

USES TABLE

Interpretation.

- A. Some degree of interpretation will occasionally be required in applying the below Uses Table, as it is not possible or desirable to list every name or variation of a given use.
- B. In all cases of uncertainty, the determination of whether a particular use should be allowed in a specific zoning district shall reflect the purposes of the zoning district as stated in the respective sections contained in this Article 3. Zoning district intent uses and standards, both the common and dictionary definitions of the proposed use as contained in the Merriam-Webster Dictionary (latest edition), and the array of listed uses that are allowed in the zoning district based on their character and intensity, as determined by the community development director.

Principal Uses ↓	Zoning Districts →											Development Standards		
R-1	R-2	R-3	MR	NC	GC	MU	TCMU	O-I	M					
<i>A = Allowed</i>												<i>S = Allowed if Approved as a Special Use</i>	<i>Blank = Prohibited</i>	<i>* = Hospital Overlay</i>
												<i>(permitted)</i>		
RESIDENTIAL USES	R-1	R-2	R-3	MR	NC	GC	MU	TCMU	O-I	M				
Single-Family Detached Dwelling: Site-Built or Modular Home	A	A	A											
Dwelling: Duplex, Triplex, Quad				A										
Multi-Family: Townhouses, Apt., Condominiums				A										
Live-Work Units- Lofts in Mixed-Use Building *					A		A	A			Sec. 4.3.2.19			
Home Occupations (Accessory use, only)	+S	+S	+S								Sec. 4.3.3.2 + required only if (office type) not listed as a permitted use			
Housing and Lodging														
Assisted Living Facility *				A			A		A					
Convalescent Home *				A			A		A					
Nursing Care Facility *				A			A		A					
Halfway House/Transitional Housing														

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Multifamily Dwellings, Supportive Living *					S			A				
Child Care Home (6 or less)	S	S	S									Sec. 4.3.1.2/ Sec. 9.6
Child Caring Institution (7 or more) *						A	A					
Adult Care Home (6 or less)	S	S										Sec. 4.3.1.1
Adult Care Center (7 or more) *										A		Sec. 4.3.2.1
Personal Care Home, Family (up to 6)	S	S										Sec. 4.3.1.3/ Sec. 9.7
Personal Care Home, Congregate (7 or more)							A			A		Sec. 4.3.2.14/ Sec. 9.8
Hotels							A	A	A			Sec. 4.4.3.7
Motels							S					Sec. 4.4.3.7
Short-term Rentals	S	S	S									Sec. 4.3.2.25
Hotel or motel, extended stay *							S					Sec. 4.4.3.7
Bed and Breakfast Inn *	S	S	S									Sec. 4.3.2.7
EDUCATIONAL USES												
Private/Public Schools: Kindergarten, Elementary, Middle, and High Schools	S	S	S			A	A	S	S			Sec. 4.3.2.22
Private /Public Schools: Junior Colleges	S	S	S					A	S			
Private/Public Schools: Colleges/Universities	S	S	S					A	S			
Vocational Schools							A			S		
Specialized Schools							A		S	S		
Public Institutional Uses												
Outpatient Medical Care Centers, (Kidney Dialysis Centers etc.)							S			A		
Clinic/Urgent Care Facilities							A			A		
Hospitals										A		

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<i>(permitted)</i>												
Child and Youth Services, such as adoption agencies, Youth centers (except recreational, only), child guidance organizations, youth self-help organizations and foster care placement services								A		A		
Services for the Elderly and Persons with Disabilities								A		A		
Other Individual and Family Services, such as Marriage Counseling Services, Self-Help Organizations, and Telephone Counseling Services (not associated with religious organizations)						A	A			A		
Community Food Services, Housing/Shelters							S			A		
Emergency and Other Relief Services										A		
Vocational Rehabilitation Services								A		A		
Religious & Professional Organizations												
Churches, Mosques, Temples, Synagogues and Other Facilities for Religious Organizations Worship (2)	S	S	S			A	A	A	S	A		(2) may not be within 1,000 ft of another Place of Assembly
Fraternal Lodges, Veterans Membership Organizations, and Other Civic and Social Organizations, Business Professional (2)						A	A	A	A	A		(2) may not be within 1,000 ft of another Place of Assembly
Cemeteries (accessory to a place of worship)	A									A		Sec. 4.3.2.9
COMMERCIAL USES												
Automotive												
New Car Dealers (automobiles and light trucks)							S					Sec. 4.3.2.32
Auto Broker (no vehicles stored or for sale on site)							A	A		A		Sec. 4.3.2.5
Used Car Dealers (for automobiles and light trucks)							S					Sec. 4.3.2.32
Recreational Vehicle Dealers, Boat, ATV etc.							S				A	Sec. 4.3.2.23
Automotive Parts and Accessories Stores							A					Sec. 4.3.2.29
Tire Dealers							S				A	Sec. 4.3.2.33

