

I. Universal use table

Table 18-19.2: Universal use table, lists all uses permitted in each zoning district within the city. In the event of a conflict between the use tables within each of the zoning district groups and Table 18-19.2, Table 18-19.2 shall prevail.

Table 18-19.2: Universal use table												
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited												
Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Civic and institutional												
Assembly	Section 18-126											
Civic club or lodge, private										P		P
Community center												
Building footprint up to 5,000 sq. ft.		S	S	S	S	S	S	S	S	C		P
Building footprint greater than 5,000 sq. ft.							S	S		C		P
With outdoor facilities		S	S	S	S	S	S	S	S	C		P
Entertainment and trade										C		P
Religious		C	C	C	C	C	C	C	C	C		P
Chemical dependency treatment facility										P		
Community garden	Section 18-134	C	C	C	C	C	C	C	C	C	C	C
Correctional facility	Section 18-137											
Daycare, adult or child	Section 18-138	C	C	C	C	C	C	C		C		C
Domestic violence shelter	Section 18-139	C	C	C	C	C	C	C		P	P	P
Dormitory, fraternity, or sorority house	Section 18-140						S	S		S		C
Government facilities excluding of rights-of-way	Section 18-148	C	C	C	C	C	C	C	C	P		P
Hospital	Section 18-153											

Table 18-19.2: Universal use table

Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited

Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LI	IND	CEM
Civic and institutional											
Assembly	Section 18-126										
Civic club or lodge, private			S	S	P	P	P	P			
Community center					P	P	P	P			
Building footprint up to 5,000 sq. ft.		S	S	S							
Building footprint greater than 5,000 sq. ft.											
With outdoor facilities		S	S	S							
Entertainment and trade			C	S	P	P	P	P			
Religious		C	C	C	P	P	P	P	C		
Chemical dependency treatment facility					P			P			
Community garden	Section 18-134	C	C	C							
Correctional facility	Section 18-137									C	
Daycare, adult or child	Section 18-138		S	S	C	C	C	C	C		
Domestic violence shelter	Section 18-139	C	C	C	P	P	P	P			
Dormitory, fraternity, or sorority house	Section 18-140		S					C			
Government facilities excluding of rights-of-way	Section 18-148		C	C	P	P	P	P	P	P	
Hospital	Section 18-153							C			

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Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited

Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Civic and institutional												
Library	Section 18-155	C	C	C	C	C	C	C	C	C		P
Nursing home												P
Public parks, playgrounds, boat ramps		P	P	P	P	P	P	P	P	P		P
Rehabilitation facility										P		
School	Section 18-167											
College or university										P		P
Primary and secondary		C	C	C	C	C	C	C		P		P
Trade, business, technical, and vocational										C		P
Commercial												
Alternative financial services	Section 18-123									S		C
Animal hospital, veterinary clinic												
No outdoor pens or runs										P		P
With outdoor pens or runs	Section 18-124											
Art gallery										P	P	P
Artisan food and beverage production	Section 18-125									C		C

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Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LI	IND	CEM
Civic and institutional											
Library	Section 18-155		C	S	P	P	P	P			
Nursing home					P			P			
Public parks, playgrounds, boat ramps		P	P	P	P	P	P	P			
Rehabilitation facility					P			P			
School	Section 18-167										
College or university			C	S				P			
Primary and secondary		C	C	C	C	C		C			
Trade, business, technical, and vocational			C	C		P	P	P	P	P	
Commercial											
Alternative financial services	Section 18-123		S	S		C	C				
Animal hospital, veterinary clinic											
No outdoor pens or runs					P	P	P	P	P		
With outdoor pens or runs	Section 18-124				C	C	C	C	C		
Art gallery			P	P	P	P	P	P			
Artisan food and beverage production	Section 18-125		C	C	C	C	C		P		

