



CHAPTER 155 | Unified Development Ordinance

155.007 TABLE OF USES

	USI	ES A	LLO	WEI	D BY	' DIS	TRI	СТ						
P – Permitted Use		C – Conditional Use (Board of Zoning Appeals)												
D- Development Plan (Plan C	ommis	sion)		Not Permitted										
RESIDENTIAL USES														
Use District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP	IB			
All Residential E See Section 155.083 regard					•	•	· ·		· ·	•				
Dwelling, Accessory Unit (ADU)	С	С	С	С	С									
Dwelling, Single-Unit Attached	Р	Р	Р	P**	Р									
Dwelling, Single-Unit Detached	Р	Р	Р	P**	Р									
Dwelling, Two-Unit	С	Р	Р	P**	Р			С						
Dwelling Unit Accessory to a Business Use			С	Р	Р			Р			D**			
Mixed-Use Multi-Unit Residential with Commercial Uses			C*	D	C*	D	D	D		D**	D			
Dwelling, Multi-Unit (3 or more Units)		C*	C*	D	C*		С	С						
Assisted Living or Nursing Homes	С	С	С	С	С	Р	Р	Р						
Group Homes (For IM/BP Districts, multi- unit developments required)	Р	Р	Р	Р	Р	Р	Р	Р	С	С	D			
Dormitory	D	D	D	D	D	D	D	D	D	D	D			
	*	*See Dist	rict for A	Additiona	ıl Requir	ements a	nd Uses							
	* If use is	over 40	,000 Sq.	Ft. Deve	lopment	Plan sub	mittal re	quired						

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D-Development Plan (Plan Commission)		US	ES A	LLO	WEI	D BY	' DIS	TRI	СТ					
Use District RL RM RU DT TN CN NR CS IM BP IB All Non-Residential Developments over 50,000 Sq. Ft. Require Development Plan Approval See Section 155.083 regarding approval required for amendments and revisions to existing developments. Retail, Grocery, or Food Markets or Arlisan Food and Beverage Neighborhood Scale, (Under 10,000 Sq. Ft.) Retail Grocery, or Food Markets, Cornidor Scale (10,000 Sq. Ft.) Retail Grocery, or Food Markets, Cornidor Scale (10,000 Sq. Ft.) P P P P P P P P P	P – Permitted Us		C – Conditional Use (Board of Zoning Appeals)											
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Grocery, or Food Markets, Corridor Scale (10,000 Sq. Ft. or Larger) Restaurants, Without Drive- Thru Restaurants With Drive-Thru Brewing/Distilling With Tap or Tasting Rooms Brewing/Distilling Without Tap or Tasting Rooms Art and Creative Studios, Galleries, Sales Fitness and Health Studios/ Gyms Personal Care, Beauty, and Spa Services Garden Centers and Nurseries Dry-Cleaning Professional Offices - Neighborhood Scale (6,000 Sq. Ft. or Under) Professional Services Without Drive-Thru Titulia D P P P P P P P P P P P P P P P P P P	(Under 10,000 Sq. Ft.)													
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Thru Restaurants With Drive-Thru Brewing/Distilling With Tap or Tasting Rooms Brewing/Distilling Without Tap or Tasting Rooms Art and Creative Studios, Galleries, Sales Fitness and Health Studios/ Gyms P C P P P P C D C Art and Creative Studios/ Gyms Fitness and Health Studios/ Gyms Personal Care, Beauty, and Spa Services Garden Centers and Nurseries Dry-Cleaning Professional Offices - Neighborhood Scale (6,000 Sq. Ft. or Under) Professional Offices - Corridor Scale (Larger than 6,000 Sq. Ft.) Financial Services Without Drive-Thru Financial Services With Drive-Thru														
Brewing/Distilling With Tap or Tasting Rooms Brewing/Distilling Without Tap or Tasting Rooms Art and Creative Studios, Galleries, Sales Fitness and Health Studios/ Gyms P C P P P P C D Fitness and Health Studios/ Gyms P C P P P P P P P P P P P P P P P P P					Р	С	Р	Р	Р			D**		
Tasting Rooms Brewing/Distilling Without Tap or Tasting Rooms Art and Creative Studios, Galleries, Sales Fitness and Health Studios/ Gyms P P P P P P P D D C D C Art and Creative Studios, Galleries, Sales Fitness and Health Studios/ Gyms Personal Care, Beauty, and Spa Services Garden Centers and Nurseries Dry-Cleaning P P P P P P P D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D D	Restaurants With Drive-Thru						D	D	D					
or Tasting Rooms Art and Creative Studios, Galleries, Sales Fitness and Health Studios/ Gyms Personal Care, Beauty, and Spa Services Garden Centers and Nurseries Dry-Cleaning Professional Offices - Neighborhood Scale (6,000 Sq. Ft. or Under) Professional Offices - Corridor Scale (Larger than 6,000 Sq. Ft.) Financial Services With Drive-Thru Financial Services With Drive-Thru Professional Offices With Drive-Thru Financial Services With Drive-Thru Financial Services With Drive-Thru P P P P P P P P P P P P P P P P P P P	Brewing/Distilling With Tap or Tasting Rooms				Р	С	Р	Р	Р	D	С	D		
Galleries, Sales Fitness and Health Studios/ Gyms Personal Care, Beauty, and Spa Services Garden Centers and Nurseries Dry-Cleaning P P P P P P P P P P P P P P P P P P							Р	Р	С	D	С			
Personal Care, Beauty, and Spa Services Garden Centers and Nurseries Dry-Cleaning P P P P P P D D Dry-Cleaning P P P P P P P P D D Dry-Cleaning P P P P P P P P P P P P P P P P P P P					Р	Р	Р	Р	Р			D		
Spa Services Garden Centers and Nurseries Dry-Cleaning P P P C P Dry-Cleaning P P P P P P P P P P P P P P P P P P					Р	С	Р	Р	Р	Р	C***	D		
Nurseries Dry-Cleaning P P P P D D** Professional Offices - Neighborhood Scale (6,000 Sq. Ft. or Under) Professional Offices - Corridor Scale (Larger than 6,000 Sq. Ft.) Financial Services Without Drive-Thru Financial Services With Drive-Thru P D D D D D D D D D D D D D D D D D D	Personal Care, Beauty, and Spa Services				Р	Р	Р	Р	Р			D		
Professional Offices - Neighborhood Scale (6,000 Sq. Ft. or Under) Professional Offices - Corridor Scale (Larger than 6,000 Sq. Ft.) Financial Services Without Drive-Thru P P P P P P P P P P P P P P P P P P P							Р	Р	С	Р				
Neighborhood Scale (6,000 Sq. Ft. or Under) Professional Offices - Corridor Scale (Larger than 6,000 Sq. Ft.) Financial Services Without Drive-Thru P P P P P P D D D D D D D D D D D D D	Dry-Cleaning				Р		Р	Р	Р			D**		
Professional Offices - Corridor Scale (Larger than 6,000 Sq. Ft.) Financial Services Without Drive-Thru Financial Services With Drive-Thru	Neighborhood Scale				Р	Р	Р	Р	Р			D		
Corridor Scale (Larger than 6,000 Sq. Ft.) Financial Services Without Drive-Thru Financial Services With Drive-Thru														
Financial Services Without Drive-Thru Financial Services With Drive-Thru Drive-Thru Drive-Thru Drive-Thru Drive-Thru Drive-Thru Drive-Thru	Corridor Scale				Р	С	Р	Р	С	Р	С	D		
Drive-Thru Financial Services With Drive-Thru Drive-Thru Drive-Thru Drive-Thru Drive-Thru														
Drive-Thru					Р	Р	Р	Р	Р			D**		
Pharmacy, No Drive-Thru							D	D	D					
	Pharmacy, No Drive-Thru				Р	Р	Р	Р	Р			D		
Pharmacy With Drive-Thru	Pharmacy With Drive-Thru						D	D	D					