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<i>(permitted)</i>												
General Auto Repairs							S				S	Sec. 4.3.2.33
Vehicle specialty shop							A					Sec. 4.3.2.33
Auto system repairs Exhaust/Transmission											A	Sec. 4.3.2.33
Auto paint, Custom services											A	Sec. 4.3.2.30
Oil Change Services							S				A	Sec. 4.3.2.33
Car Wash (Accessory use, only)							A					Sec. 4.3.2.35
Gas Station w/o Convenience store; Convenience store w/fuel pumps							A					Sec. 4.3.2.15
Building Material and Garden Equipment and Supplies Dealers												
Home Centers							A	A				
Paint and Wallpaper Stores							A	A				
Hardware Stores						A	A	A				
Wood or Ceramic Tile Flooring Stores							A					
Lumber Yards, retail							A				A	
Outdoor Power Equipment Stores							A				A	
Garden Centers and Nurseries							A	A			A	Sec. 4.3.2.12
Farm Supply Store (e.g. Feed and Seed Store)							A					
Building and Construction Contractors Lot							S				A	Sec. 4.3.2.8
Contractors Office							A				A	
Food and Beverage Stores												
Supermarkets and Other Grocery Stores							A	A				
Convenience Stores							A					Sec. 4.3.2.16
Specialty Food Stores; not for on-premises consumption and not made on site						A	A	A	A			¹ May allow light production with Special Use Approval.
Produce Stands, Permanent							A					Sec. 4.3.2.2
Temporary Outdoor Seasonal Sales						S	S	S				Sec. 4.3.4.6

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Temporary Outdoor Retail Sales						S	S	S				Sec. 4.3.4.5
Package Stores, Retail							A	S				
Retail Bakeries ¹						A	A	A	S			¹ May allow light production with Special Use Approval.
General Merchandise Stores												
Department Stores							A	A				
Warehouse Clubs and Supercenters							A	S			A	
General Merchandise Stores, including Small Box Discount Stores							S	S				Sec. 4.3.2.26 (applicable to Small Box Discount Stores, only)
Miscellaneous Store Retailers												
Pharmacies, Drug Stores							A	A	A	A		
Beauty Supplies							A	S				Sec. 4.3.2.6.
Optical Goods Stores						A	A	A		A		
Clothing and clothing accessory stores						A	A	A	A			
Luggage and Leather Goods Stores							A	A				
Sporting Goods, Hobby, Music and Book Stores						A	A	A	A			
Florists						A	A	A	A	A		
Office Supplies and Stationary Stores							A	A		A		
Gift, Novelty, and Souvenir Stores						A	A	A				
Used Merchandise Stores (including Antiques, Used Books, Second-Hand Clothing, Indoor Flea Markets and Other Used Merchandise Stores), not including Pawnshops						A	A	A	S			
Pawnshops, including Title Pawn											A	Sec. 4.3.2.21
Pet and Pet Supply Stores						A	A	A				

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Art Dealers (includes commercial studios and galleries);						A	A	A	A			
Cigar and Tobacco Shops (excludes lounges);						A	A	A				
Art Supply Stores						A	A	A				
Swimming Pool and Pool Supply Stores							A	A			A	
Auction House							A	A	A			
Furniture and Home furnishings							A	A				
Electronic /Appliance Stores							A	A				
Music Stores (e.g. new records and compact discs)												
Business Support and Other Services												
Banks, Credit Unions and Savings Institutions						A	A	A	A	A		
Check Cashing Services (Accessory use, only)							A					Sec. 4.3.2.10
Insurance Agencies, Brokerages and Other Insurance Related Activities							A	A	A	A		
Banquet Hall or Event Center (2)						S	A	A				Sec. 4.3.2.17 (2) may not be within 1,000 ft of another Place of Assembly
Self-Storage Unit Rental, Climate Controlled							A	S			A	Sec. 4.3.2.11
Self-Storage Unit Rental, Mini-warehouses											A	Sec. 4.3.2.20
Passenger Car Rental							S				A	Sec. 4.3.2.31
Truck, Utility Trailer, and RV Rental and Leasing							A				A	Sec. 4.3.2.23
General Rental Centers							A	A				
Construction Equipment Rental and Leasing											A	
Truck Stops											A	
Employment Placement Agencies & Executive Search Services, Temp Agencies							A	A		A		

