

ARTICLE 17-32

Table of Uses

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| Sec. 17-32-10 | Preamble |
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Sec. 17-32-10. Preamble.

(a) The uses allowed within each district are listed as a "use by right (marked as X)," "conditional use (marked as C)," "special use (marked as S)" or "temporary use (marked as T)" on the following table. If a listed use is not marked with an X, C, S or T in a particular zone district, that use is prohibited in such zone.

(b) The uses allowed in these districts are subject to all applicable standards set forth in the Zoning Regulations and the Subdivision Regulations. (Ord 1964, 2008)

Sec. 17-32-20. Legend.

| | | |
|-----------------------|---|---------|
| Type of Use | Use by right | X |
| | Conditional use | C |
| | Special use | S |
| | Temporary use | T |
| | See approved Development Plan or C-3 for nonresidential uses and R-3 for residential uses | # |
| Zone Districts | Rural Estate | RE |
| | Single-Family Residential | R-1 |
| | Single- and Two-Family Residential | R-1-A |
| | City Lot Residential | R-1-B |
| | Single- to Eight-Family Residential | R-2 |
| | Multiple Family Residential | R-3 |
| | Mobile Home | MH |
| | Downtown | DT |
| | Mixed Use Neighborhood Center | MU-NC |
| | Mixed Use Commercial Center | MU-CC |
| | Mixed Uses Regional/Employment Center | MU-R/EC |
| | Planned Unit Development Overlay | PUD |

| | | |
|--------------------------------|-----------------------------------|------|
| Zone Districts (cont'd) | South 4th Avenue Corridor Overlay | S4CR |
| | South 4th Avenue Gateway Overlay | S4GW |
| | Commercial Office | CO |
| | Local Retail | C-1 |
| | Restricted Retail and Services | C-2 |
| | General Retail and Services | C-3 |
| | Business Park | BP |
| | Light Industrial | I-1 |
| | Heavy Industrial | I-2 |
| | Mineral Extraction | ME |
| | Flood Plain Control Overlay | FC |
| | Public Land | PL |
| | Open Space and Parks | OPEN |
| | Agricultural Residential | A/R |
| | Agricultural Estate | A/E |

Notes:

Specific land uses, for which the Zoning Official is unable to make a final determination, may be permitted upon a finding by the Director that the use is similar in character and impact to those specifically permitted within a zone district, when consideration is given to the goals and policies expressed in the Comprehensive Plan, or as may be amended; and to traffic and parking needs associated with the proposed use. If the Director and the applicant are unable to reach an agreement, the applicant may appeal the decision to the Board of Adjustment. If the applicant appeals to the Board of Adjustment, no fees will be assessed.

For instances in which more than one land use is proposed for a specific property or building, the land use requiring the most stringent review process shall determine the type of review process required, or as may be determined by the Director.

(Ord. 1964, 2008; Ord. 2052 §4, 2010; Ord. 2061 §8, 2010)

Sec. 17-32-30. Table of uses.

| Use Categories | Specific Uses | Zone Districts | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------|--|----------------|--------|-------------|-------------|--------|--------|--------|--------|------------------|------------------|----------------------------|-------------|------------------|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------------|-------------|-------------|---|
| | | R E | R I | R I A | R I B | R 2 | R 3 | M H | D T | M U N C | M U C C | M U R / E C | P U D | S 4 C R | S 4 G W | C O | C 1 | C 2 | C 3 | B P | I 1 | I 2 | M E | F C | P L | O P E N | A / R | A / E | |
| COMMERCIAL USES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lodging | Bed and breakfast | C | | | | C | C | | X | X | X | X | # | X | X | X | X | X | X | | | | | | | | | C | C |
| | Boarding or rooming house | | | | | C | C | | X | X | X | X | # | X | X | | X | X | X | | | | | | | | | C | C |
| | Hotel and motel | | | | | | | | X | | X | X | # | | | | | X | X | X | | | | | | | | | |
| Office | Clinic, medical and dental | | | | | | | | X | X | X | X | # | X | X | X | X | X | X | X | X | | | | | | | | |
| | Professional and administrative office | | | | | | | | X | X | X | X | # | X | X | X | X | X | X | X | X | X | | | | X | | | |
| Pet Services | Animal shelter | | | | | | | | | | X | X | # | | | | | | X | X | X | X | C | | X | | | | |
| | Cemetery (pet) | | | | | | | | | | | | # | | | | | | | | | | | | C | C | | | |
| | Daycare (pet) | | | | | | | | | X | X | X | # | | | | | | X | X | X | | | | | | | | |
| | Groomer | | | | | | | | X | X | X | X | # | | X | X | X | X | X | X | X | | | | | | | | |
| | Kennel (indoor) | | | | | | | | | | X | X | # | | | | | | X | X | X | X | C | | X | | | | |
| | Kennel (outdoor) | | | | | | | | | | | | # | | | | | | | | | | C | C | C | C | | C | C |
| | Pet shop | | | | | | | | | X | X | X | X | # | C | X | | | X | X | X | X | | | | | | | |
| | Veterinary clinic | | | | | | | | | X | X | X | X | # | | C | | | C | X | X | X | X | | | | | | |

