

Article 6.1. Allowed Uses

Sec. 6.1.1. Classification of Uses

A. Use Categories

1. In order to regulate use, categories of uses have been established. Use categories provide a systematic basis for assigning land uses to appropriate categories with other similar uses. Use categories classify land uses and activities based on common functional, product or physical characteristics.
2. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties and site conditions.
3. Use category definitions are included in *Article 6.2. Residential Uses* through *Article 6.6. Open Uses*.
4. Where a use category contains a list of included uses, the list is to be considered example uses, and not all-inclusive. The Zoning Administrator has the responsibility for categorizing all uses.

B. Principal Uses

Allowed principal uses by district are listed in *Sec. 6.1.4*. Principal uses are grouped into categories of uses.

C. Accessory Uses

Accessory uses are allowed in conjunction with a permitted principal use as set forth in *Article 6.7. Accessory Uses & Structures*.

D. Temporary Uses

Temporary uses are allowed as set forth in *Article 6.8. Temporary Uses*.

Sec. 6.1.2. Use Determination

A. Interpretation by the Zoning Administrator

The Zoning Administrator is responsible for categorizing all uses. If a proposed use is not listed in a use category, but is similar to a listed use, the Zoning Administrator may consider the proposed use part of that use category. When determining whether a proposed use is similar to a listed use, the Zoning Administrator will consider the following criteria:

1. The actual or projected characteristics of the proposed use;
2. The relative amount of site area or floor area and equipment devoted to the proposed use;

3. Relative amounts of sales;
4. The customer type;
5. The relative number of employees;
6. Hours of operation;
7. Building and site arrangement;
8. Types of vehicles used and their parking demands;
9. The number of vehicle trips generated;
10. Signs;
11. How the proposed use is advertised;
12. The likely impact on surrounding properties; and
13. Whether the activity is likely to be found independent of the other activities on the site.

B. Uses Not Specifically Listed

A use not specifically listed is prohibited unless the Zoning Administrator determines the use to be part of a use category as described in *Sec. 6.1.1.A*.

C. Zoning Administrator Action

Following a determination by the Zoning Administrator, a written record shall be kept by the City (see *Sec. 10.2.14.*).

Sec. 6.1.3. Key to Use Table

The allowed use table in *Sec. 6.1.4*. identifies uses permitted in each zoning district. The use table key is set forth below.

A. Permitted Use (P)

Indicates that the use is permitted by right in the district.

B. Limited Use (L)

Indicates that the use, while allowed by right in the district, must meet the use standards associated with the specific use (see right-hand column for definitions/use standards).

C. Special Use (S)

Indicates that the use requires approval by the Board of Adjustment as a special use (see *Sec. 10.2.9.*) before it is allowed in the district. Use standards associated with the specific use may also apply.

D. Use Not Permitted (--)

Indicates that a use is not permitted.

Sec. 6.1.4. Allowed Principal Use Table

USE CATEGORY Specific Use	RESIDENTIAL					MIXED USE							SPECIAL				Definition/ Use Standards
	R-1	R-2	R-4	R-6	R-10	RX-	OP-	OX-	NX-	CX-	DX-	IX-	CM	AP	IH	MH	
RESIDENTIAL																	
HOUSEHOLD LIVING, AS LISTED BELOW:																	Sec. 6.2.1.A.
Single-unit living	P	P	P	P	P	P	--	P	P	P	P	--	--	P	--	P	Sec. 6.2.1.B.
Two-unit living	L	P	P	P	P	P	--	P	P	P	P	--	--	--	--	--	Sec. 6.2.1.C.
Multi-unit living	--	L	L	P	P	P	--	P	P	P	P	L	--	--	--	--	Sec. 6.2.1.D.
Cottage court	--	P	P	P	P	P	--	P	P	P	--	--	--	--	--	--	Sec. 6.2.1.E.
Conservation development	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	Sec. 6.2.1.F.
Compact development	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	Sec. 6.2.1.G.
Frequent Transit Development Option	--	--	L	L	L	L	--	L	L	L	--	L	--	--	--	--	Sec. 6.1.2.K
Manufactured home development	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	Sec. 6.2.1.H.
Multi-unit supportive housing residence	L	L	L	L	L	L	--	L	L	L	L	L	--	L	--	--	Sec. 6.2.1.I.
Supportive housing residence	L	L	L	L	L	L	--	L	L	L	L	L	--	L	--	--	Sec. 6.2.1.J.
GROUP LIVING, EXCEPT AS LISTED BELOW	S	S	S	S	S	P	--	P	P	P	P	P	--	--	--	--	Sec. 6.2.2.A.
Boardinghouse	--	--	--	--	S	L	--	L	L	L	L	--	--	--	--	--	Sec. 6.2.2.B.
Congregate care	S	S	S	S	L	L	--	L	L	L	L	L	--	--	--	--	Sec. 6.2.2.C.
Dormitory, fraternity, sorority	--	--	--	--	--	P	--	P	--	P	P	P	--	--	--	--	Sec. 6.2.2.D.
Continuing care retirement community	S	S	S	S	L	L	--	L	L	L	L	L	--	--	--	--	Sec. 6.2.2.E.
Rest home	S	S	S	L	L	P	--	P	P	P	P	P	--	--	--	--	Sec. 6.2.2.F.
SOCIAL SERVICE, AS LISTED BELOW:																	Sec. 6.2.3.A.
Emergency shelter type A	--	--	--	--	--	--	--	S	--	S	S	S	--	--	L	--	Sec. 6.2.3.B.
Emergency shelter type B	--	--	--	--	--	L	--	L	--	L	L	L	--	--	L	--	Sec. 6.2.3.C.
Special care facility	S	S	S	S	S	S	L	L	L	L	L	L	--	--	L	--	Sec. 6.2.3.D.
PUBLIC & INSTITUTIONAL																	
CIVIC, EXCEPT AS LISTED BELOW:	P	P	P	P	P	P	P	P	P	P	P	P	--	P	P	P	Sec. 6.3.1.A. & E.
Cemetery	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 6.3.1.B.

