

## **DIVISION A. Use Table Overview**

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### **Sec. 10-40. Use Groups**

The use table classifies land uses into five major groupings: Residential, Public and Civic, Commercial, Industrial, Agricultural, and Other. These are referred to as “Use Groups.”

### **Sec. 10-41. Use Categories and Standards**

Each use group is further divided into “Use Categories.” These categories classify land uses based on common characteristics, such as the type of products sold, site conditions, or the amount of activity on the site. The “Use Standard” column in the use table provides a cross-reference to additional standards that apply to some uses, whether or not they are allowed as a permitted use or special use.

### **Sec. 10-42. Determination of Use Category**

When a land use cannot be classified into a Use Category or appears to fit into multiple categories, the planning director is authorized to determine the most appropriate Use Category.

### **Sec. 10-43. Permitted Uses**

Uses identified with an “X” in the use table are permitted by-right in the designated zoning districts, subject to compliance with all other applicable provisions of this chapter.

### **Sec. 10-44. Planned Uses**

Uses identified with a “P” in the use table require a site development plan. Development is to be consistent with the approved site development plan. If the property is undeveloped, any proposed use shall be consistent with design parameters approved with the zone change.

### **Sec. 10-45. Special Uses**

Uses identified with an “S” in the use table may be allowed in the designated zoning districts if approved in accordance with the special use approval procedure in Article IX, Division A. Approved special uses are subject to compliance with all other applicable provisions of this chapter.

### **Sec. 10-46. Temporary Uses**

Uses identified with a “T” in the use table are uses that require a temporary use permit pursuant to Article IX, Division B.

### **Sec. 10-47. Prohibited Uses**

Uses that have no letter associated with them in the uses table are expressly prohibited. Uses not listed in the use table are also prohibited.

**Sec. 10-49. Nonresidential District Use Table**

USE GROUP Use Category Use Sub-Category Specific Uses	AG	AR	RPO	C-1	C-2	DBAC	PMXD-1	PMXD-2	PCD	INT	M-1	M-2	MU	OSP	Use Standards
	<b>RESIDENTIAL</b>														
<b>Household Living</b>															
Single-Family Residential Detached	X	X													
Single-Family Residential Attached (Townhouse) (Rowhouse)						X	X	X							
Manufactured Home	S														
Model Home (Temporary)	X														
Modular Housing	X														
R.V. Park	S				S									X	
Security Office Quarters (Manufactured Home)					S					S	S	S			
Multi-Family (Apartment) (Condominium)						X	X	X							
<b>Group Living</b>															
Assisted Living				X	X	X	P	P	P	X					
Skilled Nursing Home/Rehabilitation				X	X	X	P	P	P	X					
Rehab and Recovery Facility (Alcoholic/Narcotic)				S	X	X	X		P	X					
Community Residence (6 or fewer residents)	X	X				S	S	S							
Community Residence (7 or more residents)						S	S	S							
Crisis Center	S			X	X		P	P	P		X				
Halfway House				S	S		S	S	S	S	S				
Homeless Day Resource Facility						S					S	S			
Rescue Mission/Home				S	S	S	S	S							
<b>PUBLIC/CIVIC</b>															
Correctional/Detention Facility						S	S				S	S			
Cultural Facilities and Libraries		X	X	X	X	X	P		P	X	X		X		
Hospital						X	S			X					
Parks and Open Space	X													X	
Amphitheater						X	P		P				X	S	
Animal Park	X					X	P						X	S	
Concerts, Fairs, Festivals				T	T	T	T	T		T			X	T	
Fairgrounds/Exhibition (Permanent)					X						X	X	X		
Golf Course	X	X	X	X	X	X	P	P	P	X	X	X	X	X	
Public/Private Park	X	X	X	X	X	X	P	P	P	X			X	X	
Rose Field (Municipal)	X												X	X	
Zoo	S			S							S	S	X	S	
<b>Passenger Terminals</b>															
X															
Airfields, Airports, Landing Strips					S				S		S	S	X		
Bus Station/Terminal/Depot					X	X	P		P		X	X	X		
Heliport, Helistop Unlimited					S				S		S	S	X		
Heliport, Limited					S	S	S		S	S	S	S	X		
<b>Public Assembly</b>															
Community Center				X	X	X	P	P	P	X	X	X	X		
Convention Facilities (Public or Private)				S	X	X	S	S	S		X	X	X		
Stadium (Public or Private)					X	X	S	S	S		X	X	X		
<b>Public Facilities</b>															
Post Office	X	X	X	X	X	X	P	P	P	X	X	X	X	X	
Public Safety (Police/Fire)	X	X	X	X	X	X	P	P	P	X	X	X	X		

