

Use Table

R-SF



	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G		I-L	I-G	Use Standard
P = Permitted S = Special Use (§9.10) * = Group of Uses (§2.3)																
Residential Uses ¹	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G		I-L	I-G	Use Standard
Single-family detached	P	P	P	P	P	P	P	P	P							
Modular (CABO)	P	P	P	P	P	P	P	P	P							
Alley-loaded house		P	P	P	P	P	P	P								\$4.2.1
Zero lot line house								P	P							\$4.2.2
Two-family house	P	P	P					P	P							\$4.2.3
Townhouse			S		S			P	P	S	S					\$4.2.4
Multi-family			S		S				P							\$4.2.5
Upper-story residential										P	S	S				\$4.2.6
Boarding house	P	P	P						P	P						\$4.2.7
Manufactured home, Class A	P	P	P													\$4.2.8
Manufactured home, Class B	P	P	P													\$4.2.9
Manufactured home, Class C	P	P	S													\$4.2.10
Manufactured home, Class D	S	S														\$4.2.11
Manufactured home, Class E	P	P	S													\$4.2.12
Manufactured home, Class F																\$4.2.13
Manufactured home park (<20 units)	S	S														\$4.2.14
Manufactured home park (>20 units)	S	S														\$4.2.14
Storage, private (on <2 ac.)	S	S	S	S	S											
Storage, private (on >2 ac.)	P	P	P	P	P											
Civic Uses	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G		I-L	I-G	Use Standard
Airport, public or private	S	S													S	
Adult care home	S	S	S						S	S	S					
Bus terminal, public	S	S										P		P	P	
Cemetery	P	P	S	S	S							S				\$4.3.1
Civic club or community center	S	S	S	S	S					P	P	P			P	
Coliseums 1000+ seats												S				
College										P	S	S				
Correctional facility															S	
County facility	P	P	P	P	P	P	P	P	P	P	P	P		P	P	\$4.3.5
Child care center, small group (1-6)	P	P	P	P	P			P	P	P	P	P				
Child care center (6+)	S	S	S	S	S			S	S	P	P	P		P	S	\$4.3.2
Child care center (6+) as accessory use														P	P	
Family care home	P	P	P	P	P	P	P	P	P	P	P					\$4.3.3
Hospital										S	P	P				
Museum (privately owned)										P	P	P				
Nursing home	S	S	S							S	S	S				
Place of worship, seating capacity <500	P	P	P	P	P					P	P	P				\$4.3.4
Place of worship, seating capacity 500 to 1000	P	P	S	S	S						P	P				\$4.3.4
Place of worship, seating capacity >1000											P	P				\$4.3.4
State or federal facility not listed as S use										P	P	P		P	P	\$4.3.5
Public safety facility	P	P	P	P	P	P	P	P	P	P	P	P		P	P	\$4.3.5
Railroad terminal and yard															P	
School, elementary and secondary	P	P	P	P	P						S	S				\$4.3.6
Solar farm	S	S										S		S	S	4.3.7
Technical, trade, business school	S	S								S		P		P		
Utility, minor *	P	P	P	P	P	P	P	P	P	P	P	P		P	P	
Utility, major *	S	S	S	S	S	S	S	S	S	S	S	S		S	S	

¹ Some residential uses listed in this table may only be allowed in cluster subdivisions (See §2.4.5 and §2.4.6)

R-SF
↓

	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G		I-L	I-G	Use Standard
P = Permitted S = Special Use (§9.10) * = Group of Uses (§2.3)																
Wireless facility and tower (up to 60 ft)	P	P	P	P	P	P			P	P	P	P		P	P	4.3.8
Wireless facility and tower (61-100 ft)	S	S	S	S	S	S				S	S	S		P	P	4.3.8
Wireless facility and tower (101-325 ft)	S	S	S	S								S		S	S	4.3.8
Recreational Uses	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G		I-L	I-G	
Amusement Center - Indoor											P	P				
Amusement Center - Outdoor											S	P				
Amusement Center Indoor and Outdoor											S	P				
Fitness Gym											P	P				
Golf Course/Golf Club	S	S	S	S							P	P				
Gymnasium												P				
Outdoor Recreation Fields	S	S	S	S							P	P				
Outdoor Private Swimming Pool	P	P	P	P	P							P				
Public Recreation facilities and Parks	P	P	P	P	P	P	P	P	P	P	P	P				
Recreational Fishing Lake	S	S										S				
Riding Stables	P	P	P	P	P	P	P	P	P	P	P	P		P	P	
Event Venue	S	S									S	P				
Commercial Uses	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G		I-L	I-G	Use Standard
Adult establishment															S	\$4.4.1
Agriculture*	P	P	P	P	P	P	P	P	P	P	P	P		P	P	
Agriculture (sales, processing) *	S	S													P	
Agricultural supply/equipment sales	S											P			P	
Animal shelter												S			S	
Artist studio, gallery										P	P	P				
Auctions, livestock or outdoor	S										S				S	
Bank or financial institution										P	P	P		S		
Bar or nightclub												S				\$4.4.2
Bed & breakfast	S	S	S	S	S				P	P	P	P				\$4.4.3
Cabinet shop														S	P	
Campground	S				S							S				
Catering, food												P		P	P	
Club, private	P	P	S	S	S	S	S	S				P				\$4.4.4
Contractor's office												P		P	P	\$4.4.5
Contractor's yard														P	P	
Convenience store without fuel sales											P	P		P	P	
Electronic gaming operation												S		S		\$4.4.6
Farm stand	P	P	P	P							P	P		P	P	\$4.4.7
Flea market												S		S	S	\$4.4.8
Florist, wholesale												S		S	S	
Freezer lockers															P	
Funeral home											P	P		S		
Gas station with convenience retail											S	P		S	S	\$4.4.9
Hotel, motel					S							P				\$4.4.10
Kennel	S	S									S	S			S	\$4.4.11
Marina					S											

