

ZONING ORDINANCES

ZO Attachment 2

Appendix A

Use Groups By Category

CATEGORY	DEFINITION	USES	R-R	R-E	R-SF	R-I	R-MF1	R-MF2	R-MF3	MHP	PUD-R	HBD	LBD	GBD	PUD-C	BP	ILT	IMD	IH	Com.
RESIDENTIAL																				
Accessory Uses I	Normal residential accessory uses allowed in most districts. Uses shall be for personal needs and scaled to the neighborhood. Also see Supplemental Regulations.	Swimming Pool; Cabana; Detached garage(s)/ carport; Storage building(s); Antenna/dish; Boat house/dock; Patio/deck/porch/balcony; Gazebo; Greenhouse; Sauna; Tree house; Workshop; Art studio	X	X	X	X	X	X	X		X									X
Accessory Uses II	Accessory uses associated with rural living	Storage buildings for machinery/tools, agricultural uses, equipment, etc.; Animal shelter; Arena; Gas pump island;	X																	
Accessory Uses III	Accessory uses associated with multi- family living	News rack; Recreational amenities					X				X									
Accessory Uses IV	Uses associated with temporary living uses	Meeting rooms; Convention center; Exhibition hall; Restaurant/food service; Recreation/ athletic areas and equipment; News rack/stand;						X	X		X			X	X					

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Accessory Uses V	Building/area for production of goods or services for personal use. (Commercial uses require a Special Use Permit)	Workshop; Art Studio;	X	X	X	X		X	X											
Agriculture, General	Raising, producing or keeping plants or animals	Accessory Buildings; Ag Produce Warehouse (no retail); General Ag Uses/Farming; Apiary/Bee-keeping; Aquaculture; Boarding Stable/Riding Academy/Event Arena; Irrigation System; Forestry; Sod Farm; Veterinary Clinic w/large animal yard; commercial fishing lake; farm and truck gardens	X																	
Agriculture, Moderate	Propagation of special crops or the keeping/ breeding of animals that may be more extensive or specialized than normal agricultural uses.	Kennels; Mushrooms; Commercial Greenhouse	X																	
Assisted Living	An area developed exclusively for the residential use of a specialized group-- older adults, handicapped adults and any reasonable accessory use thereof.	Detached Homes, Attached Units, Multi-Unit structures, Group home, Assisted Care Facilities, Nursing Home, Rest Home						X	X		X									

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Group Home	Residential occupancy of a single- family dwelling unit by a group of disabled persons who do not meet the definition of 'household'.	Group home for handicapped persons or endangered youth/adults	X		X	X	X	X			X									
Group Living	Multi-unit residential buildings consisting of living units with one or more communal spaces.	Dormitory; Student residence; Fraternity/sorority house; Convent/monastery; Shelter/mission; Rooming/boarding/lodging house;			X (s)		X	X			X									
Manufactured Home Park	An area developed exclusively for the placement of housing units that are partially or wholly manufactured off-site according to the HUD Minimum Standards.	Single or double-wide manufactured homes; Modular homes; Prefabricated home								X										
Multi-Unit Living I	A single structure containing 1 to 4 separate living units	Duplex; Four-plex; Townhouses; Apartments; Condominiums					X				X									X
Multi-Unit Living II	A single structure containing 2 - 16 separate living units. No Single Family dwellings	Apartments; Condominiums						X			X									X

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Multi-Unit Living III	A single structure containing 16 + separate living units	Apartments; Condominiums							X											
Private Planned Development	Homes developed around a recreational theme	Fly-in Development; Golf course development; Lake development; Arena development									X									
Secondary Residential	A secondary residential use in addition to a main dwelling unit for use on a temporary, seasonal or subsidiary basis. Main dwelling unit must be occupied by the owner of the property.	Guest house; Bunkhouse; Caretaker's dwelling; Granny flat	X	X	X						X									
Single Family Residential	Independent, detached dwelling unit designed for occupation by a single family	Residence; Single or Double-wide manufactured homes; Modular homes; Prefabricated home	X	X	X	X					X									X
Two-Family Residential	Single structure designed to house two families in separate living quarters	Duplex				X	X	X			X									

