Section 240-1. - Table of permitted and prohibited uses.

(a) The following regulations shall apply to uses in all zoning districts.

(1) *General use regulations.* No building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or altered, except in conformity with the regulations of this Unified Development Ordinance (UDO).

(2) *Permitted uses.*

a. The following table states the permitted principal and accessory uses authorized within each zoning district. Symbols used in the table have the following meanings:

P = Permitted as a principal use;

A = Permitted as an Accessory Use - See Section 240-7;

S = Permitted subject to Supplemental Use Standards of Section 240-13;

T = Permitted as a Temporary Use - See Section 240-14.

b. The Planning and Development Director is authorized to prepare a written interpretation whether a proposed use not specifically listed in this table is so similar in nature to a permitted use that it is also intended to be permitted in the same zoning district(s). Such determination by the Planning and Development Director may consider factors such as:

1. The common usage of two or more terms to describe the same land uses;
2. The similarity in the scale and intensity of the uses;
3. The similarity in the impacts of comparable uses in terms of traffic, noise, light, parking requirements, customers, hours of operation, impacts on the environment, and impacts on abutting properties.

c. Any use not listed in the table as permitted within a district, and not determined by the Planning and Development Director to be similar in nature to a listed use, is prohibited within that district.

Permitted Use Table

District Type =>	**Residential**				**Mixed-Use**							**Industrial**	
Land Use	**NR-1**	**NR-2**	**NR-3**	**VR**	**NC-1**	**NC-2**	**CC**	**CVC**	**VC**	**TOD**	**MU-BC**	**IT**	**I**
1.0 Residential													
1.1 Single-family Residences													
1.1.1 Single-family detached, one dwelling unit per lot	P	P	P	P	P	P							
1.1.2 Accessory dwellings	A	A	A	A	A	A							
1.1.3 Single-family attached (Townhouse) dwellings			S	S	S	S			S				

1.1.4 Cottage Cluster development		S	S	S									
1.2 Multifamily Residences													
1.2.1 Multifamily development, including accessory uses (such as health club, tennis courts, pool, and similar uses)				S	S	S	S		S	S	S		
1.2.2 Live-work units			S	S	S	S			S	S	S		
1.3 Mixed-use													
1.3.1 Mixed-use development					S	S	S		S	S	S		
1.3.2 Convertible Space							S		S	S	S		
1.4 Home Occupations													
1.4.1 Home occupation	A	A	A	A	A	A	A		A	A	A		
1.5 Homes emphasizing special services, treatment or supervision													
1.5.1 Group Residential Facilities, other than personal care			S	S									
1.5.2 Personal care homes, not used primarily for the treatment of contagious diseases, alcoholism, drug addiction or mental illness		S	S	S			S	S	S	S			
1.5.3 Child and personal care uses (including group day care homes, and child care learning centers)			S	S	S	S	S	S	S	S	S		
1.5.4 Family Day Care Homes	A	A	A										
1.6 Institutional Residence or care or confinement facilities													
1.6.1 Hospitals, clinics, other medical (including mental health)							P	P	P	P	P	P	P

treatment facilities													
1.6.2 Nursing care institutions, intermediate care institutions, handicapped or infirm institutions, child care institutions				P			P	P	P				
1.6.3 Institutions (other than halfway houses) where mentally ill persons are confined							P						
1.7 Hospitality housing, rooms for rent situations													
1.7.1 Rooming houses, boarding houses				S									
1.7.2 Tourist homes (bed and breakfast), and other temporary residences renting by the day or week			P	P	P	P	P	P	P	P			
1.7.3 Hotels, motels and similar businesses or institutions providing overnight accommodations							P	P	P	P	P		
1.7.4 Extended-stay motels/hotels							S	S	S	S	S		
1.7.5 Short-term rentals	S	S	S	S	S	S	S	S	S	S			
1.8 Temporary manufactured housing													
1.8.1 Temporary manufactured housing approved in the event of an emergency, construction, or repair	T	T	T	T					T	T			
2.0 Sales and Rental of Goods, Merchandise or Equipment													
2.1 Sales or rental of goods, merchandise or equipment establishments, 50,000 s.f. or less, not included in Sales and Rental uses				P	P	P	P	P	P	P	P	P	P

