

Table 3.02.01-1.

Principal Use Table for Urban and Suburban Zoning Districts

Note: P = Permitted | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Use-Specific Standard	Urban ²				Suburban ³									
		TRC Inner Core	TRC Outer Core	TRC TDSA	UE	SN-4	SN-6	SCN-8	SCN-16	SCN-24	TC Core	TC Fringe	CC-NC	CC-CC	CC-SC
Farm Co-ops	4.08.03														
Farm Distribution Hub	4.08.04														
Feedlot	4.08.03														
Horticulture	4.08.02										P	P	P	P	P
Mill, Feed and Grain															
Nursery, Production															
Pet Farm	4.08.09														
Stable, Livery	4.08.06														
Stable, Private															
Wayside Stand	4.08.07														
Winery, Commercial	4.08.08														
Winery, Farm															
Miscellaneous															
Adaptive Reuse	4.09	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
Temporary Uses	3.04	P	P	P	P	P	P	P	P	P	P	P	P	P	P

TABLE NOTES:

¹TRC TDSA - A single retail use up to and including 10,000 sf is permitted, and a single retail use in excess of 10,000 sf requires Special Exception approval.

²See Section 2.01 for Transit Related Center (TRC) and Urban Employment (UE) Zoning District regulations.

³See Section 2.02 for Suburban Neighborhood (SN), Suburban Compact Neighborhood (SCN), Town Center (TC), Commercial Center (Neighborhood Center) (CC-NC), Commercial Center (Community Center) (CC-CC) and Commercial Center (Small Regional Center) (CC-SC) Zoning District Regulations.

3.02.02 Legacy Suburban Zoning Districts Use Table

Table 3.02.02-1.

Principal Use Table for Legacy Suburban Zoning Districts

Note: P = Permitted | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Use-Specific Standard	Suburban ³													
		R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB	CLI
Residential															
Household Living															
Caretaker or Guard Residence															P
Dwelling, Accessory	4.02.01	P	P	P	P	P						P	P		
Dwelling, Live/Work	4.02.03														
Dwelling, Multifamily	4.02.08					P	P	P				P	P		

Table 3.02.02-1.

Principal Use Table for Legacy Suburban Zoning Districts

Note: P = Permitted | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Use-Specific Standard	Suburban ³														CLI
		R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB		
Dwelling, Single-Family Attached	4.02.07		P	P	P	P	P					P	P			
Dwelling, Single-Family Detached	4.02.07	P	P	P	P	P						P	P			
Dwelling, Tenant	4.02.09															
Manufactured Home	4.02.04					S	S									
Group Living																
Congregate Housing		S	S	S	S	S	S	S					P			
Continuing Care Facility	4.02.02	S	S			S	S	S				S	P/S		S	
Dormitory, Seasonal Labor	4.02.06															
Religious Housing	4.02.05															
Rooming and Boarding	4.02.05												S			
Lodging																
Bed and Breakfast Homestay	4.03.01	P	P													
Bed and Breakfast Inn	4.03.01	M	M													
Camp, Day and Boarding	4.03.02	S	S													
Campground	4.03.03	S	S								P					
Country Inn	4.03.01															
Hotel/Motel	4.03.04								P	P	P		P		P	
Rural Resort	4.03.01															
Recreational Vehicle Park											P					
Short-Term Rental, Commercial Whole House	4.03.05	M	M	S	S	S							S			
Commercial																
Animal Services																
Animal Care Business																
Animal Hospital	4.04.01								S				S	P	P	
Companion Animal/Pet Grooming									P					P	P	
Kennel	4.04.16	S												S		
Kennel, Indoor	4.04.16	S							P					S	P	

