

§ 13. Use designations.

13.1 Land uses. The use of land and/or buildings shall be in accordance with those listed in the following use charts. No land or building or structure shall hereafter be erected, altered, or converted other than for those uses specified in zoning district in which it is located. The legend for interpreting the permitted uses in the use charts is as follows:

- [P] Designates use is permitted in the district indicated.
- [] Designates use is prohibited in district indicated.
- [S] Designates use is permitted in the district indicated upon approval by special use permit (SUP).
- [C] Designates use is permitted in the district indicated upon compliance with conditions outlined in this chapter.

13.2 Use chart organization.

- (a) Primary residential uses (table 13.2.1);
- (b) Accessory and incidental uses (table 13.2.2);
- (c) Institutional and special uses (table 13.2.3);
- (d) Commercial uses (table 13.2.4.);
- (e) Transportation uses (table 13.2.5); and
- (f) Industrial and utility uses (table 13.2.6).

Use Chart 13.2.1 Primary Residential Uses										
SF-RE	SF-39	SF-15	SF-12	SF-10	Section	AG	C1	C2	I-1	I-2
Single Family Estate	Single Family 39	Single Family 15	Single Family 12	Single Family 10	Primary Residential Uses	Agricultural	Commercial One	Commercial Two	Industrial One	Industrial Two
					Assisted living facility/nursing home				S	S
					Boarding house/rooming house					
					Duplex					
S	S	S	S	S	Group home	S	S	S	S	S
					Hotel, motel		S	S		
					HUD code manufactured home					
					Independent senior living		S	S	S	S
P	P	P	P	P	Model home					
					Multi-family					
P	P	P	P	P	Single family residence (detached)	P				
					Townhouse					

Use Chart 13.2.2 Accessory and Incidental Uses										
SF-RE	SF-39	SF-15	SF-12	SF-10	Section	AG	C1	C2	I-1	I-2
Single Family Estate	Single Family 39	Single Family 15	Single Family 12	Single Family 10	Accessory and Incidental Uses	Agricultural	Commercial One	Commercial Two	Industrial One	Industrial Two
C	C	C	C	C	Accessory structure	C	C	C	C	C
P	P	P	P	P	Amenity center					
C	C	C	C	C	Antennas	C	C	C	C	C
S	S	S	S	S	Communication tower	S	S	S	S	S
C	C	C	C	C	Construction office	C	C	C	C	C
					Contractor's yard				P	P
					Farms, ranches, orchards	P				

Use Chart 13.2.2 Accessory and Incidental Uses										
SF-RE	SF-39	SF-15	SF-12	SF-10	Section	AG	C1	C2	I-1	I-2
C	C	C	C	C	Home occupation	C				
C	C	C	C	C	Incidental and secondary uses	C	C	C	C	C
					Open storage	C	C	C	C	C
C	C	C	C	C	Portable buildings	C	C	C	C	C
					Private club			S		
					Seasonal sales	C	C	C	C	C
C	C	C	C	C	Temporary batch plant	C	C	C	C	C

Use Chart 13.2.3 Institutional and Special Uses										
SF-RE	SF-39	SF-15	SF-12	SF-10	Section	AG	C1	C2	I-1	I-2
Single Family Estate	Single Family 39	Single Family 15	Single Family 12	Single Family 10	Institutional and Special Uses	Agricultural	Commercial One	Commercial Two	Industrial One	Industrial Two
					Alternative financial services				S	S
					Arcade or bingo hall		S	S	S	S
S	S	S	S	S	Child care center (day care)	S	S	S	S	S
					Commercial amusement		S	S	P	P
					Hospital			S	P	P
					Library or museum		P	P	P	P
					Lodge or club (social or civic)		P	P	P	P
					Mausoleum or cemetery	S				S
					Mortuary, funeral home		S	S	S	S
P	P	P	P	P	Municipal facilities and uses	P	P	P	P	P
					Pawn shop				S	S
P	P	P	P	P	Religious institutions	P	P	P	P	P
					Schools, private		S	S	S	S

Use Chart 13.2.3 Institutional and Special Uses										
SF-RE	SF-39	SF-15	SF-12	SF-10	Section	AG	C1	C2	I-1	I-2
P	P	P	P	P	Schools, public (all facilities)	P	P	P	P	P

Use Chart 13.2.4 Commercial Uses										
SF-RE	SF-39	SF-15	SF-12	SF-10	Section	AG	C1	C2	I-1	I-2
Single Family Estate	Single Family 39	Single Family 15	Single Family 12	Single Family 10	Commercial Uses	Agricultural	Commercial One	Commercial Two	Industrial One	Industrial Two
					Body art studio (tattoo, piercing, etc.)				S	S
					Indoor display (showroom, nursery)		P	P	P	P
					Kennel (indoor and conditioned)	S	S	S	S	S
					Medical building, clinic or lab		P	P	P	P
					Microbrewery		P	P	P	P
					Office, medial or professional		P	P	P	P
					Outdoor display (sales)				S	S
					Personal or professional services		P	P	P	P
					Restaurant		P	P	P	P
					Retail CBD oil or hemp based products				P	P
					Retail sales, general stores		P	P	P	P
					Sexually oriented business					S
					Smoking (tobacco, E-cig, vape, etc.)				S	S
					Studio (gymnastics, martial arts, etc.)		P	P	P	P
					Theater or cinema		S	S		
					Vet or pet store (indoor)		P	P	P	P

Use Chart 13.2.5 Transportation Uses										
SF-RE	SF-39	SF-15	SF-12	SF-10	Section	AG	C1	C2	I-1	I-2
Single Family Estate	Single Family 39	Single Family 15	Single Family 12	Single Family 10	Transportation Uses	Agricultural	Commercial One	Commercial Two	Industrial One	Industrial Two
					Auto (motorized) sales or storage				S	S
					Auto (motorized) leasing		S	S	S	S
					Auto repair, major		S	S	P	P
					Auto repair, minor		S	P	P	P
					Car wash		S	S	S	S
					Gas pumps, fuel sales		S	S	S	S
					Helipad	S			S	S
					Drive-through establishment		S	S	P	P
					Transit station, terminal				S	S
					Wrecking, salvage yard					S

Use Chart 13.2.6 Industrial and Utility Uses										
SF-RE	SF-39	SF-15	SF-12	SF-10	Section	AG	C1	C2	I-1	I-2
Single Family Estate	Single Family 39	Single Family 15	Single Family 12	Single Family 10	Industrial and Utility Uses	Agricultural	Commercial One	Commercial Two	Industrial One	Industrial Two
					Agricultural (commercial uses or facilities)				S	P
					Agricultural (private, family)	P				
					Distribution center, general warehousing				P	P
					Equipment storage, leasing				S	P
					Heavy industrial, plant operations					S
					High risk					S
					Laboratory, light manufacturing, distillery		S	S	P	P

Use Chart 13.2.6 Industrial and Utility Uses										
SF-RE	SF-39	SF-15	SF-12	SF-10	Section	AG	C1	C2	I-1	I-2
					Mining	S				S
					Landfill	S				S
					Research and development, data center		S	S	P	P
					Storage facility-Conditioned space		S	S	S	S
					Storage facility-Mini warehousing				S	S
S	S	S	S	S	Substation, generating plant	S	S	S	S	S
C	C	C	C	C	Wind energy system	C	C	C	C	C