listed below													
2.2 Sales or rental of goods, merchandise or equipment establishments, over 50,000 s.f., not included in Sales and Rental uses listed below				P			P	P	P	P	P	P	P
2.3 Sales or rental establishments with drive-through facilities (not permitted on storefront streets)					S	S	S					S	S
2.4 Bicycle sales and repair shops				P	P	P	P	P	P	P	P	P	P
2.6 Convenient cash businesses							S	S	S			S	S
2.7 Corner commercial (see list of specific uses in Sec. 240-13)			S										
2.8 Drive-in theater							S					S	S
2.9 Electrical supply store							P		P	P		P	P
2.10 Farm equipment sales and service												P	P
2.11 Food stores and groceries 50,000 s.f. or less				P	P	P	P		P	P	P	P	P
2.12 Food stores and groceries greater than 50,000 s.f.				P			P		P	P	P	P	P
2.13 Lumber and other building material establishments							P					P	P
2.14 Growler Stores					P	P	P	P	P	P	P	P	P
2.15 Newsstands				P	P	P	P	P	P	P	P	P	
2.16 Office equipment and supplies, sales and service, including accessory printing operations							P	P	P	P	P	P	P

2.17 Outdoor retail sales of goods in connection with a permanent establishment				T	T	T	T		T	T	T	T	T
2.18 Package stores for the sale of alcoholic beverages							S	S	S	S	S	S	S
2.20 Pawn shops												S	
2.21 Plumbing and AC/heating equipment dealers							P	P	P			P	P
2.22 Printing, publishing and reproducing establishments, including photoengraving, typesetting, electrotyping and stereotyping and bookbinding related work							P		P	P	P	P	P
2.23 Private postal and delivery service							P	P				P	P
2.24 Shopping centers							P	P	P	P	P	P	P
2.25 Sporting goods retail (may include accessory indoor shooting ranges)				S	S	S	S		S	S	S	S	S
2.27 Tobacco products shop				S	S	S	S		S	S	S	S	S
2.28 Wholesale sales, with no outdoor display or storage of goods							P		P			P	P
2.29 Wholesale sales, with outdoor display or storage of goods												P	P
2.31 Fireworks Sales											S	S	
3.0 Restaurants													
3.1 Restaurants with no substantial carry-out or delivery service, no drive-in or drive-through service, with no service or consumption outside fully				P	P	P	P	P	P	P	P		

enclosed structure (eating establishments with just inside dining)													
3.2 Restaurants with outdoor dining				S	S	S	S	S	S	S	S		
3.3 Restaurants with carry-out and delivery service, no consumption on the premises							P	P					
3.4 Brew pubs				S	S	S	S		S	S	S		
3.5 Restaurants with drive-through facilities (not permitted on storefront streets)							S						
3.6 Restaurant providing hookah							S						
3.7 Event Center							P		P	P	P	P	
4.0 Motor vehicle-related sales and service operations and modifications													
4.1 Automobile dealerships - motor vehicle sales and leasing, with repair and body work as an accessory use							S						
4.2 Automobile parts and tire stores, both retail and wholesale (e.g., tires, mufflers, etc.)							P					P	P
4.3 Motor vehicle repair and maintenance, not including substantial body work							P					P	P
4.4 Motor vehicle repair and maintenance, including painting and body work and modifications as a principal use							P					P	P
4.5 Automotive wash services (Car Wash), as a principal use							S					S	S

4.6 Manufactured Home and travel trailer sales												P	P
4.7 Automobile rental establishments							S						
4.8 Truck and trailer lease and rental establishments												P	P
4.9 Gasoline station with convenience store							S					S	S
4.10 Boat, boat trailer, and other recreational vehicle sales and repair, provided all repair work is conducted within an enclosed structure												P	P
4.11 Bus station							S	S	S	S	S	S	S
5.0 Services - Office, Clerical, Repair, Research and Personal, not primarily related to the sale of goods or merchandise													
5.1 General Office				P	P	P	P	P	P	P	P	P	P
5.2 Personal services, other than those listed below				P	P	P	P	P	P	P	P	P	P
5.3 Acupuncture Clinic					P	P	P		P	P	P	P	P
5.4 Ambulance services							P					P	P
5.5 Automatic Teller Machines (ATMs)							A		A	A	A		
5.6 Banks and financial institutions with no collateral goods storage on site							P	P	P	P	P		
5.7 Barber and beauty shops and other similar service establishments				P	P	P	P	P	P	P	P	P	P