USE GROUP Use Category Use Sub-Category Specific Uses	AG	AR	RPO	C-1	C-2	DBAC	PMXD-1	PMXD-2	PCD	INT	M-1	M-2	MU	OSP	Use Standards
Major Utilities	X	S	S	S	S	S	S	P	P	S	S	S	X	S	
Minor Utilities	X	X	X	X	X	X	P	P	P	X	X	X	X	X	
<b>Religious Assembly</b>															
Church, Temple, Synagogue, Mosque	X	X	X	X	X	X	P	P	P	X	X	X	X	X	
Church Activity/Recreational Center	X	X	X	X	X	X	P	P	P	X	X	X	X	X	
Revival (Outdoor)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	
<b>School</b>															
College, University, or Seminary						X				X					
College Dorm on Campus										X					
College Fraternity/Sorority House										X					
Elementary School		X	X	X	X	X	P	P	P	X					
School Student/Activity Center/Field (Public)	X	X	X	X	X	X	P	P	P	X	X	X		X	
Secondary School		X	X	X	X	X	P	P	P	X					
Pre-School/Kindergarten		X	X	X	X	X	P	P	P	X					
<b>COMMERCIAL</b>															
<b>Agriculture</b>															
Stables	X												X	X	
<b>Farming</b>															
Cattle Pens	X													S	
Dairy Farm	X													S	
Farm/Farmland-Crop Production	X										X			S	
Feed Lot	X											X	X		
Fish Pond	X				X				P		X	X	X		
Fruit/Nut Orchard	X										X			S	
Grain Storage Elevator	X											X		S	
Greenhouse, Plant Nursery	X				X	S	P	P	P		X	X		X	
Livestock	X										X			S	
Livestock Auction Facility	X													S	
Livestock Exhibition	T				T									T	
Poultry Production	X													S	
Tree Farm	X												X	S	
<b>Animal Services</b>															
Kennel (Commercial)					X	X	P	P	P		X	X			
Pet Grooming (No Overnight Stay)		X		X	X	X	P	P	P		X				
Pet Shop (No Outdoor Pens)				X	X	X	P	P	P		X				
Pet Shop (Outdoor Pens)					X		P	P	P		X				
Veterinary Clinic (No Outdoor Pens)				S	X	X	X	P	P	P					
Veterinary Clinic (Outdoor Pens)					X		P	P	P						
<b>Banks &amp; Financial Services</b>															
Automatic Teller Machine (ATM)		S	X	X	X	X	P	P	P	X	X	X	X		
Bank				X	X	X	P	P	P						
Credit Union/Bureau			X	X	X	X	P	P	P	X					
Pawn Brokerage Shop					X				P		X				
Savings & Loan				X	X	X	P	P	P						
Bail Bonds					X	X					X	X			
<b>Construction Sales and Service</b>															
Bldg. Material/Home Supply Store					X	X	P	P	P		X				
Bldg. Material/Home Supply Str.(W/ Outdoor Storage)					X		P	P	P		X				