X = Use by Right

C = Conditional Use

S = Special Use

T = Temporary Use

None = Prohibited

| Use Categories | Specific Uses | Zone Districts | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|----------------------------------|----------------|--------|-------------|-------------|--------|--------|--------|--------|------------------|------------------|----------------------------|-------------|------------------|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------------|-------------|-------------|---|
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| COMMERCIAL USES (Cont'd) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation and Entertainment | Amusement facility | | | | | | | | | C | X | # | | | | | | | | | X | | | C | | | | | |
| | Automobile and animal race track | | | | | | | | | | | # | | | | | | | | | | C | | C | | | | | |
| | Campground | | | | | | | | | | | # | | | | | | | | | | | | C | C | C | C | C | |
| | Convention center | | | | | | | | X | | X | # | | | | | | X | X | | | | | | X | | | | |
| | Event center | | | | | | | | X | C | X | X | # | | | | X | X | X | X | | | | | X | | | | |
| | Gaming facility | | | | | | | | C | | | X | # | | | | | | C | | | | | | | | | | |
| | Golf course | | | | | | | | | | C | X | # | | | | | | | C | | | | X | X | X | X | | |
| | Gun and archery range | | | | | | | | | | | | # | | | | | | | | | | C | C | C | C | C | | |
| | Health and fitness center | | | | | | | | X | X | X | X | # | | | | | X | X | X | X | | | | | X | | | |
| | Hunting and fishing preserve | | | | | | | | | | | | # | | | | | | | | | | | X | X | X | X | X | X |
| | Nightclub and dance hall | | | | | | | | C | | X | X | # | | | | | | C | | | C | | | | | | | |
| | Recreation facility, outdoor | | | | | | | | C | C | X | X | # | | | | | | C | X | C | X | | | C | C | C | | |
| | Recreation facility, indoor | | | | | | | | C | C | X | X | # | | | | | | C | X | C | X | | | | C | | | |

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| COMMERCIAL USES (Cont'd) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation and Entertainment (cont'd) | Riding stable | | | | | | | | | | X | # | | | | | | | | | | | | | | | | C | C | C | C | C | C | |
| | Rodeo arena | | | | | | | | | | X | # | | | | | | | | | | | | | | | | | C | C | | | | |
| | RV campground | | | | | | | | | | X | # | | | | | | | | | | | | | | | | C | C | | | | | |
| | Studio (dance, gymnastics, fine arts, arts and crafts and martial arts) | | | | | | | | | X | X | X | X | # | X | X | X | X | X | X | X | X | | | | | | | | | X | | | |
| | Theater, drive-in, movie (outdoor) | | | | | | | | | | | | | C | # | | | | | | | | C | | | | | | C | | | | | |
| | Theater, movie | | | | | | | | | X | | X | X | # | | | | | | X | X | | | | | | | | | | | | | |
| Restaurant | Coffee shop | | | | | | | | X | X | X | X | # | C | X | X | X | X | X | X | C | X | | | | | | | | | | | | |
| | Delicatessen | | | | | | | | X | X | X | X | # | | X | X | X | X | X | C | X | | | | | | | | | | | | | |
| | Restaurant | | | | | | | | X | X | X | X | # | | C | | X | X | X | C | X | | | | | | | | | | | | | |
| | Restaurant, drive-in or drive-through | | | | | | | | C | | X | X | # | | | | | C | X | X | C | X | | | | | | | | | | | | |
| | Restaurant, take-out and/or delivery | | | | | | | | X | X | X | X | # | | | | | | X | X | C | X | | | | | | | | | | | | |
| | Tavern, cocktail lounge, or bar | | | | | | | | C | C | X | X | # | | | | | | C | C | C | C | | | | | | | | | | | | |

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T = Temporary Use

None = Prohibited

| Use Categories | Specific Uses | Zone Districts | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|--|----------------|--------|-------------|-------------|--------|--------|--------|--------|------------------|------------------|----------------------------|-------------|------------------|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------------|-------------|-------------|
| | | R E | R I | R I A | R I B | R 2 | R 3 | M H | D T | M U N C | M U C C | M U R / E C | P U D | S 4 C R | S 4 G W | C O | C 1 | C 2 | C 3 | B P | I 1 | I 2 | M C | F C | P L | O P E N | A / R | A / E |
| COMMERCIAL USES (Cont'd) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Retail | Alcohol sales | | | | | | | X | C | X | X | # | | | | X | X | X | C | X | | | | | | | | |
| | Auction house (not including livestock) | | | | | | | | | | X | # | | | | | | X | C | X | | | | | | | | |
| | Auction yard (not including livestock) | | | | | | | | | | C | # | | | | | | | | C | X | | C | | | | | |
| | Auto accessory and supply | | | | | | | | C | X | X | # | | | | | X | X | | X | X | | | | | | | |
| | Convenience store (not including gasoline station) | | | | | | | | C | X | X | X | # | | | | C | X | X | C | X | X | | | | | | |
| | Flea market | | | | | | | | | | | C | # | | | | | | C | | X | | | C | | | | |
| | Grocery store (less than 50,000 sq. ft.) | | | | | | | | X | X | X | X | # | | C | | X | X | X | C | | | | | | | | |
| | Grocery store, large (50,000 sq. ft. or more) | | | | | | | | C | | X | X | # | | | | | X | X | C | X | | | | | | | |
| | Heavy machinery and industrial sales | | | | | | | | | | | C | # | | | | | | C | | X | X | | | | | | |