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INSTITUTIONAL & SERVICES																				
Aviation	Facilities for the landing and takeoff of flying vehicles, including loading and unloading areas	Airport; Airfield; Hangars; Flying School; Heliport; Helistop	X																	
Community or Social Services/Groups	Public, non-profit, or charitable uses, generally providing a local service to a specified group or the community at large	Lodge/Club/Fraternal Hall; Art Gallery; Museum; Library; Cultural Facility; Senior Citizens Center; Community Center; Social Services Center	X	X	X	X	X	X			X	X	X	X	X					X
Daycare: Child Care Center (or) Preschool	Care, protection, tutelage and/or supervision for children on a regular basis away from their primary residence for less than 24 hours per day	13 or more children for more than three hours and less than 24 hours. See Section 22-030 for additional requirements	X (S)	X (S)	X (S)	X (S)	X (S)	X (S)	X (S)		X (S)	X (S)	X	X	X	X				X (S)
Daycare: Home Based	Care, protection, tutelage and/or supervision for children on a regular basis away from their primary residence for less than 24 hours per day	Up to 2 children unrelated to the provider for not more than 20 hours a week	X	X	X	X	X	X	X	X	X									X
Daycare: Licensed Daycare (or) Group Daycare	Care, protection, tutelage and/or supervision for children on a regular basis	Up to 10 or 12 children under the age of 16. See Section 22-030 for additional requirements	X (S)	X (S)	X (S)	X (S)	X (S)	X (S)			X (S)									X (S)

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	away from their primary residence for less than 24 hours per day																			
Detention and Correctional Facilities	Privately operated facilities for the judicially required detention or incarceration of people. Inmates and detainees are under 24-hour supervision by peace officers, except when on an approved leave	Prisons; jails; Probation Center; Juvenile or Adult Detention Center																		X (S)
Education, College	Institutions of higher learning or specialized education	College; University; Trade School	X									X	X	X	X	C				
Education, Other	Institution offering classes or tutelage or instruction in the arts or athletics	Schools for dance/music/arts; Athletic instruction; Learning Center or Tutoring Services; Adult Education	X (S)	X (S)	X (S)	X (S)	X (S)	X (S)			X (S)	X	X	X	X	C				
Education, School	Institution offering education for children and youth from the pre-school level through college preparatory. Includes parochial, private or public instruction.	Preschool as an accessory use to any of the following: Elementary/Grade School; Middle/Junior High School; Senior High School; College Prep-School	X	X	X	X	X	X			X		X	X	X					X
Health Care, Short	Medical or surgical care to	Day Surgery; Hospital; Clinic						X						X	X	C				

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Term	patients																			
Health Care, Long Term	Medical or surgical care to patients	Nursing Home; Sanitarium; Home Health Care					X	X			X			X						
Interment Facilities I	Buildings and/or site for preparation of the human body for interment.	Morgue; Funeral home; Undertaker.	X									X	X	X	X					
Interment Facilities II	Site for the interment of the human body.	Cemetery; Columbarium, Mausoleum. Special Use permit required.	X												X					
Interment Facilities III	Facilities for cremation of the human body	Crematorium. Special Use permit required.																	X (S)	
Municipal Services	Provides services to large areas of the City or the City at large	Post Office; Administrative/Governmental Offices and Services	X	X			X					X	X	X	X	C				
Personal Care Facilities	Care, protection, tutelage and/or supervision for adults on a regular basis away from their primary residence for less than 24 hours per day.	Adult Care Facility	X (S)	X (S)	X (S)	X (S)	X (S)	X (S)			X (S)	X	X	X	X					

