■	■	
Fine art store/jewelry store					■				■	■	■	■	
Fireworks sales												■	
Fish market/meat market/poultry market (no					■				■	■	■	■	

animal slaughtering)													
Flea market	See Section 8-7-92											□	
Floor coverings store											■	■	
Florist				■			■	■	■	■	■	■	
Food market/specialty food market				■				■	■	■	■	■	
Gas station with a convenience goods store, a corner store or a general store	See Section 8-7-92									□	■	■	■
Gas station without convenience goods store, a corner store or a general store	See Section 8-7-92											■	■
Gift store				■			■	■	■	■	■	■	
Grocery store/supermarket								■	■	■	■	■	
Hardware sales/hardware store				■				■	■	■	■	■	
High fashion store/specialty fashion store									■	■	■	■	
Home electronics store									■	■	■	■	
Home furnishings center/home furnishings store/home furniture store									■	■	■	■	
Home improvement store												■	
Junior department store									■	■	■	■	

Lawn and garden supplies and equipment store										■	■	■	
Large appliances store										■	■	■	
Leather goods store/luggage store				■					■	■	■	■	
Major department store										■	■	■	
Medical equipment and supplies store										■	■	■	
Membership warehouse club/warehouse retailer												■	
Music store				■					■	■	■	■	
Office supplies store				■					■	■	■	■	
Optical goods store								■	■	■	■	■	
Package liquor store	See Section 8-7-92									□	□	■	
Paint store										■	■	■	
Pet store/pet supplies store (no outdoor kennels)										■	■	■	
Retail beer and wine sales				■					■	■	■	■	
Second hand shop/second hand store/thrift store										■	■	■	
Sporting goods store										■	■	■	
Tobacco store	See Section 8-7-92									■	■	■	

Toy store											■	■	■	
Utility trailer sales	See Section 8-7-92												□	
Wallpaper store											■	■	■	
Wholesale														
Wholesale													□	■
Food Service Establishment														
Bagel store/bakery/café/coffee house/confectionery/ice cream parlor					■			■	■	■	■	■		
Brewpub										■	■	■		
Caterer					■				■	■	■	■	■	
Restaurant (fast food)								■	■	■	■	■		
Restaurant (full service)					■			■	■	■	■	■		
Restaurant (limited service)					■			■	■	■	■	■		
Alcohol Service Establishment														
Drinking place	See Section 8-7-92										□	□	□	
Microbrewery/micro distillery	See Section 8-7-92										■			■
Adult Entertainment Establishment														
Adult entertainment	See Section 8-												□	□

establishment	<u>7-92</u>												
Entertainment Establishment													
Amusement park	See <u>Section 8-7-92</u>											<input type="checkbox"/>	
Nightclub	See <u>Section 8-7-92</u>										<input type="checkbox"/>	<input type="checkbox"/>	
Tobacco lounge											<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Recreation Establishment													
Camping		<input checked="" type="checkbox"/>											
Dance studio/martial arts studio/yoga studio					<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Fitness center and health spa	See <u>Section 8-7-92</u>								<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Golf course		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
Indoor recreation facility											<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Outdoor shooting range												<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Outdoor recreation facility	See <u>Section 8-7-92</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Summer camp	See <u>Section 8-7-92</u>	<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
CIVIC:													
Auditorium (places of public assembly)	See <u>Section 8-7-92</u>							<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

Banquet hall	See Section 8-7-92								<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
Botanical garden/zoo										<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Civic organization/not-for-profit organization								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Library	See Section 8-7-92					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Live theater/(places of public assembly)	See Section 8-7-92									<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Movie theater (drive-in facility)												<input checked="" type="checkbox"/>		
Movie theater (No drive-in facility)										<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Museum	See Section 8-7-92							<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Performing arts building (places of public assembly)	See Section 8-7-92							<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Religious assembly	See Section 8-7-92	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sports stadium (places of public assembly)	See Section 8-7-92										<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
OTHER: CIVIL SUPPORT														
Community Support Facility														
Daycare center, adult or child	See Section 8-7-92							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

Daycare facility, adult or child	See Section 8-7-92	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Fire station		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Medical clinic								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Police station							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Post office								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Youth center	See Section 8-7-92									<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure and Utilities													
Electric substation	See Section 8-7-92	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solar farm		<input type="checkbox"/>											<input checked="" type="checkbox"/>
Wind farm		<input type="checkbox"/>											<input checked="" type="checkbox"/>
Water supply facility													<input type="checkbox"/>
Telecommunications tower	See Article E												
Major Facility													
Ambulance service											<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Cemetery	See Section 8-7-92	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Detention facility/jail/work camp (private)													<input type="checkbox"/>
Hospital	See Section 8-7-92							<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

Mausoleum	See Section 8-7-92	■	■	■	■	■	■	■					
Municipal government building								■		■	■	■	
Public health and social service facility								■					
Radio station/television station								■		■	■	■	
Rescue Mission													
Counseling/instruction/medical services								■			■	■	■
Food services provision								□			□	□	
Substance abuse facility								□			■	■	
Transitional housing facility (e.g., emergency shelter, homeless shelter or temporary shelter)	See Section 8-7-92						□	□					
Public Parking													
Parking structure								■		■	■	■	■
Surface parking lot								□		□	□	□	□
Transit Facility													
Airport	See Section 8-7-92												■
Bus terminal										■	■	■	