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|---------------------------------|--|----------------|--------|-------------|-------------|--------|--------|--------|--------|------------------|------------------|----------------------------|-------------|------------------|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------------|-------------|-------------|
| | | R E | R I | R I A | R I B | R 2 | R 3 | M H | D T | M U N C | M U C C | M U R / E C | P U D | S 4 C R | S 4 G W | C O | C 1 | C 2 | C 3 | B P | I 1 | I 2 | M C | F C | P L | O P E N | A / R | A / E |
| COMMERCIAL USES (Cont'd) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Retail (cont'd) | Home and garden hardware and supply | | | | | | | | X | C | X | X | # | | | | | X | X | | X | | | | | | | |
| | Landscaping materials supply | | | | | | | | | | | C | # | | | | | | | | X | X | | C | | | | |
| | Pawnshop | | | | | | | | | | | | # | | | | | C | C | | | | | | | | | |
| | Pawnshop with outdoor storage | | | | | | | | | | | | # | | | | | C | | C | X | | | | | | | |
| | Retail store (less than 50,000 sq. ft.) | | | | | | | | X | X | X | X | # | C | X | | X | X | X | C | X | | | | | | | |
| | Retail store, large (50,000 sq. ft. or more) | | | | | | | | C | | X | X | # | | | | | X | X | C | X | | | | | | | |
| | Secondhand store | | | | | | | | C | C | X | X | # | | | | C | X | X | | X | | | | | | | |
| | Tobacco sales | | | | | | | | C | C | C | X | # | | | | | C | X | | | | | | | | | |
| Services | Bail bonds business | | | | | | | | | C | C | # | | | | | C | C | | | | | | | | | | |
| | Bank, drive-through | | | | | | | X | | X | X | # | | | | | X | X | C | | | | | | | | | |
| | Bank, finance and loan company | | | | | | | X | X | X | X | # | | X | X | X | X | X | X | X | X | | | | | | | |

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| Use Categories | Specific Uses | Zone Districts | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|--|----------------|--------|-------------|-------------|--------|--------|--------|--------|------------------|------------------|----------------------------|-------------|------------------|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------------|-------------|-------------|--|
| | | R E | R I | R I A | R I B | R 2 | R 3 | M H | D T | M U N C | M U C C | M U R / E C | P U D | S 4 C R | S 4 G W | C O | C 1 | C 2 | C 3 | B P | I 1 | I 2 | M C | F C | P L | O P E N | A / R | A / E | |
| COMMERCIAL USES (Cont'd) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Services (cont'd) | Check cashing business | | | | | | | | C | X | X | # | | | | | C | C | | | | | | | | | | | |
| | Funeral home, parlor | | | | | | | X | | X | X | # | | C | C | X | X | X | X | | | | | | | | | | |
| | Funeral home, parlor (crematorium) | | | | | | | C | | C | C | | | | | C | C | X | | | | | | | | | | | |
| | Home and business service (dispatched) | | | | | | | X | X | X | X | # | C | X | | | X | X | X | X | | | | | | | | | |
| | Home and business services (dispatched with outdoor storage) | | | | | | | | | X | X | # | | | | | X | X | X | X | X | | | | | | | | |
| | Dry cleaning facility | | | | | | | X | X | X | X | # | | | | X | X | X | C | X | | | | | | | | | |
| | Laundry, self-service | | | | | | | X | X | X | X | # | | | | X | X | X | | X | | | | | | | | | |
| | Personal services | | | | | | | X | X | X | X | # | X | X | X | X | X | X | C | X | | | | | | | | | |
| | Print shop | | | | | | | X | X | X | X | # | | X | X | X | X | X | X | X | X | | | | | | | | |
| | Printing and publishing establishment | | | | | | | X | | X | X | # | | | | | | X | X | X | X | | | | | | | | |