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Public Transportation	Land/bldgs for facilities for loading/ unloading freight & passengers & normal accessory uses	Bus terminal/station; Train station												X	X		X			
Religious Institution	Meeting area/site for religious activities to include worship and secular activities connected with a recognized organized religious organization	Church/Synagogue/Temple; Bible Institute; Christian Science Reading Room; Religious sponsored schools/libraries/educational institutions; Social or recreational center	X	X	X	X	X	X			X	X	X	X	X					
Safety Services	Public safety and emergency response services	Police Station; Fire Station; Ambulance/paramedic services	X	X	X	X	X	X			X	X	X	X	X	X	X	X	X	X
Utilities, Local	Infrastructure services that need to be located in or near the area where the service is provided.	Substation or pump station; Transformer station for electric or communication services; Well-- oil, gas, water; Water Tower	X	X	X	X	X	X			X	X	X	X	X	X	X	X	X	X
Waste Processing	1. Uses that receive solid or liquid wastes from others for processing or disposal on site or for transfer to another location. 2. Uses that collect sanitary wastes, or uses	Grinding pit; Sewage works/facility; Packing/bailing site; Incinerator; Landfill																		X (S)

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	that manufacture or produce goods or energy from the processing of organic material.																			
Utilities, Major	Large-scale facilities providing services for regional areas.	Flood control project; Railroad facilities; Power generating station; Energy storage facility; Reservoir, Water supply plant/filter beds; Maintenance facility; Recycling center; Animal shelter/ pound	X														X	X		
RECREATIONAL																				
Athletic Facilities, Indoor	Building(s)/facilities for indoor athletic activities	Skating Rink; Hockey Field/Rink; Bowling Alley; Swimming Pool; Health Club/Fitness Center; Racquetball/ Handball Courts										X		X	X		X			
Athletic Facilities, Outdoor	Site and facilities for outdoor athletic activities	Athletic/Sports Field(s); Driving Range; Golf Course; ; Skateboard Park; Playground; Recreational Community Buildings	X	X	X	X	X	X			X				X	X		X		X
Lodging Facilities III	Lodging facilities provided for tourists, travelers and short-term recreational use	Campground; Summer camp; Base lodge or hunting camp/lodge; Ski resort; Vacation	X (S)								X (S)				X					

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		farm/dude ranch; Retreat; Cabins; Recreational vehicle park; Country inn																		
Open Space or Areas	Natural areas consisting mostly of vegetative landscaping	Historical Marker; Conservation & Wildlife Sanctuary/Park; Natural Area; Forest; Wooded Area; Walking/Biking paths; Archeological Site; Nurseries; Orchards; Public Parks	X	X	X	X	X	X			X	X	X	X	X	X	X	X	X	X
Recreation/ Entertainment I	Commercial uses that provide moderate to large sized space or facilities for recreation- or entertainment-oriented activities in an indoor or outdoor format.	Banquet hall; Assembly Hall; Auditorium; Exhibition Hall; Conference Center; Convention hall/facility; Arcade; Billiard Parlor; Game room; Pavilion; Bar; Private Club; Nightclub/Cabaret/ Dance hall; Miniature Golf course; Theater										X	X	X	X					
Recreation/ Entertainment II	Large, generally commercial uses that provide for recreation- or entertainment- oriented activities in an outdoor format	Stadium; Fairground; Aquarium; Adventure Game; Gun Club/Skeet Shoot/Target Range; Marina; Yacht Club; Drive-in or Amphi-theater	X (S)											X	X		X			
Recreation/ Entertainment III	Commercial recreation/entertainment sites in excess of twenty acres	Race Track; Ski Slope/Facilities; Amusement Park; Theme park; Recreational Lake; Casino; Zoo	X (S)																	