USE GROUP Use Category Use Sub-Category Specific Uses	AG	AR	RPO	C-1	C-2	DBAC	PMXD-1	PMXD-2	PCD	INT	M-1	M-2	MU	OSP	Use Standards
Cabinet/Woodwork Shop (Repair Only)					X		P	P	P		X	X			
Contractor's Shop/Storage Yard					S		S	S	P		X	X			
Electrical Plumbing, A/C Heat (Wholesale)					S		P	P	P		X	X			
Lumber/Building Materials Sales Yard					X		P		P		X	X			
<b>Eating and Drinking Establishments</b>															
Bakery (Retail)			X	X	X	X	P	P	P						
Cafe, Coffee Shop, Tea Room			X	X	X	X	P	P	P				X		
Commissary				X	X	X	P	P	P		X	X			
Delicatessen				X	X	X	P	P	P	X			X		
Donut Shop				X	X	X	P	P	P				X		
Food Truck Park, Minor				S	X	X	P	P	P		X	X			
Food Truck Park, Major				S	S	S	S	S	S		S	S			
Ice Cream Parlor (With or W/out Drive-Thru)				X	X	X	P	P	P						
Private Club			X	X	X	X	P	P	P	X	X				
Restaurant (With or W/out Drive-Thru)				X	X	X	P	P	P		X		X		
<b>Entertainment</b>															
<b>Indoor</b>															
Club/Social Organization	S			X	X	X	P	P	P		X		X		
Concert, Facility				X	X	X	P	P	P	X	X	X	X		
Country Club (Private)	S			X	X		P	P	P		X	X			
Dance Hall, Nightclub, Disco				X	X	X	P	P	P		X	X			
Theater, Playhouse		S		X	X	X	P	P	P		X		X		
Theater-Cinema				X	X	X	P	P	P		X				
<b>Outdoor</b>															
Amphitheater					S	X	S	S	S		S	S	X	S	
Carnivals/Circuses					T	T	T	T	T	T	T	T	T		
Concert Facility					S	X	S	S	S	S	S	S	X	S	
Concert, Outdoor (Temporary)	T														Subject to noise ordinance
Race Track (Horse/Dog)	S										S	S			
Race Track (Motorized)											S	S			
Recreational Field	T	T	T	T	T	T	T	T	T	T	T	T	T	T	
Rodeo Grounds	S										S	S	S	S	
Theater, Drive-In					X	X	S	S	S		X	X			
<b>Funeral and Interment Service</b>															
Cemetery, Mausoleum (Per State Law: No new cemeteries allowed within city limits.)	X	X	X	X	X	X	P	P	P	X	X	X	X	X	
Columbarium	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Monument Sales Lot					X		S	S	P		X	X			
Mortuary/Funeral Home/Crematory					X	X	S	S	P		X				
<b>Gas Station</b>															
<b>Lodging</b>															
Bed & Breakfast		S	S	X	X	X	P	P	P						
Campground	S														
Hotel, Motel, Resort					X	X	P	P	P	S					
<b>Medical, Dental, or Optical</b>															
Dentist's Office (3 maximum)		X	X	X	X	X	P	P	P	X					
Dentist's Office (4 or more)				X	X	X	P	P	P	X					
Pharmacy (Apothecary)			X	X	X	X	P	P	P	X					

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Physician's Office (3 maximum)		X	X	X	X	X	P	P	P	X					
Physician's Office (4 or more)				X	X	X	P	P	P	X					
Psychologist Office (3 maximum)		X	X	X	X	X	P	P	P	X					
Psychologist Office (4 or more)				X	X	X	P	P	P	X					
Optometrist's Office (3 maximum)		X	X	X	X	X	P	P	P	X					
Optometrist's Office (4 or more)				X	X	X	P	P	P	X					
Laboratory, Medical			X	X	X	X	P	P	P	X					
<b>Office</b>															
Abstract Office		X	X	X	X	X	P	P	P		X				
Accounting Office		X	X	X	X	X	P	P	P		X				
Advertising/Public Relations Agency		X	X	X	X	X	P	P	P		X				
Architect's, Engineer's, Planner's Office		X	X	X	X	X	P	P	P		X				
Attorney's Office		X	X	X	X	X	P	P	P		X				
Collection Agency			X	X	X	X	P	P	P		X				
Data Processing Service		X	X	X	X	X	P	P	P	X	X				
Employment Agency			X	X	X	X	P	P	P		X				
Geologist/Land Man Office		X	X	X	X	X	P	P	P		X				
Insurance Office		X	X	X	X	X	P	P	P		X				
Laboratory, Research				X	X	X	P	P	P	X	X				
Answering Service Office		X	X	X	X	X	P	P	P	X	X				
Photocopy/Fax Service Facility			X	X	X	X	P	P	P	X	X				
Print Shop				X	X	X	P	P	P		X				
Protection Service Office		X	X	X	X	X	P	P	P		X				
Stocks & Bonds Brokerage Office		X	X	X	X	X	P	P	P		X				
Studio (Broadcasting/ Recording)				X	X	X	P	P	P		X				
Tax Consultant/Financial Office		X	X	X	X	X	P	P	P		X				
Utility Company Office				X	X	X	P	P	P		X				
<b>Office Park</b>															
			X	X	X	X	P	P	P		X				
<b>Parking Garage/Lot (Commercial)</b>															
				X	X	X	P	P	P	X	X	X			
<b>Personal and Consumer Service</b>															
Art Studio, Instructional or Gallery		X	X	X	X	X	P	P	P	X			X		
Barber/Beauty Shop (Commercial)			X	X	X	X	P	P	P		X				
Barber/Beauty Shop (Maximum 2 Chairs)		X	X	X	X	X	P	P	P		X				
Barber/Beauty Shop One-Chair (Residential)	S														
Business, Professional School				X	X	X	P	P	P	X	X	X			
Catering Service		X		X	X	X	P	P	P				X		
Cleaning/Laundry Pick-Up Station				X	X	X	P	P	P		X				
Community Health/Welfare Center				X	X	X	P	P	P						
Day Care At Home (Adults) maximum 6	S														
Day Care At Home (Children) maximum 6	S														

