Amendments to Chapter 280 Attachments 1A & 1B by City Council Order #: 17-31.07 Adopted on 3-7-2017

ZONING

280 Attachment 1A & 1B

Table of Land Use

[Amended 1-18-2005; 3-21-2006; 3-6-2007; 1-15-2008; 7-6-2010; 7-20-2010; 8-24-2010; 10-5-2010; 5-3-2011; 5-3-2010 5-3-2011; 12-17-2013; 5-20-2014; 8-16-2016; 3-7-2017

The following tables of land uses identifies which uses of land, buildings, or structures are permitted by right, permitted subject to review, or permitted subject to the issuance of a conditional use permit in the various zones. Uses permitted by right are indicated by a "P" in the appropriate column. Uses permitted only with approval from the appropriate authority are indicated by a "PR" in the appropriate column. Use permitted only with the issuance of a conditional use permit are indicated by a "CU." A use which is not designated as a use permitted by right, a use permitted only with review, or a use permitted only with a conditional use permit in any zone is deemed to be a prohibited use in that zone.

Table 280 Attachment 1A lists residential uses

Table 280 Attachment 1B lists non-residential uses for the Airport Development (AD), Industrial Business (IB) and Urban (U) Zones.

When a use appears in both Table 1A and 1B, the more restrictive use designation will apply.

Category of Uses												
				NAICS #	**RR**	**RMU**	**SFR**	**RD**	**IR**	**IB**	**U**	**UZ Overlay**
I.	**Rural Uses**											
	A.	Principal Uses										
		1.	Abattoirs		PR	PR				PR		
		2.	Commercial agriculture, including animal husbandry		P	P		P		P	CU, except for animal husbandry, which is not allowed	
		3.	The keeping of pigs, chickens, and fowl for commercial purposes		PR	PR				PR		

Category of Uses												
				NAICS #	RR	RMU	SFR	RD	IR	IB	U	UZ Overlay
		4.	The processing and/or sale of agricultural products raised on the premises		P	P		P		P	P for sale	
		5.	Aquaculture		P	P				P	P Indoor operation, CU Outdoor operation	
		6.	Forest management		P	P		P		P	CU	
		7.	Timber harvesting		P							
		8.	The commercial processing of wood, including cutting, sawing, splitting, and chipping		PR	PR			PR	PR		
		9.	Lumberyards, including the milling and distribution of wood products and the wholesale and retail sales of building materials			PR			PR	PR	CU	
		10.	Mineral exploration		P	P				PR		
		11.	Mineral extraction		PR	PR				PR		
		12.	Road and driveway construction		P	P	P	P	P	P		
		13.	Kennels		PR	PR				PR		
		14.	The reuse of existing agricultural buildings		PR	PR		CU		PR		
II.	**Residential Uses**											
	A.	Principal Uses										
		1.	Single-family detached dwellings		P	P	P	P			P	
		2.	Conversion of a single-family detached dwelling existing as of the date of adoption of this chapter into a two (2)-family dwelling		PR	PR	P	P			P	
		3.	Two (2)- family dwellings					P			P	
		4.	Multifamily dwellings								P	
		5.	Multifamily dwellings above the ground floor of mixed-use developments							PR	P	
		6.	Mobile home parks with access from a collector of arterial			PR						
		7.	Expansions of existing mobile home parks			PR						
		8.	Convalescent, rest, or nursing homes						PR		P except CU for 62322	
		9.	Residential care or congregate care facilities						PR		P except CU	