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Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Commercial												
Auction house	Section 18-128											P
Banks and financial institutions										P		P
Cemetery												
Commercial parking	Section 18-132	S	S	S	S	S	S	S				C
Commercial recreation, indoor												
Drop-in childcare										P		P
Electronic gaming establishment	Section 18-142											C
General, large: building footprint greater than 2,000 sq. ft.										P		P
General, small: building footprint up to and including 2,000 sq. ft.										P		P
Commercial recreation, outdoor	Section 18-133											
General, large: building footprint greater than 5,000 sq. ft.												
General, small: building footprint up to and including 5,000 sq. ft.										P		P

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Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited

Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LI	IND	CEM
Commercial											
Auction house	Section 18-128					C	C		P		
Banks and financial institutions			P	P	P	P	P	P			
Cemetery											P
Commercial parking	Section 18-132				C	C	C	C	C	C	
Commercial recreation, indoor											
Drop-in childcare					P	P	P	P	P		
Electronic gaming establishment	Section 18-142				C	C	C		P		
General, large: building footprint greater than 2,000 sq. ft.			P	P		P	P		P		
General, small: building footprint up to and including 2,000 sq. ft.			P	P	P	P	P		P		
Commercial recreation, outdoor	Section 18-133										
General, large: building footprint greater than 5,000 sq. ft.					P	P			P		
General, small: building footprint up to and including 5,000 sq. ft.					P	P			P		

Table 18-19.2: Universal use table

Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited

Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Commercial												
Commercial recreation, outdoor												
Golf course												
Golf driving range												
Zoo												
Crematory										P		P
Equipment repair	Section 18-143									P		C
Exterminating services										P		
Farmers' market	Section 18-145									C		P
Food catering services										P		P
Funeral home and mortuary										P		
General business services	Section 18-146									C	C	P
General personal services										P	P	P

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Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LI	IND	CEM
Commercial											
Commercial recreation, outdoor											
Golf course						C					
Golf driving range						C	C				
Zoo						S	S				
Crematory			P	P	P	P	P	P	P	P	P
Equipment repair	Section 18-143		C	C	P	P	P		C	P	
Exterminating services						P	P		P	P	
Farmers' market	Section 18-145				C	C	C				
Food catering services					P	P	P		P		
Funeral home and mortuary			P	P	P	P	P	P			P
General business services	Section 18-146		C	C	C	C	C	C	P	P	
General personal services			P	P	P	P	P	P			

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Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Commercial												
General retail	Section 18-147											
Large: building footprint 40,001 sq. ft. or larger												P
Medium: building footprint 5,001 sq. ft. - 40,000 sq. ft.										P		P
Small: building footprint up to 5,000 sq. ft.										P	C	P
Heavy equipment sales, rentals, services												
Home maintenance services	Section 18-152									C		
Kennel, commercial	Section 18-154											
Laboratory												
Laundry service										P		P
Lodging	Section 18-157											
Bed and breakfast		C	C	C	C	C	C	C		C		C
Campground									C			

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Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LI	IND	CEM
Commercial											
General retail	Section 18-147										
Large: building footprint 40,001 sq. ft. or larger					C	C	C				
Medium: building footprint 5,001 sq. ft. - 40,000 sq. ft.					P	P	P				
Small: building footprint up to 5,000 sq. ft.			P		P	P	P		P		
Heavy equipment sales, rentals, services						P	P		P	P	
Home maintenance services	Section 18-152		C	C	P	P	P		P		
Kennel, commercial	Section 18-154				C	C	C		P		
Laboratory						P	P	P	P	P	
Laundry service					P	P	P				
Lodging	Section 18-157										
Bed and breakfast		C	C	C							
Campground											

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Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Commercial												
Lodging	Section 18-157											
Homestay		C	C	C	C	C	C	C		C	C	C
Hotel/motel										P		P
Whole house		C	C	C	C	C	C	C		C		C
Marina	Section 18-157									S		P
Movie theater												P
Nightclub	Section 18-161									C		P
Offices										P	P	P
Recreation facility, neighborhood		P	P	P	P	P	P	P	P	P		P
Recreation facility, private	Section 18-165	S	S	S	S	S	S	S	S	P		P
Restaurant	Section 18-166									P		P
Sexually oriented business	Section 18-169											
Spas and health clubs	Section 18-171									P		P
Studio, performing art, fine art, dance, martial arts										P	P	P