USE GROUP Use Category Use Sub-Category Specific Uses	AG	AR	RPO	C-1	C-2	DBAC	PMXD-1	PMXD-2	PCD	INT	M-1	M-2	MU	OSP	Use Standards
Day Care Center (Adults or Children)				X	X	X	P	P	P	X					
Framing Shop		X	X	X	X	X	P	P	P		X				
Handicraft, Ceramic, Art Workshop		X	X	X	X	X	P	P	P		X				
Home Occupation	X	X													
Laundry/Cleaning (Self-Serv.)				X	X	X	P	P	P		X				
Optical/Eyewear Store		X	X	X	X	X	P	P	P	X	X				
Photography Studio	S	X	X	X	X	X	P	P	P		X				
Piano Lessons	X	X	X	X	X	X	P	P	P	X					
Swimming Lessons	X	X													
Tailor/Seamstress Shop		X	X	X	X	X	P	P	P						
Tanning Salon				X	X	X	P	P	P						
Tattoo Studio					X						X	X			
Travel Agency/Bureau		X	X	X	X	X	P	P	P						
<b>Retail Sales and Service</b>															
Antique Mall, Multiple Dealers		S		X	X	X	P	P	P						
Antique Shop (No Outdoor Display)		X		X	X	X	P	P	P						
Antique Shop (With Outdoor Display)				X	T	P	P	P							
Arts and Crafts Supply Store		X	X	X	X	X	P	P	P						
Auto Supply (W/O Install)				X	X	X	P	P	P		X	X			
Bicycle Shop				X	X	X	P	P	P		X	X	X		
Book Store				X	X	X	P	P	P	X					
Camera, Photography Store				X	X	X	P	P	P		X				
Cleaning Plant (Commercial)					X	X	P	P	P		X				
Clothing/Apparel (Custom Made)		X	X	X	X	X	P	P	P		X				
Clothing/Apparel Store				X	X	X	P	P	P		X				
Confectionery Shop (Retail)				X	X	X	P	P	P						
Convenience Store				X	X	X	P	P	P		X		X		
Department Store				X	X	X	P	P	P		X				
Discount Store				X	X	X	P	P	P		X				
Drug Store				X	X	X	P	P	P		X				
Feed/Seed Store					X	X	P	P	P		X	X			
Flea Market (Indoor Only)				X	X	X	P	P	P		X				
Flea Market (With Outdoor Display)					X				P		X				