Use Table

	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G	I-L	I-G	Use Standard
P = Permitted S = Special Use (§9.10) * = Group of Uses (§2.3)															
Microbrewery											P	P			\$4.4.12
Microbrewery combined with restaurant											P	P			\$4.4.13
Newspaper publisher											S	P	P	P	
Office, general *										P	P	P	P	P	
Office, professional										P	P	P	P	P	
Office, medical *										P	P	P	P	P	
Parking lot, commercial														P	
Photo finishing laboratory												P	P	P	
Post office										S	P	P	P	P	
Postal/parcel processing													P	P	
Racetrack	S													S	\$4.4.14
Radio or television studio												P	P		
Recreational club, private					S							P			\$4.4.15
Restaurant, general					S						P	P	S		\$4.4.16
Restaurant, fast food												P	S		
Retail, neighborhood *											P	P			\$4.4.17
Retail, general *											P	P			\$4.4.17
Self-storage facility												S	S	P	\$4.4.19
Service, neighborhood *											P	P	P		\$4.4.20
Service, general *											P	P	P	P	\$4.4.20
Shooting range, indoor											S	S			\$4.4.21
Shooting range, outdoor	S											S			
Tattoo parlor/body piercing establishment												S			
Vehicle repair *														P	\$4.4.22
Vehicle sales *												S	S	S	\$4.4.23
Vehicle service *											S	P	P	P	\$4.4.24
Vending supply														P	
Veterinarian, animal hospital											P	P	S		\$4.4.25
Winery	S	S	S	S	S										\$4.4.26
P = Permitted S = Special Use (§9.11) * = Group of Uses (§2.3)															
Industrial Uses	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G	I-L	I-G	Use Standard
2022 NAICS Classifications															
Mining, oil and gas extraction															
2111 Oil and gas extraction														S	\$4.5.1
2121 Coal mining														S	\$4.5.1
2122 Metal ore mining														S	\$4.5.1
2123 Nonmetallic mineral mining														S	\$4.5.1
2124 Support activities for mining														S	\$4.5.1
Manufacturing															
3111 Animal food														S	
3112 Grain and oilseed milling														S	
3113 Sugar and confectionery product														P	
3114 Fruit and vegetable preserving, etc.														P	
3115 Dairy product														P	
3116 Animal slaughtering and processing														S	
3117 Seafood product preparation														S	
3118 Bakeries and tortilla													P	P	
3119 Other food														S	
3121 Beverage														P	
3122 Tobacco														S	
3131 Fiber, yarn and thread													P	P	
3132 Fabric													P	P	

	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G		I-L	I-G	Use Standard
P = Permitted S = Special Use (§9.10) * = Group of Uses (§2.3)																
3133 Textile and fabric finishing																S
3141 Textile furnishings														P		P
3149 Other textile product														P		P
3151 Apparel knitting														P		P
3152 Cut and sew apparel														P		P
3159 Apparel accessories, other apparel														P		P
3161 Leather and hide tanning																S
3162 Footwear																P
3169 Other leather and allied product																P
3211 Sawmills and wood preservation																S
3212 Veneer, plywood, etc.																P
3219 Other wood product																P
3221 Pulp, paper and paperboard																
3222 Converted paper product														S		S
3231 Printing, related support activities														P		P
3241 Petroleum and coal products																S
3251 Basic chemical																S
3252 Resin, synthetic rubber, etc.																S
3253 Pesticides, fertilizer, etc.																S
3254 Pharmaceutical and medicine														P		P
3255 Paint, coating and adhesive																S
3256 Soap, cleaning compound, etc.																S
3259 Other chemical product																S
3261 Plastics product																P
3262 Rubber product																S
3271 Clay product and refractory														S		S
3272 Glass and glass product																S
3273 Cement and concrete product																S
3274 Lime and gypsum product																S
3279 Other nonmetallic mineral product																S
3311 Iron and steel mills																S
3312 Steel product manufacturing																P
3313 Alumina and aluminum production																S
3314 Other nonferrous metal production																S
3315 Foundries																S
3321 Forging and stamping																P
3322 Cutlery and handtool														P		P
3323 Architectural and structural metals																P
3324 Boiler, tank and shipping container																P
3325 Hardware manufacturing														P		P
3326 Spring and wire product														P		P
3327 Machine shops; turned product														P		P
3328 Coating, engraving, heat treating														S		S
3329 Other fabricated metal product																S
3331 Agriculture, construction machinery																P
3332 Industrial machinery																P
3333 Commercial and service machinery														P		P
3334 HVAC and commercial refrigeration														P		P
3335 Metalworking machinery														P		P