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Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LI	IND	CEM
Commercial											
Lodging	Section 18-157										
Homestay		C	C	C	C	C	C	C			
Hotel/motel					P	P	P	P			
Whole house		C	C	C	C	C	C	C			
Marina	Section 18-158				P	P	P		P	P	
Movie theater						P	P				
Nightclub	Section 18-161				C	P	P		C		
Offices		P	P	P	P	P	P	P	P	P	
Recreation facility, neighborhood											
Recreation facility, private	Section 18-165				P	P	P	P			
Restaurant	Section 18-166		C	C	P	P	P	P	C		
Sexually oriented business	Section 18-169								C	C	
Spas and health clubs	Section 18-171		S	S	P	P	P	P			
Studio, performing art, fine art, dance, martial arts			P	P	P	P	P	P			

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Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Commercial												
Truck stop	Section 18-172											
Urban farm	Section 18-174	S	S	S	S	S				C		
Vehicle renting	Section 18-175									C		C
Vehicle repair and service	Section 18-176											
Major												
Minor												
Vehicle sales	Section 18-177									C		C
Vehicle towing	Section 18-178											C
Vehicle wash	Section 18-179											C
Water transportation												P
Industrial												
Airport	Section 18-122											
Boat building and repair												
Brewery or distillery	Section 18-129											
Micro										C		C
Small/regional										C		C
Manufacturing												
Building materials or product sales												

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Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LI	IND	CEM
Commercial											
Truck stop	Section 18-172					C	C		C	C	
Urban farm	Section 18-174				C	C	C		C		
Vehicle renting	Section 18-175					C	P		C		
Vehicle repair and service	Section 18-176										
Major						C	C				
Minor					C	C	C		P		
Vehicle sales	Section 18-177					C	C		C		
Vehicle towing	Section 18-178								C	C	
Vehicle wash	Section 18-179					C	C		C		
Water transportation					P	P	P	P	P	P	
Industrial											
Airport	Section 18-122								C	C	
Boat building and repair									P	P	
Brewery or distillery	Section 18-129										
Micro					C	C	C		P	P	
Small/regional						C	C		P	P	
Manufacturing							C		P	P	
Building materials or product sales						P	P		P	P	

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Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Industrial												
Bus and taxi services										P		P
Contractor storage yard	Section 18-136											
Distribution facilities												
Dry cleaning												
Express and parcel delivery services												P
Freight and intermodal terminals												
Fuel storage facility												
Heavy manufacturing, general												
Heliports/helipads	Section 18-151											
Laundry services, industrial												
Light manufacturing, general	Section 18-156									C		
Manufactured homes sales												
Metal coating, engraving and allied services												
Mills, sawing or planing												
Motion picture production and distribution	Section 18-159									C		

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Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LI	IND	CEM
Industrial											
Bus and taxi services						P	P		P	P	
Contractor storage yard	Section 18-136					C	C		C	P	
Distribution facilities									P	P	
Dry cleaning									P	P	
Express and parcel delivery services									P	P	
Freight and intermodal terminals									P	P	
Fuel storage facility										P	
Heavy manufacturing, general										P	
Heliports/helipads	Section 18-151								C	C	
Laundry services, industrial							P		P	P	
Light manufacturing, general	Section 18-156								P	P	
Manufactured homes sales									P	P	
Metal coating, engraving and allied services									P	P	
Mills, sawing or planing									P	P	
Motion picture production and distribution	Section 18-159						C		P	P	

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Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Industrial												
Moving company	Section 18-160											
Nurseries and greenhouses	Section 18-162											
Including retail sales												
Not including retail sales												
Outdoor storage	Section 18-163											
Petroleum and natural gas related industries												
Railroad facilities	Section 18-164											
Freight												
Passenger												C
Self-storage facilities	Section 18-168											
Indoor												
Outdoor												
Shipping container storage and sales												
Solar farm	Section 18-170											