Freight terminal													■
Intermodal terminal	See Section 8-7-92											□	□
Railroad station										□	□	□	
Rideshare (park and ride)								■	■	■	■	■	
Taxi										■	■	■	

OTHER: AGRICULTURE

Farm		■											
Forestry and logging	See Section 8-7-92	■											
Grain storage		■											
Greenhouse (plant nursery)	See Section 8-7-92	■											■
Kennel (commercial enterprise)	See Section 8-7-92	■											
Livestock pen	See Section 8-7-92	■											
Stable (livestock quarters and enclosures)	See Section 8-7-92	■											

OTHER: EDUCATION

Business college								■		■	■	■	
College	See Section 8-7-92							■		■	■	■	
Driving school								■			■	■	

Tutoring center					■			■	■	■	■	■	
Fine art schools					■			■	■	■	■	■	
Parochial elementary school/private elementary school/public elementary school	See Section 8-7-92	■	■	■	■	■	■	■	■	■	■	■	■
Parochial high school/private high school/public high school	See Section 8-7-92	■	■	■	■	■	■	■	■	■	■	■	■
Parochial middle school/private middle school/public middle school	See Section 8-7-92	■	■	■	■	■	■	■	■	■	■	■	■
Trade school								■		■	■	■	■
OTHER: INDUSTRIAL													
Building materials yard/container yard/lumber yard													■
Compost facility	See Section 8-7-92												■
Contractor office (no equipment or materials stored on the premises)	See Section 8-7-92							■	■	■	■	■	■
Contractor (equipment or materials may be stored on the premises)											□	■	■
Crating, packing and shipping service													■

Cremation facility													■
Dry cleaning plant/laundry plant													■
Heavy equipment rental, sales, service and storage											□		■
Landfill	See Section 8-7-92												
Manufacturing and processing (no hazardous or non-hazardous materials)	See Section 8-7-92												■
Materials manufacturing, storage and disposal (hazardous and non-hazardous)	See Section 8-7-92												□
Metal, machine or welding shop													■
Motion picture studio/movie studio													■
Outdoor storage	See Section 8-7-92										□	■	■
Printing and publishing													■
Quarry	See Section 8-7-92												□
Recovered materials facility	See Section 8-7-92												□
Recycling collection center	See Section 8-												□

	<u>7-92</u>												
Salvage yard	See <u>Section 8-7-92</u>												□
Solid waste facility	See <u>Section 8-7-92</u>												□
Solid waste transfer station	See <u>Section 8-7-92</u>												□
Storage tank (Bulk)	See <u>Section 8-7-92</u>												□
Towing/wrecker service (automobiles may be stored on the premises)	See <u>Section 8-7-92</u>												■
Towing/wrecker service (no outdoor storage)												■	■
Tractor trailer parking area													□
Trucking company/trucking and equipment facilities													■
Vehicle impound lot	See <u>Section 8-7-92</u>												■
Warehouse													■

(Code 1990, § 8-7-90; Ord. No. 693, 8-18-2004; Ord. No. 814, §§ 2, 3, 1-17-2010; Ord. No. 829, § 1(attach. B), 5-18-2011; Ord. No. 852, § 2(Att. B), 10-19-2011; Ord. No. 905, § 1, 2-6-2013; Ord. No. 910, § 2, 2-20-2013; Ord. No. 916, § 1, 3-20-2013; Ord. No. 922, § 2, 4-17-2013; Ord. No. 928, § 1, 5-15-2013; Ord. No. 949, § 1, 12-18-2013; Ord. No. 970, § 8, 9-17-2014; Ord. No. 980, § 1, 3-18-2015; Ord. No. 1000, § 50, 11-18-2015; Ord. No. 1016, § 1, 6-15-2016; Ord. No. 1021, § 4, 7-20-2016; Ord. No. 1023, § 5, 7-20-2016; Ord. No. 1029, § 3, 8-17-2016; Ord. No. 1033, § 2, 9-21-2016; Ord. No. 1040, §§ 1—4, 11-16-2016; Ord. No. 1061, § 1, 4-19-2017; Ord. No. 1067, § 1, 5-17-2017; Ord. No. 1068, § 1, 5-17-2017; Ord. No. 1069, § 1, 5-17-2017; Ord. No. 1071, § 1, 5-17-2017; Ord.

No. 1084, § 1, 7-19-2017; Ord. No. 1110, § 3, 1-17-2018; Ord. No. 1125, § 1, 4-18-2018; Ord. No. 1129, § 1, 6-20-2018; Ord. No. 1139, § 3(Exh. B), 8-15-2018; Ord. No. 1191, § 3, 12-18-2019; Ord. No. 1190, § 4, 3-18-2020; Ord. No. 1228, §§ 1, 2, 12-16-2020; Ord. No. 1324, § 1, 6-21-2023; Ord. No. 1390, § 1, 11-20-2024)