

## Sec. 554.005. - Uses.

(a) The permitted (P), special (S), conditional (C), and prohibited (N) uses in the IG zone are set forth in Table 554-1.

**TABLE 554-1. USES**

Use	Status	Limitations & Qualifications
<b>Household Living</b>		
Single family	P	Dwelling unit for a caretaker on the premises being cared for or guarded.
	S	Manufactured home as a dwelling for a caretaker, subject to SRC <u>700.030</u> .
	N	All other single family.
Two family	N	
Three family	N	
Four family	N	
Multiple family	N	
<b>Group Living</b>		
Room and board	N	
Residential care	N	
Nursing care	N	
<b>Lodging</b>		
Short-term commercial lodging	P	Short-term rentals.

	N	All other short-term commercial lodging.
Long-term commercial lodging	N	
Nonprofit shelters	N	
<b>Retail Sales and Service</b>		
Eating and drinking establishments	P	
Retail sales	P	<p>The following retail sales activities:</p> <ul style="list-style-type: none"> <li>■ Photocopying, duplicating, and blueprinting services.</li> <li>■ Retail nurseries and lawn and garden supply stores.</li> <li>■ Lumber and other building materials dealers.</li> </ul>
	N	All other retail sales.
Personal services	P	<p>The following personal services activities are permitted:</p> <ul style="list-style-type: none"> <li>■ Laundromats.</li> <li>■ Drycleaners.</li> </ul>
	N	All other personal services.
Postal services and retail financial services	P	Banks, credit unions, and other customer-oriented facilities for financial institutions.
	N	All other postal services and retail financial services.
<b>Business and Professional Services</b>		

Office	P	<p>The following office activities are permitted:</p> <ul style="list-style-type: none"> <li>■ Headquarters of banks and other financial institutions.</li> <li>■ Direct mail advertising services.</li> <li>■ Commercial art and photography.</li> <li>■ Secretarial and court reporting services.</li> <li>■ Photo finishing laboratories.</li> <li>■ Management and public relations services.</li> <li>■ Outdoor advertising services.</li> <li>■ Professional, business, or political membership organizations.</li> <li>■ Arrangement of transportation.</li> <li>■ Vocational trade schools.</li> <li>■ Research.</li> <li>■ Telecommunication services.</li> </ul>
	N	All other office.
Audio/visual media production	P	
Laboratory research and testing	P	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services</b>		
Motor vehicle and manufactured dwelling and trailer sales	N	<p>The following motor vehicle and manufactured dwelling and trailer sales activities:</p> <ul style="list-style-type: none"> <li>■ Automobile sales.</li> <li>■ Manufactured dwelling sales.</li> <li>■ Recreational vehicle sales, when the sales display area is greater than 5 acres in size.</li> </ul>

	P	All other motor vehicle and manufactured dwelling and trailer sales.
Motor vehicle services	N	Gasoline service stations.
	P	All other motor vehicle services.
Commercial parking	P	
Park-and-ride facilities	P	
Taxicabs and car services	P	
Heavy vehicle and trailer sales	P	
Heavy vehicle and trailer service and storage	N	Truck stops.
	P	All other heavy vehicle and trailer service and storage.
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial entertainment—indoor	P	Health clubs, gyms, and membership sports and recreation clubs.
	N	All other commercial entertainment—indoor.
Commercial entertainment—outdoor	N	
Major event entertainment	C	Race tracks.
	N	All other major event entertainment.
Recreational and cultural community services	N	

Parks and open space	P	
Nonprofit membership assembly	P	
Religious assembly	P	
<b>Health Services</b>		
Medical centers/hospitals	N	
Outpatient medical services and laboratories	N	
<b>Educational Services</b>		
Day care	P	Child day care services.
	N	All other day care.
Basic education	N	
Post-secondary and adult education	P	Vocational trade schools.
	N	All other post-secondary and adult education.
<b>Civic Services</b>		
Governmental services	N	
Social services	N	
Governmental maintenance services and construction	P	
<b>Public Safety</b>		
Emergency services	P	

Detention facilities	N	
Military installations	N	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and cremation services	N	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General repair services	P	
Building and grounds services and construction contracting	P	
Cleaning plants	P	
Industrial services	P	
<b>Wholesale Sales, Storage, and Distribution</b>		
General wholesaling	P	
Heavy wholesaling	S	Scrap and waste material wholesalers, subject to SRC <u>700.065</u> .
	C	Chemicals and allied products wholesalers.
	P	All other heavy wholesaling.
Warehousing and distribution	P	
Self-service storage	P	

<b>Manufacturing</b>		
General manufacturing	P	
Heavy manufacturing	C	
Printing	P	
<b>Transportation Facilities</b>		
Aviation facilities	C	Helicopter landing areas, with or without passenger and freight terminal facilities.
	N	All other aviation facilities.
Passenger ground transportation facilities	P	
Marine facilities	P	<p>The following marine facilities:</p> <ul style="list-style-type: none"> <li>■ Water transportation of passengers.</li> <li>■ Services incidental to water transportation services.</li> </ul>
	N	All other marine facilities.
<b>Utilities</b>		
Basic utilities	P	
Wireless communication facilities	Allowed	Wireless communication facilities are allowed, subject to SRC <u>chapter 703</u> .
Drinking water treatment facilities	P	
Power generation facilities	P	

Data center facilities	N	
Fuel dealers	P	
Waste-related facilities	P	Recycling depots.
	C	Solid waste transfer stations.
	N	All other waste-related facilities.
<b>Mining and Natural Resource Extraction</b>		
Petroleum and natural gas production	C	
Surface mining	C	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	S	Marijuana production.
	P	All other agriculture.
Forestry	P	
Agriculture and forestry services	P	
Keeping of livestock and other animals	C	
Animal services	P	
<b>Other Uses</b>		
Home occupations	S	Home occupations, subject to SRC_700.020.

Accessory dwelling units	S	Accessory dwelling units, subject to SRC <u>700.007</u> .
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- (b) Continued uses. Existing single family and two family uses, other than manufactured dwellings, within the IG zone constructed prior to February 1, 1983, but which would otherwise be made nonconforming by this chapter, are hereby deemed continued uses.
- (1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 554.010(f).
- (2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for a residential use; provided, however, conversion of the building or structure to a nonresidential use shall thereafter prevent conversion back to a residential use.

(Prior Code, § 554.005; Ord. No. 31-13; Ord. No. 11-14; Ord. No. 22-15, § 25, 11-23-2015; Ord. No. 7-16, § 10, 6-27-2016; Ord. No. 5-17, § 35(554.005), 6-12-2017; Ord. No. 10-17, § 21, 7-10-2017; Ord. No. 1-20, § 2(Exh. B), 2-24-2020)