USE GROUP Use Category Use Sub-Category Specific Uses	AG	AR	RPO	C-1	C-2	DBAC	PMXD-1	PMXD-2	PCD	INT	M-1	M-2	MU	OSP	Use Standards
Florist		X	X	X	X	X	P	P	P						
Food, Grocery Store				X	X	X	P	P	P						
Fruit-Vegetable/Produce Market					X	X	P	P	P		X	X			
Fruit-Vegetable Stand				T	X	X	P	P					X		
Furniture/Appliance (Sales & Service)				X	X	X	P	P	P						
Gift Shop		X	X	X	X	X	P	P	P		X		X		
Hardware Store				X	X	X	P	P	P		X				
Jewelry (Custom Made)		X	X	X	X	X	P	P	P		X				
Jewelry Store				X	X	X	P	P	P		X				
Key/Locksmith Shop				X	X	X	P	P	P		X				
Lawn & Garden Shop (No Outdoor Display)				X	X	X	P	P	P		X				
Lawn & Garden Shop (W/Outdoor Display)					X		P	P	P		X				
Lawn/Garden Equipment Sales & Service Store					X	X	P	P	P		X				
Meat/Seafood Market (No Processing)				X	X	X	P	P	P		X	X			
Medical Appliance Store			X	X	X	X	P	P	P	X					
Music Store				X	X	X	P	P	P						
Outdoor Display					X	T	P	P	P	T	X	X			
Outdoor Storage					X		P	P	P		X	X			
Outdoor Vending Machine				X	X	X	P	P	P		X	X			
Second Hand Store				X	X	X	P	P	P						
Sewing Machine Sales & Service				X	X	X	P	P	P		X				
Shoe Repair Shop				X	X	X	P	P	P		X				
Shoe Store				X	X	X	P	P	P						
Shoes, Boots, Purses (Custom Made)		X	X	X	X	X	P	P	P		X				
Swimming Pool Sales / Supplies					X	X	P	P	P		X	X			
Taxidermy Shop					X	X	P	P	P		X	X			
Tobacco Store				X	X	X	P	P	P						
Video Store				X	X	X	P	P	P						
<b>Self-Service Storage Facility</b>					X	X	S	S	P		X	X			
<b>Sexually Oriented Business</b>											X	X			
<b>Sports and Recreation (Participant)</b>															
<i>Indoor</i>															
Archery Range					X	X	P	P	P		X	X	X		
Bingo Parlor				S	X	X	P	P	P		X	X			
Bowling Alley				X	X	X	P	P	P		X	X			
Commercial Amusement Center				X	X	X	P	P	P		X	X			
Commercial Recreation Center				X	X	X	P	P	P		X	X			
Firearms Range					X	X	P	P	P		X	X	X		
Pool Hall, Game Room				X	X	X	P	P	P		X	X			
Private Recreational Club				X	X	X	P	P	P		X	X			

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Skating Rink				X	X	X	P	P	P		X	X			
<b>Outdoor</b>															
Archery Range									S		S	S	X		S
Commercial Amusement Park				S	X	X			P		X	X	X		
Commercial Recreation Park				S	X	X			P		X	X	X	X	
Day Camp	X				X				P		X	X	X	X	
Firearms Range					S				S		S	S	X	S	
Fish Pond (Commercial)					X				P		X	X		X	
Go-Cart Track					S				S		S	X		S	
Golf Course, Miniature Golf, and Driving Range					S				S		S	S	X	S	
Marina/Boat Dock					S		S	S	S		S	S	X		
Riding Stable/Club	S				S								X	S	
Rodeo Grounds											S	S	X	S	
Skating Rink (Outdoor)					X	X	P	P	P		X	X	X	S	
Skeet/Trap Range					S				S		S	S	X	S	
<b>Telecommunications/Broadcasting Towers/Buildings</b>															
<b>Vehicle &amp; Equipment Sales, Rental &amp; Service</b>															
Automobile/Light Truck/Motorcycle Dealership					X		P	P	P		X	X			
Auto Detail Shop				X	X				P		X	X			
Auto Glass, Muffler, Seat Cover, Headliner Shop					X				P		X	X			
Automobile Rental Agency					X		P	P	P		X	X			
Auto/Truck/Equipment Auction Facility					X		P		P		X	X			
Battery Service Shop					X				P		X	X			
Car Wash				X	X		P	P	P		X				
Tire Sales & Service Center (With Outdoor Display)					X				P		X	X			
Tire Sales & Service Center (w/o Outdoor Display)				X	X	X	P	P	P		X	X			
<b>Motor Vehicle Repair</b>															
Auto and Motorcycle Service Garage					X	X	S	S	P		X	X			
Auto Supply (W/ Install)					X	X	P	P	P		X	X			
Auto/Truck Paint & Body Shop							P	P	P		X	X			
Transmission Repair Shop					X	X			P		X	X			
Vehicle Towing Service					S						X	X			
<b>Heavy Equipment/Vehicle Sales/ Rental</b>															
Boat Dealership					X				P		X	X			
Heavy Equipment/ Machinery Rental Yard					X						X	X			
Heavy Machinery Dealership (Sales & Service)					S						X	X			
Manufactured Housing Sales Lot					X						X	X			
R.V. Dealership					X				P		X	X			



