

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.

- Principal permitted uses are denoted by "■".
- Uses eligible for consideration under the issuance of a special use permit are denoted by "□".
- 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

■Signifies that the use is permitted by-right.

□Signifies that the use is permitted by approval of a special use permit.

A box without a designation signifies that the use is prohibited.

RESIDENTIAL:

Assisted living facility/hospice/retirement home/skilled nursing home								■	■	■	■		

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

LODGING:												
Bed and breakfast inn (up to five rooms)	See <u>Section 8-7-92</u>	<input type="checkbox"/>			<input type="checkbox"/>					<input checked="" type="checkbox"/>		
Hotel (no room limit)	See <u>Section 8-7-92</u>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
OFFICE:												
Automotive broker/internet car sales (no automobiles for retail sale stored on the premises)							<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Call center							<input checked="" type="checkbox"/>					
Office (medical and non-medical)				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>					
COMMERCIAL:												
General Commercial												
Animal clinic/veterinary services	See <u>Section 8-7-92</u>								<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Appliance rental/electronics rental/furniture rental									<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Appliance repair/electronics repair									<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Artist studio/photography studio				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Auction house										<input checked="" type="checkbox"/>		
Automotive repair and	See <u>Section 8-</u>									<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

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

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 <u>Section 8-7-92</u>									□	■		
Pest control											■	■	
Pet services (no outdoor kennels)								■	■	■	■	■	
Photocopying and printing shop					■			■	■	■	■	■	■
Precious metals dealer											□	□	
Public storage facility (mini-warehouse)	See <u>Section 8-7-92</u>										□		■
Recording studio											■		■

(soundproofed)											
Repossession service (automobiles and objects may be stored on the premises)	See <u>Section 8-</u> <u>7-92</u>										■
Repossession service (no outdoor storage)									■	■	
Salon			■			■	■	■	■	■	
Shoe repair			■			■	■	■	■	■	
Sign shop									■	■	■
Tailor			■			■	■	■	■	■	
Truck rental/Van rental	See <u>Section 8-</u> <u>7-92</u>									■	
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										<input type="checkbox"/>		<input checked="" type="checkbox"/>
Car sales/motorcycle sales (indoor or outdoor)/motor vehicle sales	See <u>Section 8-7-92</u>								<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Casual shoes store/dress shoes store									<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Convenience goods store/corner store/general merchandise store				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>					
Cosmetics store/beauty supplies							<input checked="" type="checkbox"/>					
Costume store							<input checked="" type="checkbox"/>					
Department store							<input checked="" type="checkbox"/>					
Drug store/pharmacy				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>					
Electronics store							<input checked="" type="checkbox"/>					
Farm equipment store/farm supply store/feed and seed store	See <u>Section 8-7-92</u>											<input checked="" type="checkbox"/>
Farmer's market				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>					
Fine art store/jewelry store				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>					
Fireworks sales												<input checked="" type="checkbox"/>
Fish market/meat market/poultry market (no				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>					

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

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 <u>Section 8-7-92</u>											
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 <u>Section 8-7-92</u>											

Toy store										■	■	■	
Utility trailer sales	See <u>Section 8-7-92</u>												□
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 <u>Section 8-7-92</u>									□	□	□	
Microbrewery/micro distillery	See <u>Section 8-7-92</u>								■				■
Adult Entertainment Establishment													
Adult entertainment	See <u>Section 8-</u>										□	□	

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 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"/>				

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

Daycare facility, adult or child	See <u>Section 8-7-92</u>	<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"/>	<input checked="" type="checkbox"/>						
Fire station		<input checked="" type="checkbox"/>													
Medical clinic									<input checked="" type="checkbox"/>						
Police station								<input checked="" type="checkbox"/>							
Post office								<input checked="" type="checkbox"/>							
Youth center	See <u>Section 8-7-92</u>								<input type="checkbox"/>	<input type="checkbox"/>					

Infrastructure and Utilities

Electric substation	See <u>Section 8-7-92</u>	<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 <u>Section 8-7-92</u>	<input checked="" type="checkbox"/>	<input 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 <u>Section 8-7-92</u>								<input checked="" type="checkbox"/>						

Mausoleum	See <u>Section 8-7-92</u>	■	■	■	■	■	■	■					
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 <u>Section 8-7-92</u>							□	□				
Public Parking													
Parking structure									■	■	■	■	■
Surface parking lot									□	□	□	□	□
Transit Facility													
Airport	See <u>Section 8-7-92</u>												■
Bus terminal									■	■	■		

OTHER: AGRICULTURE

OTHER: EDUCATION

Business college						■	■	■	■
College	See <u>Section 8-7-92</u>					■	■	■	■
Driving school						■		■	■

Tutoring center					■			■	■	■	■	■	■
Fine art schools					■			■	■	■	■	■	■
Parochial elementary school/private elementary school/public elementary school	See <u>Section 8-7-92</u>	■	■	■	■	■	■	■	■	■	■	■	■
Parochial high school/private high school/public high school	See <u>Section 8-7-92</u>	■	■	■	■	■	■	■	■	■	■	■	■
Parochial middle school/private middle school/public middle school	See <u>Section 8-7-92</u>	■	■	■	■	■	■	■	■	■	■	■	■
Trade school								■	■	■	■	■	■
OTHER: INDUSTRIAL													
Building materials yard/container yard/lumber yard													■
Compost facility	See <u>Section 8-7-92</u>												■
Contractor office (no equipment or materials stored on the premises)	See <u>Section 8-7-92</u>							■	■	■	■	■	■
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					<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landfill	See <u>Section 8-7-92</u>					
Manufacturing and processing (no hazardous or non-hazardous materials)	See <u>Section 8-7-92</u>					<input checked="" type="checkbox"/>
Materials manufacturing, storage and disposal (hazardous and non-hazardous)	See <u>Section 8-7-92</u>				<input type="checkbox"/>	
Metal, machine or welding shop						<input checked="" type="checkbox"/>
Motion picture studio/movie studio						<input checked="" type="checkbox"/>
Outdoor storage	See <u>Section 8-7-92</u>				<input type="checkbox"/>	<input checked="" type="checkbox"/>
Printing and publishing						<input checked="" type="checkbox"/>
Quarry	See <u>Section 8-7-92</u>				<input type="checkbox"/>	
Recovered materials facility	See <u>Section 8-7-92</u>				<input type="checkbox"/>	
Recycling collection center	See <u>Section 8-</u>					<input type="checkbox"/>

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

(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)