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Business Support Offices							A	A		A		
Testing Laboratories (includes physical, chemical, and other analytical testing; excludes medical and veterinary testing) *							S			A	A	
Travel Agencies						A	A	A	A	A		
Retailing New Cellular Phones and Service Plans (with or without repair services)							A	A				
Convention and Visitors Bureaus								A	A	A		
Locksmiths							A	S			A	
Exterminating and Pest Control Services											A	
Janitorial Services							A	S			A	
Landscaping Services							S				A	
Carpet and Upholstery Cleaning Services							A	A			A	
RESTAURANTS/FOOD SERVICES												
Mobile Food Services (i.e., Food Truck Courts) *							A	A	S	A	A	Sec. 4.3.2.18
Restaurants, Full-Service (excluding Brewpubs) *							A	A	A			
Brewpubs							A	A	A			
Restaurants, Limited-Service, including Fast Food and Take-Out, with drive-through windows							A					
Restaurants, Drive-In							A		S			
Cafeterias, Grill Buffets, and Buffets *							A	A				
Specialty Snack Shops and Non-Alcoholic Beverage Bars *							A	A	A			
Bars, Taverns and Other Drinking Places							A	A	A			
Commercial and Industrial Machinery and Equipment Repair and Maintenance Services												

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<i>(permitted)</i>												
Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance Services							A				A	
Recreation Boat and Motorcycle Repair and Maintenance							S				A	
Personal Care Services												
Barber Shops						A	A	S				Sec. 4.3.2.6
Beauty Salons						A	A	S				Sec. 4.3.2.6
Hair Braiding Salon						A	A	S				Sec. 4.3.2.6
Nail Salons						A	A	A				Sec. 4.3.2.6
Diet and Weight Reducing Centers							A	A				
Hair replacement Offices *							A	A		A		
Day Spa						S	A	A	S			
Tattoo and Body Piercing Studios							A					
Coin-Operated Laundries and Drycleaners							A					
Other Services												
Photography Studios, Portrait (including still, video, digital, and passports)						S	A	A				
Photofinishing Services							A				A	
Home Health Care Services, including In-Home Hospice Care and Skilled Nursing Services *							A	S		A		
Funeral Homes and Funeral Services							A					
Crematories											S	Sec. 4.3.2.9
Animal Hospitals and Veterinary Clinics *							A			A		Sec. 4.3.2.4
Animal Shelters							A				A	Sec. 4.3.2.4
Pet Grooming Shops						S	A	A				Sec. 4.3.2.4

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Pet Daycare						S	A	A				Sec.4.3.2.4
Kennels, Pet boarding							A				A	Sec. 4.3.2.4
Kennels, Breeding							A				A	Sec. 4.3.2.4
Keeping of domestic pets		A	A	A	A							Sec. 4.3.3.1
Personal Fitness Training Services							A	A	S	A		
Other Personal Services							A	A		A		
Mortgage and Non-mortgage Loan Brokers							A	A		A		
Professional Office						A	A	A	A	A		
Scientific Research and Development Services							A	A		A	A	
Business Incubator							A	A	A	A		
Coworking Space							A	A	A	A		
Maker Space							A	A	A	A	A	
Corporate Management Offices							A	A	A	A	A	
Medical Offices *							S	A		A		
Medical and Diagnostic Laboratories *								A		A		
ARTS, ENTERTAINMENT AND RECREATION												
Outdoor Amphitheaters and Performance Venues									A			
Arena, Stadium, or Other Facility for Presenting Sporting Events												
Museums and Commercial Historical Sites, including non-retail Art Galleries								A	A			
Zoos, Botanical Gardens, and Nature Parks							A	A	A			
Amusement Parks and Arcades							A	S	S			
Golf Courses, with or without a Country Club							A	A	S			Sec. 4.3.2.13
Fitness Centers, Health Clubs and Recreation Centers (includes Non-Profit facilities, e.g. YMCA)						A	A	A	A			