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	Use-Specific Standard	Suburban ³													
		R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB	CLI
Veterinary Service									S					P	P
Day Care															
Adult Day Care		S	S	S	S	S	S	S	P	P/M ¹			P	P	P
Child Day Center	4.04.08	P	P	P	P	P	P	P	P	P/M ¹			P	P	P
Child Day Home	4.04.08	P	P	P	P	P	P						P		
Financial Services															
Bank or Financial Institution	4.04.12								P	P			P/S	P	S
Food and Beverage Sales/ Service															
Banquet/Event Facility	4.04.05	S							P				P		P/S
Craft Beverage Manufacturing	4.04.11								P	M	P		P	S	M
Farmers Market	4.04.14														
Farmers Market (off-site production)	4.04.14														
Food Preparation	4.04.06								P				P	P	P
Restaurant	4.04.10								P	P/M/S ¹	P		P/S	P	P/S ¹
Restaurant, Rural	4.04.18														
Office, Business, and Professional															
Office, Professional	4.04.17								P/S	P	P		P		P
Small Business, Agricultural and Rural	4.04.19														
Personal/Business Services															
Business Support Services	4.04.07								P	P/M ¹	P		P	P	P
Dry Cleaning Plant															
Farm Machinery Sales and Service	4.04.13													P	
Maintenance and Repair Services															
Personal Services									P	P/M ¹	P		P	P	P/S ¹
Postal Services									P	P			P	P	P
Retail															
Antiques, Art, and Crafts	4.04.02								P	P	P		P		P
Auction	4.04.03												P		
Convenience Store									P				P/S ²	P	S
Convenience Store (with Gasoline Sales)									S					S	S

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		R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB		
Feed and Farm Supply Center	4.04.15										P					
Machinery and Equipment Sales and Services														P		
Nursery, Commercial	4.04.09													P	P	
Retail, General	4.04.12								P				P/S		P/S ¹	
Automotive																
Car Share	4.04.04												P			
Car Wash									P				S	S	S	
Vehicle Repair, Heavy	4.04.20													P		
Vehicle Repair, Light	4.04.21								P				S	P	S	
Vehicle Sales and/or Rental	4.04.23								S				S	P	S	
Vehicle Service Station									S				S	S	S	
Vehicle Wholesale Auction	4.04.22															
Public/Civic/Institutional																
Assembly																
Civic, Social, and Fraternal Meeting Place		S	S	S	S	S	S	S	P				P		S	
Community Center	4.05.14	P	P	P	P	P	P	P	P			P	P			
Convention or Exhibition Facility											P		S		S	
Religious Assembly	4.05.04	S	S	S	S	S	S	S		P		P	P	S	P	
Death Care Services																
Cemetery	4.05.08	S	S	S	S											
Crematorium									S				S	S		
Funeral Home	4.05.08												S		P	
Government																
Government (General) (not otherwise listed)		S	S	S	S	S	S	S					P			
Public Safety	4.05.15	S	S	S	S	S	S	S	S	S	P	S	P	S	P	
School, Public	4.05.18	P	P	P	P	P	P	P	M	M	M		M			

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		R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB		
Education																
Agricultural Education or Research	4.05.03									P						
College or University	4.05.20									P	P		P/S	P		P
Conference and Training Facility	4.05.06								P	P	P		P			P
Library		P	P	P	P	P	P	P	P	P	P		P			P
Personal Instructional Services									P				P	P		P
Rural Retreat	4.05.17															
School, Private	4.05.19	P/M	P/M	P/M	P/M	P/M	P/M	P/M	M	M	M		M			
School, Trade																
Medical																
Hospital	4.05.13									S	P		S			
Medical Care Facility									P	P/M ¹		P	P	P		P
Medical Office	4.04.17								P/S	P			P			
Arts, Entertainment, and Recreation																
Agricultural Cultural Center																
Amphitheater	4.05.01												S			
Art Studio	4.04.02								P				P			
Cultural Facility	4.05.05	P/S	P/S	P/S	P/S	P/S			P	P	P		P			P
Cultural Tourism	4.05.10															
Dog Park		M	M	M	M	M	M	M					P			
Entertainment Facility									S							
Health and Fitness Center	4.05.12								P	P	P	P	P	P	P	P
Park, Community		P	P	P	P	P	P	P	P		P		P	P	P	P
Park, Passive		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Park, Regional		S	S	S	S	S	S	S								
Recreation, Indoor	4.05.16								P		P		P			
Recreation, Outdoor or Major	4.05.16	S	S	S	S	S	S	S		S	P	P	P/S			
Shooting Range, Indoor																
Theater	4.05.21								P	P	P		P			
Urban Deck													S			
Zoo											P					

