

27-6.10 Allowed Uses

27-6.10.1 Use Table

Principal uses are allowed in accordance with [Table 27-6.10](#).

Table 27-6.10 Use Table

	Zones									Reference
	RR	RS	RT	RX	MX	NX	C	I	P	
Residential										27-6.30
Dwellings, Accessory Dwelling Unit	P	P	P	P	-	-	-	-	-	27-7.30
Dwellings, Duplex	-	-	P	P	-	P	-	-	-	
Dwellings, Multifamily	-	-	-	P	U	P	U	-	-	
Dwellings, Single Family Detached	P	P	P	P	-	-	-	-	-	
Dwellings, Single Family Semi-Detached	-	C	P	P	-	-	-	-	-	
Dwellings, Townhouse	-	-	C	P	-	P	-	-	-	
Group Living	C	C	C	C	C	C	-	-	-	
Commercial										27-6.40
Consumer Service – Indoor	-	-	-	-	P	P	P	P	-	27-6.40.1
Consumer Service – Outdoor	-	-	-	-	-	-	C	C	-	27-6.40.2
Day Care	-	C	P	P	P	P	P	P	-	27-6.40.3
Entertainment Venue, Large	-	-	-	-	C	C	P	P	-	27-6.40.4
Funeral & Mortuary Services	-	-	-	-	-	-	P	P	-	27-6.40.5
Office	-	-	-	-	U	P	P	P	-	27-6.40.6
Retail & Entertainment	-	-	-	-	P	P	P	P	-	27-6.40.7
Self-Service Storage, Indoor	-	-	-	-	-	-	C	P	-	27-6.40.8
Sexually Oriented Business	-	-	-	-	-	-	P*	P*	-	27-6.40.9 & 27-6.80.5
Vehicle Sales & Service	-	-	-	-	-	-	P	P	-	27-6.40.10
Wholesale Sales	-	-	-	-	-	C	P	P	-	27-6.40.11
Manufacturing & Industry										27-6.50
High Impact Industry	-	-	-	-	-	-	-	C	-	27-6.50.1
Industrial Service	-	-	-	-	-	-	-	P	-	27-6.50.2
Manufacturing & Production, Artisan	-	-	-	-	P	P	P	P	-	27-6.50.3
Manufacturing & Production, General	-	-	-	-	-	-	-	P	-	27-6.50.4
Warehouse & Distribution	-	-	-	-	-	-	-	P	-	27-6.50.5
Civic & Institutional										27-6.60
College	-	-	-	-	U	P	P	P	-	27-6.60.1
Community Assembly	-	-	-	-	P	P	P	P	-	27-6.60.2
Cultural Facility	-	-	-	-	P	P	P	P	-	27-6.60.3
Detention Facility	-	-	-	-	-	-	-	C	-	27-6.60.7
Hospital	-	-	-	-	-	P	P	P	-	27-6.60.4
Parks & Open Space	P	P	P	P	P	P	P	P	P	27-6.60.5
School	-	-	-	-	-	P	P	P	-	27-6.60.6
Utilities, Minor	P	P	P	P	P	P	P	P	P	27-6.60.7
Utilities, Major	C	C	C	C	C	C	C	C	C	27-6.60.7
Parking Lots & Parking Structures	-	-	-	-	-	P	P	P	P	27-6.60.8
Other										27-6.70
Agriculture	P	-	-	-	-	-	-	-	P	27-6.70.1

Key: P = Permitted Use C = Conditional Use U = Upper Levels Only * = Permitted but with additional restrictions

27-6.10.2 Interpreting the Use Table

- A. **Use Classification System.** Uses are listed in the first column of [Table 27-6.10](#). This UDO classifies uses into categories and subcategories, as explained in [27-6.20](#).
- B. **Permitted Uses.** Uses identified with a “P” are permitted as-of-right in the subject zone, subject to compliance with any supplemental regulations identified in the final column of [Table 27-6.10](#) and with all other applicable regulations of this UDO.
- C. **Permitted in Upper Stories Only.** Uses identified with an “U” are permitted as-of-right in the subject zone but only when located above the ground-floor in upper stories of the building, in the rear portion of the ground floor at least 20 feet behind the primary facade, or in any basement.
- D. **Conditional Uses.** Uses identified with a “C” are allowed only if reviewed and approved in accordance with the conditional use procedures of [27-12.50](#).
- E. **Prohibited Uses.** Uses identified with a “—” are expressly prohibited. Uses that are not listed in the table and that cannot be reasonably interpreted (as stated in [27-6.20](#)) to fall within any defined use category or subcategory are also prohibited.
- F. **Reference.** The final (“Reference”) column of [Table 27-6.10](#) includes a cross-reference to the use definition and any applicable supplemental use regulations that apply to the use. Unless otherwise expressly stated, compliance with supplemental use regulations is required regardless of whether the use is permitted as-of-right or requires conditional use approval.
- G. **Accessory Uses.** Many customary accessory uses and structures are allowed in conjunction with principal uses. See [27-7](#) for regulations.

27-6.20 Use Classifications Generally

This section establishes and describes the use classification system used to categorize principal uses in this UDO.

27-6.20.1 Use Groups

This UDO classifies principal land uses into five major groupings. These are referred to as “use groups.” The use groups are as follows:

- A. Residential (See [27-6.30](#))
- B. Commercial (See [27-6.40](#))
- C. Manufacturing & Industry (See [27-6.50](#))
- D. Civic & Institutional (See [27-6.60](#))
- E. Other Uses (See [27-6.70](#))

27-6.20.2 Use Categories

Each use group is further divided into more specific categories. Use categories classify principal land uses and activities based on common functional, product or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, or relevant building or site conditions.

27-6.20.3 Use Subcategories

Some use categories are further broken down to identify specific subcategories of uses.

27-6.20.4 Classification of Uses