5.10 Clinics, including medical, dental, chiropractic, osteopathic and similar operations					P	P	P	P	P	P	P	P	P
5.12 Contractors offices including general building, heavy construction and special trade, provided there is not outdoor storage of equipment, materials or construction vehicles								P	P			P	P
5.13 Contractors offices with outdoor storage of equipment, materials or construction vehicles													P
5.14 Fortune tellers and psychics												P	P
5.15 Landscaping Service												P	P
5.16 Laundry and dry cleaning drop-off					P	P	P	P	P	P	P	P	P
5.17 Linen and diaper services													P
5.18 Locksmiths and gunsmiths							P	P	P			P	P
5.19 Medical and dental laboratories							P	P	P	P	P	P	P
5.20 Massage establishment (licensed by the state)					S	S	S	S	S	S	S	S	S
5.22 Repair services and trade shops, including sheet metal, upholstering, electrical, plumbing, carpentry, sign painting and other similar activities								P				P	P
5.23 Research and Experimental testing laboratories												P	P
5.24 Satellite Dishes, as an accessory structure	A	A	A	A	A	A	A	A	A	A	A	A	A

5.25 Tailor, dressmaking and hat making shops					P	P	P	P	P			P	P
5.26 Tattoo establishments							S					S	S
5.27 Taxi stands and dispatching agencies							P	P	P			P	P
5.28 Spa establishment					S	S	S	S	S	S	S	S	S
5.29 Staffing Agency							P				P	P	
6.0 Recreation, amusement, entertainment													
6.1 Adult entertainment, including adult book stores, and adult movies													S
6.2 Baseball batting range							P		P			P	P
6.3 Bowling Alleys							P	P	P	P	P	P	P
6.4 Golf driving range, and/or miniature golf							P					P	P
6.5 Health clubs and other physical fitness establishments					P	P	P	P	P	P	P	P	P
6.6 Park, playground, community center, swimming pool and other recreational facilities as a principal use	P	P	P	P	P	P	P	P	P	P	P	P	P
6.7 Swimming pools, as an accessory structure	A	A	A	A	A	A	A	A	A	A	A	A	A
6.8 Theaters (indoor)							P	P	P	P	P	P	P
6.9 Performing Arts Center, as defined in Chapter 6							P	P	P	P	P		
6.10 Subdivision recreation area	S	S	S										

(private)													
6.11 Film Production or Recording Studio							P					P	P
7.0 Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise or equipment													
7.1 Manufacturing operations conducted entirely within fully enclosed permanent building, not otherwise specified							P					P	P
7.2 Manufacturing operations conducted within fully enclosed building with outdoor storage, not otherwise specified												P	P
7.3 Manufacturing operations that conduct some operations outside fully enclosed building													P
7.4 Baking Plants													P
7.5 Catering and commercial kitchens							P					P	P
7.6 Cold storage plants													P
7.7 Craft brewery							S	S	S	S	S	P	P
7.8 Craft distillery							S	S	S	S	S	P	P
7.9 Dry cleaning plants													S
7.10 Enameling, painting or plating, except artist's studios												P	P
7.11 Millworks												P	P

7.12 Newspaper offices and printing plants, incidental to such offices												P	P
7.13 Packaging and assembly												P	P
7.14 Printing and publishing plants													P
7.15 Soft drink bottling and distribution plants												P	P
7.16 Tire retreading and recapping plants													P
7.17 Innovator space							S	S	S	S		P	P
8.0 Storage and Parking													
8.1 Parking structures, multi-level, a primary use							S	S	S	S	S	S	S
8.2 Storage of goods not related to sale or use of those goods on the same lot where they are stored (see Subsection 240-13(h)(2), Outdoor Storage Standards													
8.2.1 Building material or other outdoor storage yards as a principal use												P	P
8.2.2 Building material or other outdoor storage							A					A	A
8.2.3 Truck terminal - carting, moving or hauling terminal or yard													P
8.2.4 Cold storage and freezer lockers													P
8.2.5 Self-storage							S					S	S

8.2.6 Warehouse, storage or distribution center as a principal use												P	P
8.3 Parking of vehicles or storage of equipment outside enclosed structures where: (i) vehicles or equipment are owned by the person making use of the lot, and (ii) parking or storage is more than a minor and incidental part of the overall use made of the lot (such as an auto dealership inventory storage lot)												P	P
8.4 Commercial dumpsters			A	A	A	A	A	A	A	A	A	A	A
9.0 Services and enterprises related to animals													
9.1 Boarding and breeding kennels and animal hospitals with outdoor boarding of animals												S	S
9.2 Keeping of animals	A	A	A	A	A	A	A	A	A	A	A	A	A
9.3 Veterinarian, including animal hospitals, veterinary clinics with no outdoor boarding of animals, and county animal control shelter					S	S	S	S	S	S	S	S	S
10.0 Funeral Related Services (Human and Animal Related)													
10.1 Cemetery	S	S	S	S	S	S	S	S	S	S	S	S	S
10.2 Crematorium							S	S				S	S
10.3 Funeral home							P	P				P	P
11.0 Educational, cultural, religious, philanthropic, social or fraternal uses													