Key: P = Permitted Use L = Limited Use S = Special Use -- = Use Not Permitted

USE CATEGORY Specific Use	RESIDENTIAL					MIXED USE							SPECIAL				Definition/ Use Standards
	R-1	R-2	R-4	R-6	R-10	RX-	OP-	OX-	NX-	CX-	DX-	IX-	CM	AP	IH	MH	
College, community college, university	--	--	--	--	--	--	P	P	--	P	P	P	--	--	--	--	Sec. 6.3.1.C.
School, public or private (K-12)	L	L	L	L	L	L	L	L	L	L	L	L	--	L	--	L	Sec. 6.3.1.D.
PARKS, OPEN SPACE AND GREENWAYS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 6.3.2.A.
MINOR UTILITIES	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 6.3.3.A.
MAJOR UTILITIES, EXCEPT AS LISTED BELOW	--	--	--	--	--	--	--	--	--	--	--	S	--	--	S	--	Sec. 6.3.3.B.
Telecommunication tower (<250 ft)	L	L	L	L	L	L	L	L	L	L	L	L	--	L	L	L	Sec. 6.3.3.C.
Telecommunication tower (≥250 ft)	S	S	S	S	S	S	S	S	S	S	S	S	--	S	S	S	Sec. 6.3.3.D.
Water/Wastewater treatment plant - Government	L	--	--	--	--	--	--	--	--	--	--	L	--	--	L	--	Sec. 6.3.3.E
COMMERCIAL																	
DAY CARE, AS LISTED BELOW:																	Sec. 6.4.1.A.
Day care, home	L	L	L	L	L	L	--	L	L	L	L	L	--	L	--	L	Sec. 6.4.1.B.
Day care center	S	S	S	S	S	S	L	L	L	L	L	L	--	--	--	S	Sec. 6.4.1.C.
INDOOR RECREATION, EXCEPT AS LISTED BELOW:	--	--	--	--	--	--	--	--	P	P	P	P	--	--	--	--	Sec. 6.4.2.A.
Adult establishment	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	Sec. 6.4.2.B.
Dance, martial arts, music studio or classroom	--	--	--	--	--	--	--	P	P	P	P	P	--	--	--	--	
Health club	--	--	--	--	--	L	P	P	P	P	P	P	--	--	--	--	Sec. 6.4.2.C.
Sports academy	--	--	--	--	--	--	--	P	P	P	P	P	--	--	--	--	Sec. 6.4.2.D.
MEDICAL	--	--	--	--	--	L	P	P	P	P	P	P	--	--	--	--	Sec. 6.4.3.A. & B.
OFFICE	--	--	--	--	--	L	P	P	P	P	P	P	--	--	P	--	Sec. 6.4.4.A. & B.
OUTDOOR RECREATION, EXCEPT AS LISTED BELOW:	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	Sec. 6.4.5.A.
Golf course	L	L	L	L	L	--	--	--	--	P	--	P	--	--	--	--	Sec. 6.4.5.B.
Outdoor sports or entertainment facility (≤250 seats)	P	P	P	P	P	P	P	P	P	P	P	P	--	P	--	P	Sec. 6.4.5.C.
Outdoor sports or entertainment facility (>250 seats)	S	S	S	S	S	S	S	S	S	S	S	S	--	S	S	S	Sec. 6.4.5.C.