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|---------------------------------|---|----------------|--------|-------------|-------------|--------|--------|--------|--------|------------------|------------------|----------------------------|-------------|------------------|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------------|-------------|-------------|---|
| | | R E | R I | R I A | R I B | R 2 | R 3 | M H | D T | M U N C | M U C C | M U R / E C | P U D | S 4 C R | S 4 G W | C O | C 1 | C 2 | C 3 | B P | I 1 | I 2 | M C | F C | P L | O P E N | A / R | A / E | |
| COMMERCIAL USES (Cont'd) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Services (cont'd) | Repair shop (not including vehicles) | | | | | | | | X | X | X | X | # | | | | X | X | X | | X | | | | | | | | |
| | Tattoo and/or body piercing establishment | | | | | | | | X | | X | X | # | | | | | X | X | | X | | | | | | | | |
| | Taxidermy | | | | | | | | | | | C | X | # | | | | | X | | X | | | | | | | X | X |
| Shopping Center | Shopping center, community | | | | | | | | X | | X | X | # | | | | | X | X | C | | | | | | | | | |
| | Shopping center, neighborhood | | | | | | | | X | X | X | X | # | | | | C | X | X | C | X | | | | | | | | |
| | Shopping center, regional | | | | | | | | X | | | X | # | | | | | | X | C | | | | | | | | | |
| Vehicles Sales and Services | Carwash (not including fuel station or convenience store) | | | | | | | | | | X | X | # | | | | | X | X | C | X | | | | | | | | |
| | Gasoline station (fuel only) | | | | | | | | C | | X | X | # | | | | | C | X | C | X | X | | | | C | | | |
| | Gasoline station (with convenience store) | | | | | | | | C | | X | X | # | | | | | C | X | C | X | X | | | | | | | |

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|--------------------------------------|---|----------------|--------|-------------|-------------|--------|--------|--------|--------|------------------|------------------|----------------------------|-------------|------------------|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------------|-------------|-------------|
| | | R E | R I | R I A | R I B | R 2 | R 3 | M H | D T | M U N C | M U C C | M U R / E C | P U D | S 4 C R | S 4 G W | C O | C 1 | C 2 | C 3 | B P | I 1 | I 2 | M C | F C | P L | O P E N | A / R | A / E |
| COMMERCIAL USES (Cont'd) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Vehicles Sales and Services (cont'd) | Gasoline station (with car wash) | | | | | | | | C | | X | X | # | | | | | C | X | C | X | X | | | | C | | |
| | Gasoline station (with service station) | | | | | | | | C | | X | X | # | | | | | C | X | C | X | X | | | | C | | |
| | Repair, motor vehicle, major | | | | | | | | | | C | X | # | | | | | C | X | | X | X | | | | | | |
| | Repair, motor vehicle, minor | | | | | | | | | | X | X | # | | | | | X | X | C | X | X | | | | | | |
| | Sales and rental, automobile (vehicles up to 1.5 tons) | | | | | | | | | | | X | # | | | | | | X | C | X | X | | | | | | |
| | Sales and rental, large vehicle(vehicles greater than 1.5 tons) | | | | | | | | | | | C | # | | | | | | C | | X | X | | | | | | |
| | Sales and service, mobile home | | | | | | | S | | | | C | # | | | | | | C | | X | X | | | | | | |
| | Sales and service, motorcycle | | | | | | | | C | | C | X | # | | | | | C | X | | X | | | | | | | |

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| | | R E | R I | R I A | R I B | R 2 | R 3 | M H | D T | M U N C | M U C C | M U R / E C | P U D | S 4 C R | S 4 G W | C O | C 1 | C 2 | C 3 | B P | I 1 | I 2 | M C | F C | P L | O P E N | A / R | A / E |
| COMMERCIAL USES (Cont'd) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Other Commercial | Laboratory for research and testing (not including animals or hazardous materials) | | | | | | | | X | | X | X | # | | | | | X | X | X | X | X | | | | X | | |
| | Sexually oriented business | | | | | | | | | | | | # | | | | | | | | C | | | | | | | |
| | Truck stop | | | | | | | | | | | | # | | | | | C | | | X | X | | | | | | |
| INDUSTRIAL USES | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Food Production and Processing | Meat processing, packing and slaughter | | | | | | | | | | | # | | | | | | | | | | C | | | | | | |
| | Processing, bottling and distribution | | | | | | | | | | X | # | | | | | | | | X | X | X | | | | | | |
| Gas, Oil and Petroleum | Drilling | | | | | | | | | | | # | | | | | | | | C | X | X | X | X | C | C | X | X |
| | Production, processing and manufacture | | | | | | | | | | | # | | | | | | | | | | X | X | C | | | | |