Use Table

	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G	I-L	I-G	Use Standard
P = Permitted S = Special Use (§9.10) * = Group of Uses (§2.3)															
3336 Engine, turbine equipment														P	
3339 Other general purpose machinery														S	
3341 Computer and peripheral equipment													P	P	
3342 Communications equipment													P	P	
3343 Audio and video equipment													P	P	
3344 Semiconductor, other component													S	S	
3345 Measuring and control instruments													P	P	
3346 Magnetic and optical media													P	P	
3351 Electric lighting equipment													P	P	
3352 Household appliances													P	P	
3353 Electrical equipment														P	
3359 Other electrical component														S	
3361 Motor vehicle manufacturing														S	
3362 Motor vehicle body and trailer													S	P	
3363 Motor vehicle parts													S	P	
3364 Aerospace product and parts													S	P	
3365 Railroad rolling stock														S	
3366 Ship and boat building														S	
3369 Other transportation equipment														S	
3371 Household and institutional furniture														P	
3372 Office furniture (including fixtures)														P	
3379 Other furniture-related product														P	
3391 Medical equipment and supplies													P	P	
3399 Other miscellaneous manufacturing													S	S	
Wholesale trade															
4231 Motor vehicle, parts and supplies													S	P	
4232 Furniture and home furnishing													S	P	
4233 Lumber, construction materials													S	P	
4234 Profession, commercial equipment													S	P	
4235 Metal and mineral													S	P	
4236 Electrical and electronic goods													S	P	
4237 Hardware, plumbing and heating													S	P	
4238 Machinery, equipment and supplies													S	P	
4239 Miscellaneous durable goods													S	P	
4241 Paper and paper product													S	P	
4242 Drugs and druggists sundries													S	P	
4243 Apparel, piece goods and notions													S	P	
4244 Grocery and related product													S	P	
4245 Farm product raw material													S	P	
4246 Chemical and allied products													S	S	
4247 Petroleum, petroleum products													S	S	
4248 Alcoholic beverage													S	P	
4249 Miscellaneous nondurable goods													S	P	
4251 Wholesale electronic markets													S	P	
Transportation and warehousing															
4841 General freight trucking														P	
4842 Specialized freight trucking														S	
4855 Charter bus														P	
4931 Warehousing and storage														P	
Other uses															
Battery storage														S	
Bulk storage of flammable liquids														S	

	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G		I-L	I-G	Use Standard
P = Permitted S = Special Use (§9.10) * = Group of Uses (§2.3)																
Building material sales, lumberyards												S		P	P	
Crematorium														P	P	
Data center												P		P	P	
Process of Dry cleaning and laundry														S	P	
Junkyard/salvage															S	
Laboratories														P	P	
Motor sports/team racing														S	P	
Product distributing plant														S	P	
Recycling facility, indoor														S	P	
Repair and servicing of machinery, equipment or products														P	P	
Retail sales as an accessory use to a manufacturing or distribution plant														P	P	
Research and development *														P	P	
Sawmill Only (no wood preservation)	S	S	S											P	P	
Septic service															P	
Supply houses														P	P	
Tire recapping shop															P	
Vehicle storage															P	
Waste service*															S	§4.5.1

§2.3. Use Interpretation

§2.3.1. Grouping of Uses

As set forth in the Permitted Land Use Table (see §2.2.1), certain uses are grouped together based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions. Grouping uses provides a systematic basis for assigning uses to appropriate general use districts. Any use not specifically set forth in this UDO is expressly prohibited, unless determined otherwise as set forth in paragraph §2.3.6 below.

§2.3.2. Uses Not Grouped

As set forth in the Permitted Land Use Table (see §2.2.1), due to their specific nature and characteristics, certain uses have not been grouped. Individual uses may be defined in Article 12, Definitions.

§2.3.3. Civic Use Groups

Airport and Bus Terminals: Transportation services and facilities for the landing and takeoff of airplanes and helicopters, fixed base operations, flying schools, air shipment warehouses, passenger terminals for bus service, and associated loading and unloading areas.

Parks and Open Areas: Uses focusing on natural areas consisting mostly of open vegetation, passive or active outdoor recreation areas, or community gardens, and having few structures. Parks and open areas shall include the following: tot lot and playgrounds; mini-parks; plazas; squares; greens; neighborhood parks; botanical gardens; nature preserves and recreation trails; or any similar use.