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		R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB		
Industrial/Production																
Manufacturing and Employment																
Contractor	4.06.01								P				P	P	P/S	
Data Center	4.06.02									S					S	
Extractive Industries	4.06.03															
Flex Building	4.06.04												S		P	
Manufacturing, General	4.06.05									S			S	P	P	
Manufacturing, Intensive	4.06.11															
Research and Development	4.06.08									P			P		P	
Sawmill	4.06.09															
Slaughterhouse																
Wood, Metal and Stone Crafts																
Warehousing, Storage and Distribution																
Building and Landscaping Materials Supplier	4.06.07															
Industrial Storage	4.06.07															
Mini-Warehouse	4.06.06												S			
Moving and Storage																
Outdoor Storage	4.06.07															
Outdoor Storage, Vehicles	4.06.07															
Vehicle Storage and Impoundment	4.06.07													P		
Wholesale Distribution, Warehousing and Storage	4.06.10												S	P	S	
Infrastructure																
Transportation/Parking																
Airport/Landing Strip	4.07.01										P					
Ground Passenger Transportation (e.g. Taxi, Charter bus)																
Heliport or Helistop										S		S	S		S	
Marina																
Parking Facility	4.07.03	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P	P/S/M	P/S	P	

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		R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB		
Transit Facility	4.07.10								S	S	P		S	S	P	
Utilities																
Electric Generating Plant and Transmission Facility/Utility Generating Plant or Transmission Facility																
Energy Storage, Utility Scale	4.07.02									S					S	
Public Service Center, with Outdoor Storage	4.06.07													S	S	
Public Service Center, without Outdoor Storage									P	P					P	
Solar Facility, Utility Scale	4.07.06															
Utility, Minor	4.07.11	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utility, Major	4.07.04	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Communications Facilities																
Recording Studio									P	P	P		P	P	P	
Telecommunications Facility	4.07.08	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	
Waste-Related																
Composting Facility																
Junkyard	4.07.05															
Material Recovery Facility	4.07.05															
Recycling Collection Center	4.07.05	P	P	P	P	P	P	P	P	P			P	P		
Solid Waste Facility	4.07.05															
Stockpiling	4.07.07															
Vegetative Waste Management Facility	4.07.05															
Agriculture																
Agricultural Processing	4.08.12															
Agriculture	4.08.02	P	P	P	P				P	P	P			P		
Agritainment	4.08.03															
Animal Husbandry	4.08.02															

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		R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB	CLI
Auction Facility, Livestock	4.08.11														
Brewery, Limited	4.08.05														
Community Garden													P		
Equestrian Event Facility	4.08.10														
Farm Co-ops	4.08.03														
Farm Distribution Hub	4.08.04														
Feedlot	4.08.03														
Horticulture	4.08.02	P	P	P	P				P	P	P		P	P	
Mill, Feed and Grain															
Nursery, Production															
Pet Farm	4.08.09														
Stable, Livery	4.08.06														
Stable, Private															
Wayside Stand	4.08.07	P													
Winery, Commercial	4.08.08														
Winery, Farm															
Miscellaneous															
Adaptive Reuse	4.09	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
Temporary Uses	3.04	P	P	P	P	P	P	P	P	P	P	P	P	P	P

TABLE NOTES:

¹See Section 3.03.D.

²Convenience Store located in a stand-alone building requires Special Exception approval pursuant to Section 10.11.

³See Section 2.02.05 for Single Family Residential (R-1, R-2, R-3, R-4, R-8, R-16, and R-24), Planned Development-Commercial Center (Regional Center) (PD-CC(RC)), Planned Development-Research and Development Park (PD-RDP), Planned Development-Special Activity (PD-SA), Planned Development-Active Adult Age Restricted (PD-AAAR), Planned Development-Mixed Use Business (PD-MUB), General Business (GB), and Commercial Light Industry (CLI) Legacy Zoning District regulations.