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| | | R E | R I | R I A | R I B | R 2 | R 3 | M H | D T | M U N C | M U C C | M U R / E C | P U D | S 4 C R | S 4 G W | C O | C 1 | C 2 | C 3 | B P | I 1 | I 2 | M C | F C | P L | O P E N | A / R | A / E |
| INDUSTRIAL USES (Cont'd) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gas, Oil and Petroleum (cont'd) | Storage of gases or liquefied petroleum gases (in approved portable metal cylinder for storage or sale) | C | | | | | | | | | C | # | | | | | | C | C | X | X | X | C | C | | | X | X |
| | Support and service facility, gas, oil and petroleum | | | | | | | | | | C | # | | | | | | C | C | X | X | X | C | | | | C | C |
| Manufacturing and Fabrication | Arts and crafts and fine arts | | | | | | | X | | C | X | # | | | | | X | X | X | X | | | | | | | | |
| | Hazardous materials | | | | | | | | | | | # | | | | | | | | | | C | | | | | | |
| | Manufacturing, heavy | | | | | | | | | | | # | | | | | | | | | | X | | | | | | |
| | Manufacturing, medium | | | | | | | | | | | # | | | | | | | C | C | X | | | | | | | |
| | Manufacturing, light | | | | | | | | | X | # | | | | | | | | C | X | X | | | | | | | |

X = Use by Right

C = Conditional Use

S = Special Use

T = Temporary Use

None = Prohibited

| Use Categories | Specific Uses | Zone Districts | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|----------------|--------|-------------|-------------|--------|--------|--------|--------|------------------|------------------|----------------------------|-------------|------------------|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------------|-------------|-------------|
| | | R E | R I | R I A | R I B | R 2 | R 3 | M H | D T | M U N C | M U C C | M U R / E C | P U D | S 4 C R | S 4 G W | C O | C 1 | C 2 | C 3 | B P | I 1 | I 2 | M C | F C | P L | O P E N | A / R | A / E |
| INDUSTRIAL USES (Cont'd) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Resource Extraction, Production, Storage and Distribution | Asphalt or concrete mixing plant | | | | | | | | | | | | # | | | | | | | | | | | | | | | |
| | Lumber mill | | | | | | | | | | | | # | | | | | | | | | | | | | | | |
| Resource Extraction, Production, Storage and Distribution (cont'd) | Lumber yard | | | | | | | | | | | | # | | | | | | | | | | | | | | | |
| | Mineral extraction | | | | | | | | | | | | # | | | | | | | | | | | | | | | |
| | Storage of natural resources or raw materials | | | | | | | | | | | | # | | | | | | | | | | | | | | | |
| Wholesaling, Storage and Warehousing | Cold storage | | | | | | | | | | | | X | # | | | | | | | | | | | | | | |
| | Hazardous materials | | | | | | | | | | | | # | | | | | | | | | | | | | | | |
| | Mini-storage | | | | | | | | | | | | X | # | | | | | | | | | | | | | | |
| | Outdoor storage | | | | | | | | | | | | C | # | | | | | | | | | | | | | | |
| | RV and large vehicle storage | | | | | | | | | | | | C | # | | | | | | | | | | | | | | |
| | Warehousing and wholesaling | | | | | | | | | | | | X | # | | | | | | | | | | | | | | |

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| Use Categories | Specific Uses | Zone Districts | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|--|----------------|--------|-------------|-------------|--------|--------|--------|--------|------------------|------------------|----------------------------|-------------|------------------|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------------|-------------|-------------|--|
| | | R E | R I | R I A | R I B | R 2 | R 3 | M H | D T | M U N C | M U C C | M U R / E C | P U D | S 4 C R | S 4 G W | C O | C 1 | C 2 | C 3 | B P | I 1 | I 2 | M C | F C | P L | O P E N | A / R | A / E | |
| INDUSTRIAL USES (Cont'd) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Other Industrial | Crematorium | | | | | | | | | | | C | # | | | | | | | | | C | X | X | | | | | |
| | Laboratory for research and testing (including animals or hazardous materials) | | | | | | | | | | | C | # | | | | | | | | | | | | | | C | | |
| | Dry cleaning plant | | | | | | | | | | | C | # | | | | | | | | | | X | X | | | | | |
| | Machine and sheet metal shop | | | | | | | | | | | X | # | | | | | | | | | | X | X | | | | | |
| | Repair, heavy equipment | | | | | | | | | | | C | # | | | | | | | | | | X | X | | | | | |
| | Salvage, dismantling or junk yard | | | | | | | | | | | | # | | | | | | | | | | | | | C | | | |
| | Waste-related use (not including junk yard or land fill) | | | | | | | | | | | C | # | | | | | | | | | | X | X | | | C | | |