Wärehouse

Parking Uses - Commercial

(Structured and Non)

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		USI	ES A	LLC	WEI	D BY	' DIS	TRI	СТ					
	P – Permitted Use				C – Conditional Use (Board of Zoning Appeals)									
D- Dev	elopment Plan (Plan C	Commis	sion)					Not Pe	rmitte	d				
				COI	ИMERC	IAL US	ES							
Use	District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP	IB		
	All Non-Residentia	ıl Deve	l <mark>opmer</mark>	its over	50,000	Sq. Ft.	. Requi	re Deve	lopme	nt Plan	Appro	<i>r</i> al		
See S	Section 155.083 regar	ding ap	proval	require	ed for a	mendn	nents a	nd revi	sions to	o existii	ng deve	elopments.		
	Convenience Store											-	_	
	With Gasoline Sales						C*	С	С			D**		
- G	asoline Sales Without													
	Convenience Store						C*	С		С				
	bile and Light Vehicle						,							
	Vash (vehicles 14,000 pounds gross or less)						P	P	P	P				
	obile, Motorcycle, and													
	nt Vehicle Service and air (Work Occurring in						Р	Р	С	Р				
En	closed Buildings only)													
Automo	obile, Motorcycle, and Vehicle Sales/Rental							D	D	D				
	creational Vehicle and									_				
	Boat Sales/Rental							D		D				
Fnte	Adult Bookstore, ertainment or Sexually						C			С				
	Oriented Businesses													
	Auction Facilities							С	С	С				
	Self-Storage / Mini-						D	D	D					