USE GROUP Use Category Use Sub-Category Specific Uses	AG	AR	RPO	C-1	C-2	DBAC	PMXD-1	PMXD-2	PCD	INT	M-1	M-2	MU	OSP	Use Standards
Truck Stop (Fuel, Service)					X						X	X			
Truck/Heavy Equipment Rental Facility					X				P		X	X			
Truck/Tractor (Sales, Rental, & Service)					X				P		X	X			
<b>INDUSTRIAL</b>															
<b>Manufacturing, Production &amp; Industrial Service</b>															
<b>Limited</b>															
Electronic/Electrical Equipment Mfg.												X			
Food Manufacturing/ Processing Plant						X					X	X			
Furniture/Fixtures Manufacturing Plant												X			
Lithographic Shop/ Commercial Printer				X	X				P		X				
Meat/Fish Packing Plant												X			
Milk Distribution Station					X						X	X			
Newspaper Printing Plant					X	X			P		X	X			
Poultry Processing Plant												X			
Printing/Publishing Plant						X					X	X			
Sheet Metal Fabrication Shop											X	X			
Sign Contractor's Shop/Yard					X						X	X			
<b>General</b>															
Acid Manufacturing Plant												X			
Auto/Truck Assembly Plant												X			
Boat Manufacturing Plant											X	X			
Chemicals/Allied Products Mfg. Plant												X			
Fabricated Metal Production Facility												X			
Fertilizer Plant											X	X			
Grain/Feed Processing Plant	X										X	X			
Foundry/Metals Manufacturing Plant												X			
Home Appliance Manufacturing Plant												X			
Industrial/Commercial Equipment Mfg.												X			
Motor Freight Terminal											X	X			
Pulp-Paper Mill												X			
Railroad Depot					X	X					X	X			
Railroad Freight Terminal												X			
Sand, Gravel, Stone, Earth, Mineral Extraction	S	S	S	S	S	S	S	S	S	S	S	S	S		
Sand, Gravel, Stone, Earth, Mineral Sales												X	X		
Textile Mill												X			
Tire Retreading/ Vulcanizing Plant											X	X			
Wood Products Mfg. Plant (10+ Employees)											X	X			
<b>Oil/Gas Treatment</b>															
Oil & Gas Exploration (Drilling Activity)	S	S	S	S	S	S	S	S	S	S	S	S	S	X	
Oil & Gas Exploration (Producing Well)	S	S	S	S	S	S	S	S	S	S	S	S	S	X	
Oil & Gas Field Equipment Sales/Rental											X	X			
Oil & Gas Treatment/ Processing Plant												X			
Petroleum Refinery												X			
Petroleum Tank Farm												X			
<b>Research Laboratory</b>															
Laboratory Mfg.											X	X			
<b>Warehousing and Wholesaling</b>															
Frozen Food Locker Plant					X				P		X	X			

ARTICLE III.

Use Regulations

USE GROUP Use Category Use Sub-Category Specific Uses	AG	AR	RPO	C-1	C-2	DBAC	PMXD-1	PMXD-2	PCD	INT	M-1	M-2	MU	OSP	Use Standards
Hauling & Storage Facility					X				P		X	X			
Warehouse & Distribution Center					X				P		X	X			
<b>Waste and Disposal</b>															
Junk/Salvage Yard													S		
Sanitary Landfill												S	X		
<b>Recycling Facilities</b>															
Building Materials Salvage Yard												X			
Industrial Recycling Plant												X	X		
Recycling Center/Collection (Cans, Glass, Paper)					X	X	P		P		X	X	X		
Recycling Center (Hazardous Material)												X			

(Ord. 0-2009-19, 3/11/09) (Ord. No. 0-2011-8; 1/26/11) (Ord. No. 0-201-45, 6/8/11) (Ord. No. 0-2012-38; 4/25/12) (Ord. No. 0-2014-113; 12/10/14) (Ord. No. 0-2016-8; 1/27/16)