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| Use Categories | Specific Uses | Zone Districts | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | R E | R I | R I A | R I B | R 2 | R 3 | M H | D T | M U N C | M U C C | M U R / E C | P U D | S 4 C R | S 4 G W | C O | C 1 | C 2 | C 3 | B P | I 1 | I 2 | M C | F C | P L | O P E N | A / R | A / E | | |
| PUBLIC, INSTITUTIONAL USES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Child care | Child care center | C | C | C | C | C | C | C | X | X | X | X | # | C | C | C | X | X | X | X | | | | | | | C | | C | C |
| | Family child care home, large | X | C | C | C | | | | C | X | X | X | # | C | C | | | | | | | | | | | | | X | X | |
| | Family child care home, small | X | X | X | X | X | X | X | X | X | X | X | # | X | X | | | | | | | | | | | | | X | X | |
| Commercial Mobile Radio Service Facility | Freestanding tower | | | | | | | | C | | C | C | # | | | | C | C | C | C | C | C | C | C | C | C | C | C | C | |
| | Wall-mounted or building roof | | | | | | C | | C | X | X | X | # | | | X | X | X | X | X | X | X | X | X | X | X | X | X | X | |
| Health Care | Ambulance facility | | | | | | | | X | C | X | X | # | | | C | X | X | X | X | X | X | X | | | | X | | | |
| | Hospital | | | | | | | | X | | C | X | # | | | C | C | X | X | X | X | X | | | | X | | | | |
| | Senior living facility, nursing (see also group living) | | | | | | X | | X | C | X | X | # | | | | X | X | X | X | | | | | | | | | | |
| | Sanatorium | | | | | C | C | | C | | C | C | # | | | | C | C | C | C | | | | | | | | | | |
| Public and Institutional | Cemetery and columbarium | | | | | | | | | | | | # | | | | | | | | | | | | | C | C | | | |
| | Church and place of worship | C | C | C | C | C | C | | C | X | X | X | # | C | X | X | X | X | X | | C | | | | | | | C | C | |

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| Use Categories | Specific Uses | Zone Districts | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|----------------|--------|-------------|-------------|--------|--------|--------|--------|------------------|------------------|---------------------------------|-------------|------------------|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------------|-------------|-------------|---|
| | | R E | R I | R I A | R I B | R 2 | R 3 | M H | D T | M U N C | M U C C | M U - R / E C | P U D | S 4 C R | S 4 G W | C O | C I | C 2 | C 3 | B P | I 1 | I 2 | M C | F C | P L | O P E N | A / R | A / E | |
| PUBLIC, INSTITUTIONAL USES (Cont'd) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Public and Institutional (cont'd) | Fire station | C | C | C | C | C | C | C | X | X | X | X | # | C | C | X | X | X | X | X | X | X | X | | | X | | C | C |
| | Lands devoted to soil conservation, forestry and wildlife management programs | | | | | | | | | | | | | # | | | | | | | | | | X | X | X | X | X | X |
| | Library | | | | | | | | X | X | X | X | # | | | X | X | X | X | X | | | | | | X | | | |
| | Lodge, fraternal and social organization | | | | | | | X | C | X | X | # | | | | C | X | X | | X | | | | | | | | | |
| | Morgue | | | | | | | C | | | X | # | | | | | | C | C | X | X | | | | | X | | | |
| | Museum | | | | | | | X | X | X | X | # | | | X | X | X | X | X | X | X | | | | | X | | | |
| | Park and open space | X | X | X | X | X | X | X | X | X | X | X | # | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| | Police station | C | C | C | C | C | C | C | X | X | X | X | # | | | X | X | X | X | X | X | X | X | | | X | | C | C |
| | Post office | | | | | | | | X | X | X | X | # | | | X | X | X | X | X | X | X | X | | | X | | | |
| Public Utilities | Power plant | | | | | | | | | | | C | # | | | | | | | | | C | X | | | C | | | |
| | Public utilities facility | | | | | | | | | | | C | C | # | | | | | | C | C | X | X | C | C | X | | | |

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| Use Categories | Specific Uses | Zone Districts | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|----------------|--------|-------------|-------------|--------|--------|--------|--------|------------------|------------------|----------------------------|-------------|------------------|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------------|-------------|-------------|
| | | R E | R I | R I A | R I B | R 2 | R 3 | M H | D T | M U N C | M U C C | M U R / E C | P U D | S 4 C R | S 4 G W | C O | C 1 | C 2 | C 3 | B P | I 1 | I 2 | M C | F C | P L | O P E N | A / R | A / E |
| PUBLIC, INSTITUTIONAL USES (Cont'd) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Public Utilities (cont'd) | Public utility storage yard and service station | | | | | | | | | | C | # | | | | | | | | C | X | X | C | C | X | | | |
| | Radio and TV broadcasting station | | | | | | | | X | | X | X | # | | | | | X | X | X | X | | | | | C | | |
| | Radio and TV tower (setback from property line 1.5 times the height of the tower) | | | | | | | | C | | | C | # | | | | | | C | C | C | C | C | C | C | C | | |
| | Transmission lines | C | C | C | C | C | C | C | C | C | C | C | # | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| | Water and/or sewer treatment plant | | | | | | | | | | | C | # | | | | | | | C | C | X | C | C | C | | | |
| | Water reservoir | C | | | | | | | | | | C | # | | | | | | | C | X | X | X | X | X | X | X | X |
| School | Public, private, parochial | C | C | C | C | C | C | C | X | C | X | X | # | C | C | C | X | X | X | X | X | | | | X | | C | C |
| | University and college | | | | | | | | X | C | C | X | # | | | C | C | X | X | X | X | | | | X | | | |
| | Vocational, trade, business | | | | | | | | X | C | X | X | # | | | C | X | X | X | X | X | | | | | | | |