*Permitted North of I-70 Only

D

C

D

С

C

D

C

^{**}See District for Additional Requirements and Uses

^{***} Permitted as an Accessory Use

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USES ALLOWED BY DISTRICT													
P – Permitted Use	9			C –Conditional Use									
D- Development Plan (Plan C	ommis	sion)		Not Permitted									
TOURISM, RECREATION, AND LODGING USES													
Use District	RL	RM	RU	DT	TN	CN	NR	cs	IM	ВР	IB		
All Non-Residential Developments over 50,000 Sq. Ft. Require Development Plan Approval													
See Section 155.083 regar	ding ap	proval	requir	ed for a	mendr	nents d	and rev	isions t	o existi	ing develo	pments.		
Recreation and Entertainment, Outdoor (Public or Private)	С	С	С	Р		Р	Р	Р			D		
Recreation and Entertainment, Indoor (Public or Private)				Р		Р	Р	Р			D		
Conference, Event, and Performance Venues				Р		Р	Р	Р	Р	C&D**	D		
Library, Museum, or Visual Arts Center	С	С	С	Р	C	Р	Р	Р			D		
Private Recreation Club			С	Р		Р	Р	Р			D		
Indoor Shooting Range						С	С	С	С				
Hotel and Boutique Hotel				Р		Р	Р	Р		C&D**	D**		
Resort		С	С	Р		Р	Р	Р			D		
Bed and Breakfast	С	С	С	С	С	С	С	С					
	*	*See Dis	trict for A	Addition	al Requir	ements (and Uses						

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		USI	ES A	LLO	WEI	D BY	' DIS	TRI	СТ						
	P – Permitted Use	9			С	– Cond	litional	Use (B	oard of	Zoning	Appea	als)			
D- Devel	opment Plan (Plan C	ommis	sion)		Not Permitted										
		1	IN	DUSTR	IAL AN	D HEAV	Y USES	5							
Use	District	RL	RM	RU	DT	TN	CN	NR	CS	IM	ВР	IB			
	All Non-Residential Developments over 50,000 Sq. Ft. Require Development Plan Approval														
See Section 155.083 regarding approval required for amendments and revisions to existing developments.															
	cturing / Small Scale nder 20,000 Sq. Ft.)				Р		Р	Р	С	Р	D				
	ufacturing / Medium (20,000-50,000 Sq. Feet)				С		С	С		Р	D				
	cturing / Large Scale ver 50,000 Sq. Feet)						D	D		D	D				
Engir	neering or Research Laboratories				D		Р	Р	D	Р	D	D			
Printi	ng, Publication, and Similar Uses				С	С	Р	Р		Р	D				
V	Trade, Artisan, and ocational Schools or Fabrication Shops				С		С	С	С	С	С	D			
	Heliport, or Helipad rimary or Accessory Uses						С	С		С	С				
	lic and Mass Transit and Accompanying Uses				С		С	С	С	С	С				
Stora	age, Wholesale, and Distribution Uses							С		С	С				
	Recreational Vehicle, Automotive Storage, Enclosed							Р		Р					
	Outdoor Storage							D		D					
Sto	orage of Commercial Gases							С		С					
Manu	ıfacturing of Food or Beverages							С		С					
	y Equipment Repair, Detailing, Enclosed						С	С		Р					
Wirele	ess Communications Facilities	С	С	С	С	С	С	С	С	С	С	С			
		*	*See Dist	rict for A	Addition	al Requir	ements d	and Uses			,				

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USES ALLOWED BY DISTRICT														
P – Permitted Use	9			C – Conditional Use (Board of Zoning Appeals)										
D- Development Plan (Plan C		Not Permitted												
	INST	ITUTIO	NAL, E	DUCAT	IONAL,	AND C	ARE US	ES			· · · · · · · · · · · · · · · · · · ·			
Use District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP	IB			
All Non-Residential Developments over 50,000 Sq. Ft. Require Development Plan Approval														
See Section 155.083 regard	ding ap	proval	require	ed for a	mendn	nents a	nd revi	isions t	o existi	ng deve	elopments.			
Hospital				С		С	С	С	С	С				
Emergency Services				С		С	С	С	С	С				
Medical Offices - Neighborhood Scale				Р	С	Р	Р	Р		С	D			
(6,000 Sq. Feet or Under)														
Medical Offices - Corridor Scale				С		Р	Р	С		С	D			
(Larger than 6,000 Sq. Feet)														
Veterinary				С	С	С	С	С	С					
Boarding/Kennel						С	С	С	С					
School or College/University – Primary, Secondary, Trade, (Public, Or Private)	С	С	С	С	С	С	С	С	С	С	D			
Government				_	С	С	С	С	С	С	6			
Administration and Courts				С	١	C	C	C	C	١	С			
Detention and							С	С	С					
Corrections Facilities							C							
Public Health and	С	С	С	Р	Р	P	Р	Р	С	С	С			
Safety Services						r	r				C			
Religious Assembly & Other	С	С	С	С	С	С	С	С	С	С	D			
Child/Adult Care Center, Home, or Institution	С	С	С	С	С	С	С	С	С	С	D**			
	*:	*See Dist	rict For A	Addition	al Require	ements o	ınd Uses							