

ZONING

280 Attachment 1A & 1B

Table of Land Use

[Amended 1-18-2005; 3-21-2006; 3-6-2007; 1-15-2008; 5-3-2010; 7-6-2010; 7-20-2010; 8-24-2010; 10-5-2010; 5-3-2011; 12-17-2013; 5-20-2014; 8-16-2016; 3-7-2017; 6-5-2018]

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 | | |

Amendments to Chapter 280 Attachments 1A & 1B by City Council Order #: 18-230-01 adopted 6/5/2018

| 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 | |

Amendments to Chapter 280 Attachments 1A & 1B by City Council Order #: 18-230-01 adopted 6/5/2018

| Category of Uses | | | NAICS # | RR | RMU | SFR | RD | IR | IB | U | UZ Overlay |
|------------------|---------------------------|--|---------|----|-----|-----|----|----|----|-----------------------|------------|
| | 9. | Residential care or congregate care facilities | | | | | | PR | | P except CU 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 | | | | | | |

Amendments to Chapter 280 Attachments 1A & 1B by City Council Order #: 18-230-01 adopted 6/5/2018

| Category of Uses | | | NAICS # | RR | RMU | SFR | RD | IR | IB | U | UZ Overlay |
|------------------|---------------------------------------|--|---------|----|-----|-----|----|----|----|----|------------|
| | 14. | Nonprofit medical marijuana dispensary | | | | | | | CU | CU | |
| VI. | Recreation Uses | | | | | | | | | | |
| | A. | Principal Uses | | | | | | | | | |
| | 1. | Golf courses | 713910 | PR | PR | | PR | | | | |
| | 2. | For-profit, non-motorized 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 | | | 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 | | | |

Amendments to Chapter 280 Attachments 1A & 1B by City Council Order #: 18-230-01 adopted 6/5/2018

| 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/C U 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 | | | | | | | | | |

Amendments to Chapter 280 Attachments 1A & 1B by City Council Order #: 18-230-01 adopted 6/5/2018

| 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 vehicles 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 | | | |

Amendments to Chapter 280 Attachments 1A & 1B by City Council Order #: 18-230-01 adopted 6/5/2018

| 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.

Amendments to Chapter 280 Attachments 1A & 1B by City Council Order #: 18-230-01 adopted 6/5/2018

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 but 2211, except 221119 which is P^a | All P | All CU, except when proposed use meets ^a below Roof-mounted commercial and utility solar systems are 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 |

Amendments to Chapter 280 Attachments 1A & 1B by City Council Order #: 18-230-01 adopted 6/5/2018

| | | | | |
|---|----|----------------------------|----------------------------|---|
| Management of Companies and Enterprises | 55 | All P | All P | All P |
| Administrative and Support and Waste Management and Remediation Services | 56 | All P | All P | All P (not including 562) |
| 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 |

^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.