

ZONING

30 Attachment 3

**APPENDIX A-3. USE REGULATIONS**

Section 30.06.002 - Use charts.

Legend

P The land use is permitted by right in the zoning district indicated.

The land use is prohibited in the zoning district indicated.

S The land use may be approved as a conditional use/Specific Use Permit (SUP) in the zoning district indicated.

Types of Land Uses	Residential Zoning Districts											Nonresidential Zoning Districts				
	AG	SF-E	SF-20	SF-15	SF-11	SF-9 (PD only)	SF-PH (PD only)	2F (PD only)	SFA (PD only)	MF-12	MH	O	NS	R	LC	BP
<b>Agricultural Uses</b>																
Bulk grain and/or feed storage	P															
Farms, general (crops)	P															
Farms, general (livestock/ranch)	P	P	S													
Greenhouse (non-retail/hobby)	P	P	P	P	P	P	P	P	P	P	P					
Hay, grain, and/or feed sales	P													P	P	
Livestock sales	P															
Orchard/crop propagation	P	P	P													
Plant nursery (growing for commercial purposes but no retail sales on site)	P	P														

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Stables (as a business)	P															
Stables (private, accessory use)	P	P	P													
Stables (private, principal use)	P	P	S													
<b>Residential Uses</b>																
Accessory building/structure (residential)	P	P														
Accessory building/structure (nonresidential)												P	P	P	P	
Accessory dwelling	P	P														
Assisted living facility ≤6	P	P	P	P	P	P	P	P	P	P						
Assisted living facility ≥7	S	S	S	S	S	S	S	S	S	S						
Caretaker's/guard's residence									P	P	P			P		
Community home	P	P	P	P	P	P	P	P	P	P	P					
Duplex/two-family								P								
Family home adult care	P	P	P	P	P	P	P	P	P	P	P					
Family home child care	P	P	P	P	P	P	P	P	P	P	P					
Four-family (quadraplex)										P						
Home occupation	P	P	P	P	P	P	P	P	P	P	P					
Multifamily (apartments)										P						
Private street subdivision																
Rooming house/ boarding house										P						
Single-family detached	P	P	P	P	P	P	P	P	S	S	S					
HUD-code manufactured home											P					
Single-family industrialized home	P	P	P	P	P	P	P	P	S	S	P					
Single-family townhouse (attached)									P	P						
Single-family zero-lot/tract-line/patio homes							P			P						

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Swimming pool (private use only by resident)	P	P	P	P	P	P	P	P	P	P	P					
Three-family (triplex)										P						
<b>Office Uses</b>																
Armed services recruiting center												P	P		P	
Credit agency												P	P		P	
Insurance agency offices												P	P	P	P	
Offices (brokerage services)												P	P	P	P	
Offices (health services)												P	P	S	P	
Offices (legal services)												P	P	S	P	
Offices (medical office)												P	P	P	P	
Offices (professional)												P	P	S	P	
Offices (parole-probation)												S	S	S	S	
Real estate offices												P	P		P	
Telemarketing agency												S	S	S	P	
Bank (stand-alone)																
Savings and loan (stand-alone)																
Security monitoring company (no outside storage)												P	S	P	P	
<b>Personal and Business Service Uses</b>																
Alternative financial establishment														S	S	
Appliance repair															P	
Artist studio												P	P	P	P	
Ambulance service (private)															P	
Automobile driving school (including defensive driving)												S	S	P	P	
Automatic teller machines (ATMs)												P	P	P	P	

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Barber/beauty shop/college (barber or cosmetology school or college)												P	P	S	P	
Barber/beauty shop (non-college)													P	P	P	
Bed and breakfast inn	S	S	S	S	S	S				S			P	P		
Car title loan business														S	S	
Check cashing business														S	S	
Communication equipment (installation and/or repair - no outdoor sales or storage)															P	
Computer sales													P	P	P	
Credit unions												P	P	P	P	
Dance/drama/music schools (performing arts)												P	P		P	
Exterminator service (no outdoor sales or storage)														S	P	
Financial services (advice/invest)												P	P	P	P	
Funeral home														S	P	
Hotel/motel, full service												S		P	P	
Hotel/motel, limited service														S	S	
Martial arts school												P	P	S	P	
Kiosk (providing a service)												S	S	S	P	
Laundry/dry cleaning (drop off/pick up)													P	P	P	
Locksmith													P	P	P	
Mini-warehouse/self-storage														S	P	
Payday advance or loan business														S	S	
Photo studio												P	P	P	P	
Photocopying/ duplicating												P	P	P	P	