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| Use Categories | Specific Uses | Zone Districts | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|----------------|--------|-------------|-------------|--------|--------|--------|--------|------------------|------------------|----------------------------|-------------|------------------|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------------|-------------|-------------|---|
| | | R E | R I | R I A | R I B | R 2 | R 3 | M H | D T | M U N C | M U C C | M U R / E C | P U D | S 4 C R | S 4 G W | C O | C 1 | C 2 | C 3 | B P | I 1 | I 2 | M C | F C | P L | O P E N | A / R | A / E | |
| PUBLIC, INSTITUTIONAL USES (Cont'd) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Transportation | Airport/ heliport and airstrip/ helipad | | | | | | | | | | | C | # | | | | | | | | C | C | C | | C | C | C | | |
| | Bus stop | X | X | X | X | X | X | X | X | X | X | X | # | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| | Bus terminal | | | | | | | | | C | | C | X | # | | | | | | X | X | X | X | | | X | | | |
| | Commuter rail station | | | | | | | | | X | | C | X | # | | | | | C | X | X | X | X | | | X | C | | |
| | Light rail station | | | | | | | | | X | | X | X | # | | | C | C | X | X | X | X | X | | | X | C | | |
| | Parking lot | C | C | C | C | C | C | C | X | X | X | X | # | X | X | C | X | X | X | X | X | X | X | C | C | X | | | |
| | Parking structure | | | | | | | | | X | | X | X | # | | | C | X | X | X | X | X | X | | | X | | | |
| | Railroad yard | | | | | | | | | | | | | # | | | | | | | | X | X | | C | C | | | |
| Other Public, Institutional Uses | Landfill, sanitary (certificate of designation from City Council required) | | | | | | | | | | | | # | | | | | | | | C | C | C | C | C | | | | |
| RESIDENTIAL USES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dwelling | Live/work | | | | | | | | X | X | X | X | # | X | X | | | | | | | | | | | | X | X | |
| | Manufactured home | X | X | X | X | X | X | X | | | | | # | | | | | | | | | | | | | | X | X | |
| | Mobile home | | | | | | | X | | | | | # | | | | | | | | | | | | | | | | |
| | Multiple | | | | | X | X | | X | | X | X | # | | X | | | | | | | | | | | | | | |

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| Use Categories | Specific Uses | Zone Districts | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------------------|---|----------------|--------|-------------|-------------|--------|--------|--------|--------|------------------|------------------|----------------------------|-------------|------------------|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------------|-------------|-------------|
| | | R E | R I | R I A | R I B | R 2 | R 3 | M H | D T | M U N C | M U C C | M U R / E C | P U D | S 4 C R | S 4 G W | C O | C 1 | C 2 | C 3 | B P | I 1 | I 2 | M C | F C | P L | O P E N | A / R | A / E |
| RESIDENTIAL USES (Cont'd) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dwelling (cont'd) | Residence above/behind commercial or office | | | | | | | | X | X | X | X | # | | | | | | | | | | | | | | | |
| | Single-family, attached | | | X | X | X | X | | | X | X | X | # | X | X | | | | | | | | | | | | | |
| | Single-family, detached | X | X | X | X | X | | | | | X | X | # | X | | | | | | | | | | | | | X | X |
| Group Living | Emergency shelter | | | | | | | | C | | C | C | # | | | | | C | C | | C | | | | C | | | |
| | Group home | X | X | X | X | X | X | | X | | X | X | # | X | X | | | | | | | | | | C | | X | X |
| | Residence, protective | X | X | X | X | X | X | | X | | X | X | # | | | | | | | | | | | | C | | X | X |
| | Residence, rehabilitation | | | | | C | C | | C | | C | C | # | | | | | | | | C | | | | C | | C | C |
| | Senior living facility, assisted | | | | | X | X | | X | X | X | X | # | | | X | X | X | X | | | | | | | | | |
| | Senior living facility, independent | | | | | X | X | | X | X | X | X | # | | | X | X | X | X | | | | | | | | | |
| | Senior living facility, nursing | | | | | | X | | X | | X | X | # | | | | X | X | X | X | | | | | | | | |