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COMMERCIAL																				
Adult Entertainment	Adult bookstore, adult cinema or adult entertainment facility. Activities involving nudity or partial nudity.	Exotic Cabaret; Adult video rental/viewing; Adult books/goods													X					
Lodging Facilities I	Lodging facilities provided for tourists, travelers and short-term residential use (less than 6 months)	Rooming/boarding/lodging house	X		X	X		X			X	X								
Lodging Facilities II	Lodging facilities provided for tourists, travelers and short-term recreational use	Hotel; Motel; Hostel; Resort	X (S)					X (S)			X (S)			X	X	C				
Parking Facility	Parking when it is the main use, not an accessory use, of a piece of property.	Municipal or private garage or parking lot										X	X	X	X	X	X			
Professional Offices	Activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services	Doctor offices, Dentist offices, Administrative Offices; Radio/Television production studio/ offices-no tower; Publishing-no production										X	X	X	X	X				

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Restaurant I	Site for preparation of food for service to the public for consumption at tables on-site or for drive-thru/carry-out service either inside or outside of the building.	Restaurant; Fast-Food Restaurant w/o drive- through facilities										X	X	X	X	C	X			
Restaurant II	Site for preparation of food for service to the public for consumption at tables on-site or for drive-thru/carry-out service either inside or outside of the building.	Drive-In or Drive-Thru Restaurant										X	X	X	X	C	X			
Retail Sales/Service I	The sale, lease or rental of new or used products to the general public. Also personal services, product repair or services for consumer and business goods.	Veterinary Clinic-no exterior pens; Bakery/Bake Shop/Caterer; Jeweler/Clockworks; Bicycle Repair; Beauty/Barbershop; Dry Cleaner; Laundry; Shoe Repair; Manicure; Massage; Haberdashery; Dressmaker/Tailor; Day Care; Mail/Packaging; Travel/Tour Guide; Locksmith; Photo Developing Outlet; Photography Studio; Upholstery/Furniture Refinishing; Engraving; Financial Institutions, Gun Shop												X	X		X			

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Retail Sales/Service II	The sale, lease or rental of new or used products to the general public. Provision of personal services, product repair or services for consumer and business goods.	Farmer's Open-Air Market; Garden Ctr/Nursery; Agricultural Supply Store; Agricultural Chemicals; Farm Implement Sales/Service w/display yard; Landscaping Service; Motor Vehicle Dealership-Used/ New w/display yard; Vehicle or machinery rental or leasing agency; Restaurant; Hotel/Motel; Restaurant/Hotel/Motel Supplies; Retail Warehouse/Outlet; Office Equipment/Machinery; Data Processing; Printing/Photocopying; Courier/Messenger Service; Taxicab; Detective/ Protective services; Veterinary w/exterior pens; Exterminating; Employment Agency											X	X		X				
Trades Contractors, Small Scale	Retail outlets for service businesses with limited on-site product or equipment storage	Electrical, Plumbing Carpentry, HVAC, Communications, Welding; Trades Workshop, Painter; Remodeling										X	X	X	X		X			

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Vehicle Repair	Vehicle repair firms servicing passenger vehicles, light and medium trucks and other consumer vehicles such as motorcycles, boats and recreational vehicles. Generally, the customer does not wait at the site while the service or repair is being performed.	Motor Vehicle Repair Garage; Auto Body Repair												X	X		X	X		
Vehicle Service, Limited	Provide direct services to motor vehicles where the driver/passengers generally wait in the car or nearby while the service is performed.	Car Wash; Gas Station, Service Station; Oil Change Service; Tire Service											X	X	X		X			
INDUSTRIAL																				
Industrial Service	Firms engaged in the provision of services geared toward industrial uses or services that have the potential of impact upon the community.	Specialized or custom cleaning or maintenance services; Paint Shop; Vending Machine supplier; Dry cleaning/dyeing or laundry plant; Photo processing lab; Auto tow lot																X	X	