Key: P = Permitted Use L = Limited Use S = Special Use -- = Use Not Permitted

USE CATEGORY Specific Use	RESIDENTIAL					MIXED USE							SPECIAL				Definition/ Use Standards
	R-1	R-2	R-4	R-6	R-10	RX-	OP-	OX-	NX-	CX-	DX-	IX-	CM	AP	IH	MH	
Riding stables	L	--	--	--	--	--	--	--	--	--	--	L	--	L	--	--	Sec. 6.4.5.D.
OVERNIGHT LODGING, EXCEPT AS LISTED BELOW:	--	--	--	--	--	--	P	S	--	P	P	P	--	--	--	--	Sec. 6.4.6.A.
Short-Term Rental	L	L	L	L	L	L	--	L	L	L	L	--	--	--	--	--	Sec. 6.4.6.E
Bed and breakfast	--	--	--	--	L	L	--	P	P	P	P	--	--	--	--	--	Sec. 6.4.6.B.
Hospitality house	--	--	--	--	L	P	--	P	--	P	P	P	--	--	--	--	Sec. 6.4.6.C.
PARKING, AS LISTED BELOW																	Sec. 6.4.7.
Parking Facility	S	S	S	S	S	L	L	P	P	P	P	P	--	--	L	--	Sec. 6.4.7.
PASSENGER TERMINAL , EXCEPT AS LISTED BELOW:	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	--	Sec. 6.4.8.A.
Airfield, landing strip	--	--	--	--	--	--	--	--	--	--	--	S	--	S	S	--	Sec. 6.4.8.B.
Heliport, serving hospitals	--	--	--	--	--	--	--	L	--	L	L	L	--	--	--	--	Sec. 6.4.8.C.
Heliport, all others	--	--	--	--	--	--	S	S	--	S	S	S	--	S	S	--	Sec. 6.4.8.D.
PERSONAL SERVICE, EXCEPT AS LISTED BELOW:	--	--	--	--	--	L	--	L	P	P	P	P	--	--	--	--	Sec. 6.4.9.A. & G.
Animal care (indoor) Except as Listed Below:	--	--	--	--	--	--	--	--	L	L	L	L	--	L	L	--	Sec. 6.4.9.B.
Veterinary Clinic/Hospital	--	--	--	--	--	--	--	L	L	L	L	L	--	L	L	--	Sec. 6.4.9.B.
Animal care (outdoor)	--	--	--	--	--	--	--	--	--	--	--	S	--	S	S	--	Sec. 6.4.9.C.
Beauty/hair salon	--	--	--	--	--	L	P	P	P	P	P	P	--	--	--	--	Sec. 6.4.9.D.
Copy center	--	--	--	--	--	L	P	P	P	P	P	P	--	--	--	--	Sec. 6.4.9.E.
Optometrist	--	--	--	--	--	L	P	P	P	P	P	P	--	--	--	--	Sec. 6.4.9.F.
RESTAURANT/BAR, AS LISTED BELOW:																	Sec. 6.4.10.A.
Bar, nightclub, tavern, lounge	--	--	--	--	--	--	--	--	L	P	P	P	--	--	--	--	Sec. 6.4.10.B.
Eating establishment	--	--	--	--	--	L	--	L	P	P	P	P	--	--	--	--	Sec. 6.4.10.C.
RETAIL SALES, EXCEPT AS LISTED BELOW:	--	--	--	--	--	L	--	L	P	P	P	P	--	--	--	--	Sec. 6.4.11.A. & C.
Mobile Retail - Long Term	--	--	--	--	--	--	--	--	L	L	L	L	--	--	--	--	Sec. 6.4.11.C.
Pawnshop	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	--	Sec. 6.4.11.B.
SHOPPING CENTER	--	--	--	--	--	--	--	--	P	P	P	P	--	--	--	--	Sec. 6.4.12

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CHAPTER 6. USE REGULATIONS | Article 6.1. Allowed Uses