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Category of Uses												
				NAICS #	RR	RMU	SFR	RD	IR	IB	U	UZ Overlay
											for 62322	
		9a.	Expansion of existing residential care or congregate care facilities		PR	PR			PR		P except CU for 62322	
	B.	Uses Accessory To Any Residential Uses										
		1.	Home businesses			PR			PR	PR	P	
		2.	Home occupations		P	P	P	P	P	P	P	
		3.	Medical marijuana home occupation		P	P	P	P	P	P	P	
		4.	Medical marijuana home production		P	P	P	P	P	P	P	
		5.	Residential solar systems		P	P	P	P	P	P	P	
	C.	Uses Accessory To Single-Family Residential Uses										
		1.	Renting of rooms and furnishing of board		P	P	P				P	
		2.	Accessory apartments		P	P	P					
		3.	Child-care homes with fewer than nine (9) children		P	P					P	
		4.	Excavating and general contractors and owner-operated trucking operations on lots of greater than five (5) acres		PR	PR			PR	PR		
III.	**Institutional Uses**											
	A.	Principal Uses										
		1.	Child-care centers or nursery schools with thirteen (13) or fewer children	624110	PR	PR		PR	PR	PR	P	
		2.	Child-care centers or nursery schools with thirteen (13) or more children	624110	CU	CU		PR	PR	PR	P	
		3.	Churches, including accessory residential uses	813110	PR	PR	PR	PR	PR			
		4.	Libraries	519120	PR	PR			PR			
		5.	Municipal uses		PR	PR	PR	PR	PR			
		6.	Public schools and colleges				PR	PR	PR			
		7.	Private schools and colleges				PR	PR	PR			
		8.	Nonprofit clubs and lodges				PR	PR	PR			
		9.	Hospitals	622110								
		10.	Museums	712110	PR	PR			PR			
		11.	Cemeteries	812220	PR	PR	PR	PR				
		12.	Nonprofit service organizations		CU	CU	CU	CU	CU			
		13.	Horse shows	7113	CU	CU						
		14.	Nonprofit medical marijuana dispensary							CU	CU	

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Category of Uses												
				NAICS #	RR	RMU	SFR	RD	IR	IB	U	UZ Overlay
VI.	**Recreation Uses**											
	A.	Principal Uses										
		1.	Golf courses	713910	PR	PR		PR				
		2.	For-profit, nonmotorized outdoor recreation		PR	PR		PR				
		3.	Amusements	7131						PR		
		4.	Government and nonprofit parks and outdoor recreation		PR	PR	PR	PR				
		5.	Fully enclosed places of recreation	713940					PR	PR		
		6.	Campgrounds	721211	PR	PR						
		7.	Archery ranges	713990	PR	PR						
		8.	Open air firearms ranges									
		8a.	Fully enclosed firearms ranges		CU	CU						
		9.	Indoor horse rings	115210	PR	PR						
V.	**Utility Uses**											
	A.	Principal Uses										
		1.	Essential services		P	P	P	P	P	P	P	
		2.	Public utilities		PR	PR	PR	PR	PR	PR	PR	
		3.	Transmitter towers within designated transmitter tower overlay zones		CU					CU		
		4.	Wind generators	221119	CU	CU				CU		
		5.	Alternative communication towers		PR	PR			PR	PR		
		6.	Commercial solar systems		P	P	P	P	P	P		
		7.	Utility solar systems						P			
VI.	**Commercial and Industrial Uses**											
	A.	Principal Uses										
		1.	Drinking places	722410					PR		P	
		2.	Eating places						PR		P	
		3.	Takeout eating places	722211					PR		P	
		4.	Drive-through eating places									
		5.	Financial institutions						PR			
		5A.	Financial institutions with a drive-through									
		6.	Professional offices					CU	PR			
		7.	Business offices					CU	PR			
		8.	Business services	561439				CU	PR		P	
		9.	Personal services					CU	PR			

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Category of Uses												
				NAICS #	RR	RMU	SFR	RD	IR	IB	U	UZ Overlay
		10.	Repair services not involving motor vehicles	8112		PR			PR		CU except when proposed use meets [a] below	
		11.	Tradesman		PR	PR		PR	PR			
		12.	Health service facilities									
		13.	Veterinary clinic/grooming	541940/8129	PR	PR					P for grooming/CU for clinics, except when proposed use meets [a] below	
		14.	Studio of artisans		PR	PR			PR			
		15.	Commercial schools	611519					PR			
		16.	Retail stores						PR			
		17.	Limited retail stores					PR	PR			
		17a.	Limited retail stores not located on a numbered highway			PR						
		18.	Research and development facilities	541710					PR			
		19.	Testing facilities	3345					PR		CU, except when proposed use meets [a] below	
		19a.	Laboratories						PR			
		20.	Hotels and motels	7211					PR		P	
		21.	Inns and bed-and-breakfasts	7211	PR	PR		PR	PR		P	
		22.	Sale of gasoline accessory to a retail use						PR			
		23.	Motor vehicle service facilities									
		23a.	Motor vehicle repair facilities									
		24.	Motor vehicle sales and service									