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| Use Categories | Specific Uses | Zone Districts | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------------|--|----------------|--------|-------------|-------------|--------|--------|--------|--------|------------------|------------------|----------------------------|-------------|------------------|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------------|-------------|-------------|---|---|
| | | R E | R I | R I A | R I B | R 2 | R 3 | M H | D T | M U N C | M U C C | M U R / E C | P U D | S 4 C R | S 4 G W | C O | C 1 | C 2 | C 3 | B P | I 1 | I 2 | M C | F C | P L | O P E N | A / R | A / E | | |
| ACCESSORY USES (Cont'd) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Beverage (including alcohol) and food production, warehousing and/or wholesaling | | | | | | | | X | | X | X | # | | | | | | | X | C | | | | | | | | | |
| | Catering service | | | | | | | | X | X | X | X | # | | x | | X | X | X | C | | | | | | | | | | |
| | Drive-through facility | | | | | | | | C | C | X | X | # | | | | C | X | X | C | X | X | | | | | | | | |
| | Dwelling, accessory | | | | | | | | X | X | X | X | # | X | X | | | | | | X | X | C | | | | | X | C | |
| | Dwelling, caretaker | | | | | | | | | | | | | | | | | | | X | X | C | | | | | | X | X | |
| | Heliport and helipad | | | | | | | | C | | | C | # | | | | | | C | C | C | C | | | C | C | C | | | |
| | Home occupation | X | X | X | X | X | X | X | X | X | X | X | # | X | X | | | | | | | | | | | | | | X | X |
| | Mobile home (sales, office or residential) | | | | | | | | | | | | # | | | | | | | | S | S | S | | | | | S | C | |
| | Parking structure | | | | | | | | X | | X | X | # | | | X | X | X | X | X | X | X | | | X | | | | | |
| | Retail sales, accessory | | | | | | | | | X | X | X | # | X | X | | | | | X | X | X | | | X | | | X | X | |

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| Use Categories | Specific Uses | Zone Districts | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------------|--|----------------|--------|-------------|-------------|--------|--------|--------|--------|------------------|------------------|----------------------------|-------------|------------------|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------------|-------------|-------------|
| | | R E | R I | R I A | R I B | R 2 | R 3 | M H | D T | M U N C | M U C C | M U R / E C | P U D | S 4 C R | S 4 G W | C O | C 1 | C 2 | C 3 | B P | I 1 | I 2 | M C | F C | P L | O P E N | A / R | A / E |
| ACCESSORY USES (Cont'd) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Storage of gasoline, gasses or liquefied petroleum gases (in approved portable metal cylinder for use on property) | C | | | | | | C | C | C | X | # | | | C | C | C | X | X | X | X | X | X | C | X | C | X | X |
| TEMPORARY USES | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Auction, indoor (including livestock) | | | | | | | | | | | # | | | | | | | | | T | T | T | T | T | T | T | T |
| | Auction, indoor (not including livestock) | | | | | | | T | | T | T | # | | | T | T | T | T | T | T | T | T | T | T | T | T | T | T |
| | Auction, outdoor (including livestock) | | | | | | | | | | | # | | | | | | | | | T | T | T | T | T | T | T | T |
| | Auction, outdoor (not including livestock) | | | | | | | T | | T | T | # | | | | | T | T | T | T | T | T | T | T | T | T | T | T |
| | Automobile sale (up to 1.5 tons) | | | | | | | T | | T | T | # | | | | | T | T | T | T | T | T | T | T | T | T | | |

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| Use Categories | Specific Uses | Zone Districts | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | R E | R I | R I A | R I B | R 2 | R 3 | M H | D T | M U N C | M U C C | M U R / E C | P U D | S 4 C R | S 4 G W | C O | C 1 | C 2 | C 3 | B P | I 1 | I 2 | M C | F C | P L | O P E N | A / R | A / E | | |
| TEMPORARY USES (Cont'd) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Carnival, circus, fair, festival and rodeo | | | | | | | | T | | T | T | # | | | | | | | T | T | T | T | T | T | T | T | T | T | |
| | Construction and sales trailer | T | T | T | T | T | T | T | T | T | T | T | # | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | |
| | Farmer's market | | | | | | | | T | T | T | T | # | | | T | T | T | T | T | T | T | T | T | T | T | T | T | T | |
| | Fireworks stand | | | | | | | | | | | | # | | | | | | | T | | T | T | | | | | | | |
| | Flea market | | | | | | | | T | | | | # | | | | | | | T | T | T | T | T | T | T | T | T | T | |
| | Garage sale | T | T | T | T | T | T | T | T | T | T | T | # | T | T | | | | | | | | | | | T | T | | T | T |
| | Landfill (clean fill only, less than 15' high, 1 acre dry pit) | T | T | T | T | T | T | T | T | T | T | T | # | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | |
| | Large vehicle sale (greater than 1.5 tons) | | | | | | | | T | | | T | # | | | | | | | T | T | T | T | T | T | T | | | | |
| | Mobile vending unit | T | T | T | T | T | T | T | T | T | T | T | # | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | |
| | Roadside stand | | | | | | | | T | T | T | T | # | | | T | T | T | T | T | T | T | T | T | T | T | T | T | T | |
| | Theater production | | | | | | | | T | T | T | T | # | | | T | T | T | T | T | | | T | T | T | T | T | T | T | |

X = Use by Right

C = Conditional Use

S = Special Use

T = Temporary Use

Blank = Prohibited

(Ord. 1964, 2008; Ord. 2052 §4, 2010; Ord. 2061 §8, 2010; Ord. 2101 §45, 2011; Ord. 2166 §4, 2013)