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Swimming Pools/Aquatic Centers, Commercial							A	A	A			Sec. 4.3.2.27.2
Recreational facilities							A	A	A			Sec. 4.3.2.13
Recreational or Youth Sports Teams Fields							A	A	A			Sec. 4.3.2.13
Miniature Golf Course							A	A	A			Sec. 4.3.2.13
Golf Driving Range							A	A	A			Sec. 4.3.2.13
Paintball Competition Courses							A	A				Sec. 4.3.2.13
Temporary Outdoor Events						S	S	S				Sec. 4.3.4.4
Special Outdoor Events						S	S	S				Sec. 4.3.4.2
Billiard and Pool Halls							S	S ²	S ²			² As part of a mixed use project. Sec. 4.3.2.13
Dance Halls and Night Clubs							S	S ³				³ As part of a mixed use project.
Cigar Lounges (with or without retail component)							S	S ⁴	S ⁴			⁴ As part of a mixed use project.
Hookah Lounges							S	S ⁵	S ⁵			⁵ As part of a mixed use project.
Motion Picture Theaters							A	A	A			
Libraries and Archives							A	A	A	A		
MANUFACTURING, WHOLESALING AND WAREHOUSING												
Craftsmen Studios (pottery, jewelry, woodworking, etc.)						A	A	A	A		A	
Brewery							A	A			A	
Microbrewery							A	A				
Winery							A	A			A	
Distillery							A	A			A	
Manufacturing												

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Manufacturing, traditional											A	
Apparel Manufacturing, excluding Tailors and Dressmakers											A	
Leather and Allied Product Manufacturing,											A	
Wood Product Manufacturing and Sawmills												
Paper Manufacturing,											A	
Printing and Related Support Activities											A	
Pharmaceutical and Medicine Manufacturing							S				A	
Plastics and Rubber Product Manufacturing												
Clay Product and Refractory Manufacturing, excluding Studios of Pottery and Ceramics Artisans/ Craftsmen							S				A	
Computer and Electronic Product Manufacturing											A	
Electrical Equipment, Appliance, and Component Manufacturing											A	
Transportation Equipment Manufacturing											A	
Furniture and Related Products Manufacturing, excluding Studios of Custom Architectural Woodwork and Millwork Craftsmen							S				A	
Medical Equipment and Supplies Manufacturing							S				A	
Miscellaneous Manufacturing,											A	
Wholesale/Warehouse												
Wholesale Trade with Customer Showrooms							S				A	
Distribution Centers											A	
Medium- and Heavy-Duty Trucks, Bus, and Similar Motor Vehicle Dealer							S				A	
General Warehousing and Indoor Storage (Cold Farm product)											A	
Lumber Storage Terminals											A	

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Sound Recording Studios							A				A	
Motion Picture and Video Production (including sound stages)							A	A			A	
Motion Picture and Video Postproduction Services							A	A				
TRANSPORTATION & COMMUNICATIONS												
Transportation												
Airport												
Private Airstrip or Heliport												
Taxi and Limousine Service							S				A	Sec. 4.3.2.3
Taxi and limousine service, dispatch& storage							S					Sec. 4.3.2.27
General Freight Trucking, Local											A	
Charter Bus Terminal							S				A	
Special Needs Transportation							A				A	
Shuttle Services, Vanpools and Other Ground Passenger Transportation							A				A	
Motor Vehicle Towing and Wrecker Services											A	
Trucking Terminal											A	
Courier and Express Delivery Services (FedEx, UPS), sorting and forwarding (“UPS Store” would be classified under Commercial Services, NAICS Ref. 56143 Business Service Centers)											A	
Local Messengers and Local Delivery Services (includes grocery and restaurant meal services, independent of a grocery store or restaurant)							A				A	
Ambulance Services *							S				A	
Parking Lots							A	S ⁶		A	A	⁶ As part of a mixed-use project.

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Parking Garages							A	S ⁷			A	⁷ As part of a mixed-use project.
Communications												
Radio and Television Broadcasting Stations							A				A	
Cable and Other Subscription Distribution							A				A	
Wired Telecommunications Carriers							A				A	
Satellite Telecommunications							A				A	
Monopole Towers and Antennae							S				S	
Lattice Towers											S	
Amateur Radio Service Antenna Structure	A	A	A									
Data Processing, Hosting, and Related Services							A			A		
News Syndicates							A					