11.1.1 Public and private schools offering general education courses (including associated grounds and athletic and other facilities)	S	S	S	P	P	P	P	P	P	P	P	P	P
11.1.2 Trade or vocational schools							P	P	P	P		P	P
11.1.3 College, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)							P	P	P	P	P	P	P
11.2 Assembly halls, including union halls, conference halls, civic halls and activities of a similar nature							P	P	P			P	P
11.3 Libraries, museums, art galleries, art centers, and similar uses (including associated educational and instructional activities)				P			P	P	P	P	P	P	P
11.4 Places of worship and places of assembly (including associated residential structures for religious personnel and associated buildings)	S	S	S	P	P	P	P	P	P	P	P	P	P
11.5 Social, fraternal clubs and lodges, union halls and similar uses				P	P	P	P	P	P			P	P
11.6 Clubs and lodges catering exclusively to members and their guests					P	P	P	P	P	P	P	P	P
12.0 Miscellaneous Public and Semi-Public Facilities													
12.1 General public buildings and uses, not including 12.x uses listed below	P	P	P	P	P	P	P	P	P	P	P	P	P
12.2 Communications facilities,	S	S	S	S	S	S	S	S	S	S	S	S	S

including cellular tower													
12.3 Collection Container (as an accessory use)					A	A	A	A	A	A	A	A	A
12.4 Emergency Services (Police, Fire, EMS, Ambulance, Civil Defense)				P	P	P	P	P	P	P	P	P	P
12.5 Solar energy system, accessory	A	A	A	A	A	A	A	A	A	A	A	A	A
12.6 Solar energy system, principal												S	S
12.7 Utility transmission and monitoring facilities	S	S	S	S	S	S	S	S	S	S	S	S	S
12.8 Freestanding mailbox	A	A	A	A	A	A	A	A	A	A	A	A	A
13.0 Agricultural, Forestry, Mining, Quarrying Operations													
13.1 Agricultural operations, farming and forestry (on lots 3 acres or greater)	P	P										P	P
13.2 Community Gardens	S	S	S	S	S	S	S	S	S	S	S	S	S
13.3 Greenhouse and horticultural nurseries							P		P			P	P
13.4 Recycling center													P
14.0 Temporary Structures and Special Events used in connection with the construction of a permanent building or for some non-recurring purpose													
14.1 Temporary Outdoor Sales Events							T	T	T	T	T	T	T
14.2 Mobile Food Unit				T	T	T	T		T	T	T	T	T

14.3 Temporary construction trailer	T	T	T	T	T	T	T	T	T	T	T	T	T
14.4 Temporary sales trailer in connection with a building permit	T	T	T	T	T	T	T	T	T	T	T	T	T
14.5 Temporary tent or storage	T	T	T	T	T	T	T	T	T	T	T	T	T
14.6 Temporary storage containers	T	T	T	T	T	T	T	T	T	T	T	T	T
14.7 Farmers Markets	T	T	T	T	T	T	T	T	T	T	T	T	T

(3) The following uses of land and buildings are incompatible with existing and future development within the City limits and are prohibited in all districts. In addition, neither the Planning and Development Director, City Manager, nor the Mayor and City Council shall have the authority to grant variances or special exceptions for these prohibited uses:

a. Meat packing, slaughtering, eviscerating and skinning;

b. Poultry killing, plucking and dressing;

c. Rendering of byproducts of slaughtering and killing animals or poultry;

d. Yards for the sale, transfer or temporary holding of livestock;

e. Use of equipment which causes off-site radio or television interference and interferes with airport operations;

f. Landfills and junkyards;

g. Outside storage on any property that is not customarily incidental and subordinate to the principal building or is not otherwise permitted by this section;

h. Adult Massage Establishment, see definition in Chapter 110 under "Adult entertainment establishment," this does not refer to a "Massage establishment" or "spa establishment," see definition in Chapter 110.

i. Those uses that emit obnoxious, injurious or offensive noise, vibrations, smoke, dust, gas fumes or odors or create fire or explosion hazards or other objectionable conditions shall be prohibited.

j. Surface parking lots as a principal use.

(Ord. No. 743 , 12-19-17; Ord. No. 748 , 3-20-18; Ord. No. 757 , 12-18-18; Ord. No. 771 , 10-15-19; Ord. No. 776 , 12-17-19)