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Category of Uses												
				NAICS #	RR	RMU	SFR	RD	IR	IB	U	UZ Overlay
		24a.	Small-scale motor vehicle service, repair, or sales facilities		CU	PR						
		24b.	Power sport vehicle~~s~~ sales and service			PR						
		25.	Marinas	713930	PR	PR					P	
		26.	Marine sales and service		PR	PR			PR			
		27.	Warehousing and storage	493110					PR			
		27a.	Mini storage warehouses			PR			PR			
		28.	Wholesale sales	423110					PR			
		29.	Trucking and distribution facilities						PR			
		30.	Light manufacturing	332431					PR		CU, except when proposed use meets [a] below	
		31.	Contractors	2361		PR			PR			
		31a.	Excavating and general contractors	238910					PR			
		32.	Commercial parking facilities	238990				PR	PR		CU for freestanding businesses not associated with another use or structures	
		33.	Funeral homes	812210							P, except for crematories	
		34.	Unenclosed storage of unregistered cars, junk cars, or junked car parts		CU	CU						
		35.	Petroleum product storage									
		36	Medical marijuana production facility			P				P		CU
	B.	Accessory Uses										
		1.	Retail sales of items manufactured on the premises					P	PR			

Category of Uses												
				NAICS #	RR	RMU	SFR	RD	IR	IB	U	UZ Overlay
		2.	Cafeterias and food service not open to the public						PR			
		3.	Outside storage of materials, equipment and products in conjunction with an allowed principal use		P	P			PR			
		4.	Drive-through services in conjunction with an allowed principal use									
		5.	Outdoor display of retail goods during business hours in conjunction with an allowed retail use						PR			
		5a.	Outdoor display of aboveground swimming pools, sheds, gazebos and fences in conjunction with an allowed principal use						PR			
		6.	Outdoor eating place chairs, tables or umbrellas to serve patrons in an adjacent eating place						PR			
		7.	Antique stores		CU	CU						
VII.	**Accessory Uses**											
		1.	Accessory buildings and structures		P	P	P	P	P			
		2a.	Off-street parking accessory to a permitted use		P	P	P	P	P			
		2b.	Off-street parking accessory to a use permitted with review or a conditional use		PR	PR	PR	PR	PR			
		3.	Signs		P	P	P	P	P			
		4.	Yard sales		P	P	P	P	P			

[A] Change in use within an existing developed site shall be permitted if it:

- expands the existing structure no more than a five-hundred square foot,
- expands impervious cover no more than five-hundred (500) square feet,
- expands parking by no more than five (5) spaces,
- does not appreciably increase traffic to and from the site,
- screens service vehicles from view from a public right-of-way or adjacent properties, and
- provides new or expanded planting of street trees along street frontages.

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TABLE 280 ATTACHMENT 1B

Non-Residential Uses	NAICS	AD	IB	Urban
Agriculture, Forestry, Fishing and Hunting	11	P 1114, 111998	P 1112, 1114, 1119, 115	All CU, except when proposed use meets [a] below
Mining	21			
Utilities	22	All P, except for ~~but~~ 2211; 221119 is P	All P	All CU, except when proposed use meets [a] below A roof-mounted commercial and utility solar systems is P
Construction	23	P 2362, 2382, 2383	All P	All CU, except when proposed use meets [a] below
Manufacturing	31-33	P 3111-3115, 3117-3119, 312-316 (not including 3161), 321-322 (not including 321114), 323, 325411, 326, 332, 334, 337, 339	P 3111-3115, 3117-3159, 321-3219, 3222, 323, 3254, 3256, 326, 327, 332, 337, 339	All CU, except when proposed use meets [a] below
Wholesale Trade	42	All P	All P	
Retail Trade	44-45	P 442-446, 448, 451-454 (not 45431)	P 441-446, 448-454	All P
Transportation and Warehousing	48-49	P 481, 484, 485, 4871, 4879, 4881, 4884, 4885, 4899	P 482-493	P 485, 4862, 491-492/CU 484, 4862, 487,493, except when proposed use meets [a] below
Information	51	All P	All P	All P
Finance and Insurance	52	All P	All P	All P
Real Estate and Rental and Leasing	53	All P	All P	All P
Professional, Scientific, and Technical Services	54	All P	All P	All P
Management of Companies and Enterprises	55	All P	All P	All P
Administrative and Support and Waste	56	All P	All P	All P (not including 562)

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Non-Residential Uses	NAICS	AD	IB	Urban
Management and Remediation Services				
Educational Services	61	All P (not including 6111)	All P (not including 6111)	All P
Health Care and Social Assistance	62	All P	All P	All P, except for 62322
Arts, Entertainment, and Recreation	71	All P	All P	All P
Accommodation and Food Services	72	All P	All P	All P
Other Services (except Administration)	81	All P	All P	All P
Public Administration	92	All P	All P	All P, except for 92214 for long term incarceration

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