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Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LI	IND	CEM
Industrial											
Moving company	Section 18-160					C	P		P	P	
Nurseries and greenhouses	Section 18-162										
Including retail sales					C	P	P		P		
Not including retail sales							P		P	P	
Outdoor storage	Section 18-163						C		C	P	
Petroleum and natural gas related industries										P	
Railroad facilities	Section 18-164										
Freight							C		P	P	
Passenger					C	C	C	C	P	P	
Self-storage facilities	Section 18-168										
Indoor							C		C	C	
Outdoor							C		C	C	
Shipping container storage and sales									P	P	
Solar farm	Section 18-170								C	C	

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Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Industrial												
Utility and public facility	Section 18-173											
Major										S	S	C
Minor		C	C	C	C	C	C	C	C	C	P	C
Warehouses and distribution centers	Section 18-180									C		
Welding repair												
Wholesale business	Section 18-181											
Wind energy conversion system, commercial	Section 18-182											
Wireless telecommunication facility	Section 18-183	C	C	C	C	C	C	C	C	C	C	S
Residential												
Assisted living residence	Section 18-127	C	C	C	C	C	C	C		S	S	P
Continuum of care community	Section 18-135				C	C	C	C		P		
Dwelling unit	Section 18-141											
Attached: duplex				P	P	P	C	C		P	P	
Attached: multiple							P	P		P		P
Attached: townhouse					C	C	P	P		P		P

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Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited

Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LI	IND	CEM
Industrial											
Utility and public facility	Section 18-173										
Major			S	S		C	P	C	P	P	
Minor		C	C	C	P	P	P	C	P	P	
Warehouses and distribution centers	Section 18-180						C		P	P	
Welding repair									P	P	
Wholesale business	Section 18-181						C		P	P	
Wind energy conversion system, commercial	Section 18-182						S		S	S	
Wireless telecommunication facility	Section 18-183	C	C	C	C	C	C	C	C	C	
Residential											
Assisted living residence	Section 18-127		S	S				C			
Continuum of care community	Section 18-135				C			C			
Dwelling unit	Section 18-141										
Attached: duplex		P	P	P							
Attached: multiple		S	C	C							
Attached: townhouse		S	C	C							

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Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited

Principal use	Additional standards	R-15	R-10	R-7	R-5	R-3	MD-10	MD-17	MH	UMX	RO	CBD
Residential												
Dwelling unit	Section 18-141											
Attached: triplex, quadraplex				C	C	C	P	P		P	P	P
Commercial district mixed use	Section 18-131											
Detached: single		P	P	P	P	P	C	C		P	P	
Manufactured home									P			
Family care home	Section 18-144	C	C	C	C	C	C	C	C	C	C	C
Group home residential	Section 18-149				S	S	S	S		S	S	S
Group home supportive	Section 18-150											
Large							C	C		C	C	C
Medium		C	C	C	C	C	C	C	C	C	C	C
Small		C	C	C	C	C	C	C	C	C	C	C

Table 18-19.2: Universal use table

Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited

Principal use	Additional standards	HDR	HDMU	HD	CB	RB	CS	O&I	LI	IND	CEM
Residential											
Dwelling unit	Section 18-141										
Attached: triplex, quadraplex		C	C	C							
Commercial district mixed use	Section 18-131				C	C		C			
Detached: single		P	P	P							
Manufactured home											
Family care home	Section 18-144	C	C	C				C			
Group home residential	Section 18-149	S	S	S	S	S	S	S			
Group home supportive	Section 18-150										
Large			S	S	C			C			
Medium		C	C	C	C			C			
Small		C	C	C	C			C			

(Ord. No. O-2022-41, §1, 6-7-2022; Ord. No. O-2023-41, §1, 6-6-2023)