USE CATEGORY Specific Use	RESIDENTIAL					MIXED USE							SPECIAL				Definition/ Use Standards
	R-1	R-2	R-4	R-6	R-10	RX-	OP-	OX-	NX-	CX-	DX-	IX-	CM	AP	IH	MH	
VEHICLE FUEL SALES (INCLUDING GASOLINE AND DIESEL FUEL)	--	--	--	--	--	--	--	--	L	L	L	L	--	--	--	--	Sec. 6.4.11.D.3.
VEHICLE SALES/RENTAL	--	--	--	--	--	--	--	--	L	L	L	L	--	--	P	--	Sec. 6.4.12.A. & B.
INDUSTRIAL																	
HEAVY INDUSTRIAL, EXCEPT AS LISTED BELOW:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Sec. 6.5.1.A.
Detention center, jail, prison							S	S	S	S	S	S			P		Sec. 6.5.1.B.
Towing yard for vehicles	--	--	--	--	--	--	--	--	--	--	--	S	--	--	S	--	Sec. 6.5.1.C.
LIGHT INDUSTRIAL, EXCEPT AS LISTED BELOW	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	Sec. 6.5.2.A.
Brewery, winery, distillery, cidery	--	--	--	--	--	--	--	--	--	L	L	P	--	--	P	--	Sec. 6.5.2.A.
LIGHT MANUFACTURING	--	--	--	--	--	--	P	--	--	P	P	P	--	--	P	--	Sec. 6.5.3.A.
RESEARCH & DEVELOPMENT	--	--	--	--	--	--	P	P	--	P	P	P	--	--	P	--	Sec. 6.5.4.A.
SELF-SERVICE STORAGE	--	--	--	--	--	--	L	--	--	L	L	L	--	--	P	--	Sec. 6.5.5.A. & B.
VEHICLE SERVICE, AS LISTED BELOW:																	Sec. 6.5.6.A.
Car wash	--	--	--	--	--	--	--	--	--	L	--	L	--	--	P	--	Sec. 6.5.6.B.
Vehicle repair (minor)	--	--	--	--	--	--	--	--	L	L	L	P	--	--	P	--	Sec. 6.5.6.C.
Vehicle repair (major)	--	--	--	--	--	--	--	--	--	L	L	P	--	--	P	--	Sec. 6.5.6.D.
Vehicle repair (commercial vehicle)	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	Sec. 6.5.6.E.
WAREHOUSE & DISTRIBUTION	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	Sec. 6.5.7.A. & B.
WASTE-RELATED SERVICE	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Sec. 6.5.8.A.
WHOLESALE TRADE	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	Sec. 6.5.9.A.
OPEN																	
AGRICULTURE, EXCEPT AS LISTED BELOW:	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	Sec. 6.6.1.A.
Community garden	L	L	L	L	L	L	L	L	L	L	L	L	--	L	--	S	Sec. 6.6.1.B.
Community garden (on-site sales)	L	S	S	S	L	L	L	L	L	L	L	L	--	--	--	--	Sec. 6.6.1.B.
Plant nursery	S	--	--	--	--	--	--	P	P	P	P	P	--	L	--	--	Sec. 6.6.1.C.
Produce stand	L	L	L	L	L	L	L	L	L	L	L	L	--	L	L	L	Sec. 6.8.2.D.
Restricted agriculture	P	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	Sec. 6.6.1.D.
Urban farm	S	S	S	S	S	S	S	S	S	S	S	S	--	--	--	--	Sec. 6.6.1.E.
RESOURCE EXTRACTION	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	--	Sec. 6.6.2.A.

Key: P = Permitted Use L = Limited Use S = Special Use -- = Use Not Permitted

Sec. 6.1.5. Prohibited Uses

Except for improvements made pursuant to Chapter 8. Subdivision & Site Plan Standards or use determinations made pursuant to Sec. 6.1.2., any use not explicitly allowed as a permitted use by right, a limited use or a special use in the zoning district by the Allowed Principal Uses Table, Sec. 6.1.4., is prohibited. The enumerations of prohibited uses below are expressly prohibited, but such enumeration shall not be deemed exclusive or all-inclusive. Prohibited uses include:

- A. Any use of prima fascia business, commercial, or industrial character not otherwise specifically allowed in an R-1, R-2, R-4, R-6, R-10, RX-, OP- or OX-district;
- B. Any use prohibited by an applicable conditional zoning district;
- C. Any use prohibited by an applicable overlay zoning district;
- D. Manufactured home or travel trailer except in a -MH district, where allowed in a PD district, or where constructed as a Tiny House or Accessory Dwelling Unit meeting all other requirements of this UDO;
- E. Open dump;
- F. School administrative personnel offices located outside a school in a Residential District;
- G. A sign not explicitly allowed in the zoning district by the table of Signs Allowed by Districts, Sec. 7.3.2. or signs erected in violation of *Article 7.3. Signs*; and
- H. Storage of 2 or more unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles except as temporarily allowed in towing yards for vehicles.