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Manufacturing/ Production I	Firms involved in the final stages of manufacturing, processing, fabrication, packaging, or assembly of goods	Publishing--books, newspaper, periodicals, music, recordings, art, etc; Commercial Bakery; Mfg of Jewelry/Optical goods; Production of paper goods, stone products														X	X			
Manufacturing/ Production II	Firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods and related uses that typically have few, if any, negative external impacts on surrounding properties. Moderate scale uses.	Products from glass, metals, plastics, wood; Textile or apparel mfg; Ice; Vegetable/Food products or processing; Milk distribution; Pharmaceutical production														C		X		

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Manufacturing/ Production III	Firms involved in the processing of raw materials for manufacturing purposes. Also large scale manufacturing uses. Also includes establishments that produce odors, dust, vibration, noise, vibration or other external impacts that are detectable beyond the property lines of the subject property	Asphalt or concrete batching plant; Mfg of rubber, plastic, paint/paint products; metals, paper/pulp, lumber, porcelain/china, tobacco; Rubber reclamation; Distillation Plant; Processing plant for fish, animals or their by- products; Foundry; Grain/mill products; Gas or petroleum refining or production; Mfg of aircraft, pre-fabricated homes, vehicles, soap/cleaners/ toiletries/detergents; Mineral processing; Storage of unsightly equipment/ materials; Tanning & Leather processing																	X (S)	
Research Laboratory I	Facilities for the scientific study, testing and analysis of ideas/products, etc.	Research laboratory												X	X	X	X	X		
Research Laboratory II	Facilities for the scientific study, testing and analysis of ideas/products, etc. where either the materials or the methods used for testing have the potential to cause harm to people or the environment.	Research laboratory																	X (S)	
Retail	The sale, lease or rental of	Industrial chemicals;															X	X		

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Sales/Service, Industrial	products that could have a detrimental effect on the general public.	Sales/leasing of heavy equipment, construction equipment, farm machinery ; Bus/train garaging or equipment maintenance; Fuel storage tank(s); Landscaping service w/equipment storage; Truck Stop																		
Self-Service Storage	Providing separate storage areas for individual or business uses.	Storage units/building(s), mini storage warehouse, storage business												X (S)			X	X		
Trades Contractors, Large Scale	Sites for service contractors including storage yards for equipment and supplies	General trades contractor w/equipment yard; Roofing/siding/sheet metal contractor												X	X	C	X	X		
Vehicle/Equipment Repair, Industrial	Large scale facilities providing repair services for large or oversized vehicles and equipment.	Large scale equipment or machinery repair shops; Fleet service shops; Farm or construction equipment repair																	X	
Warehouse	Storage, wholesale sales and distribution of materials and equipment to parties other than the general public.	Warehouse, moving and storage firms, trucking or cartage operations, and truck staging or storage areas														X	X	X		

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Wholesale Sales	Firms involved in the sale, lease, or rental of products primarily intended for industrial, institutional, or commercial businesses.	Alcoholic Beverages; Groceries; Manufactured goods distributors														X	X			
OTHER			X	X	X	X	X	X			X	X	X	X	X	X	X	X	X	
Temporary Uses	Uses established for a limited amount of time that may create a negative impact upon the public well-being.	Food booth/stall for an event; Portable Processing Plant for aggregate processing/concrete batching/asphalt production; Construction Office Temporary Housing during construction or repair to home or business; Large-Scale Event; Auction																		
			(s) = Special Use Permit Required																	
			(C) = Conditional Use per Section 15-512.d																	
The following uses can only be located in the I-H Zoning District and require a Special Use Permit:																				
Disposal of dead animals; Offal reduction; Fat/Oil Rendering Intensive agricultural uses such as feedlots, large-scale production of animals, poultry Fish processing plant Foundry or steel works Hazardous waste disposal Mining, quarrying Salvage Yard, Junk Yard																				

(Ord. 1297, 2010; Ord. 1364, 2013; Ord. 1443, 2018)