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Security quarters as associated with a business (live-in)															P	
Sexually oriented business	(See article 6.07 of the city code)															
Shoe repair												P	P	P	P	
Short-term rental	P	P	P	P	P	P	P	P	P	P	P					
Studio for radio or television (without tower)												P	P	S	P	
Tailor shop												P	P	P	P	
Tool rental (indoor storage only)														P	P	
Tool rental (with outdoor storage)														S	P	
Travel agency												P	P	P	P	
<b>Retail Uses</b>																
Alcoholic beverage retail sales, beer barns, etc. (no drive-through)																
All-terrain vehicle (go-carts) dealer/sales														S	S	
Antique shop (household items; no outside storage)													P	P	P	
Art dealer/gallery												P	P	P	P	
Bakery (retail)													P	P	P	
Bike sales and/or repair													P	P	P	
Book store												S	P	P	P	
Building material sales														P	P	
Cabinet shop (manufacturing)														S	P	
Cafeteria													P	P	P	
Confectionery store (retail)													P	P	P	
Consignment shop														P	P	
Convenience store without gas sales													S	S	S	

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Department store														P	P	
Drapery shop/ blind shop													S	P	P	
Florist												P	P	P	P	
Food or grocery store													S	P	P	
Furniture sales (indoor)													S	P	P	
Garden shop (inside only; no outside storage)													P	P	P	
Gravestone/ tombstone sales														S	P	
Handicraft shop													P	P	P	
Hardware store													P	P	P	
Home improvement center														P	P	
Lawnmower sales and/or repair														P	P	
Major appliance sales (indoor)														P	P	
Market (public, flea)														S	S	
Nail salon														S		
Needlework shop													P	P	P	
Personal watercraft sales (primarily new/repair)														S	P	
Pet shop/supplies													P	P	P	
Pharmacy (stand-alone)													S	S	S	
Plant nursery (retail sales/outdoor storage)													S	S	P	
Private club														S	S	
Recycling kiosk													S	S	P	
Restaurant												P	P	P	P	
Restaurant (drive-in)													S	P	P	
Retail store (misc.)													P	P	P	

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Security systems installation company														P	P	
Studio, tattoo or body piercing																
Temporary outdoor retail sales/ commercial promotion (30-day time limit; permit req'd)													P	P	P	
Upholstery shop (non-auto)														S	P	
Used merchandise/ furniture store														S	P	
Vacuum cleaner sales and repair													P	P	P	
Veterinarian (indoor kennels)													P	P	P	
Woodworking shop (ornamental)														P	P	
Permanent cosmetics														S		
<b>Transportation and Automotive Uses</b>																
Auto body repair															S	
Auto dealer (primarily new/used auto sales as accessory use only)														S	S	
Auto dealer, used auto sales														S	S	
Auto financing and leasing														S	P	
Auto glass repair/tinting														S	P	
Auto interior shop/ upholstery														S	S	
Auto muffler shop														S	P	
Auto paint shop															S	
Auto repair (general)														S	S	
Auto repair as an accessory use to retail sales														S	P	
Auto supply store new and rebuilt parts													S	P	P	
Auto wrecker service															P	
Carwash (self-service; automated)													S	S	P	

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Full-service carwash (detail shop)													S	S	P	
Motorcycle dealer (primarily new/repair)														S	S	
Limousine/taxi service															P	
Public garage/ parking structure														P	P	
Quick lube/ oil change/ minor inspection													S	S	S	
Tire sales (outdoors)																
Automotive gasoline or motor fuel service station														P	P	
Auto rental														S	S	
<b>Amusement and Recreational Uses</b>																
Amusement devices/arcade (four or more devices)													S	S	P	
Amusement services (indoors)													S	P	P	
Amusement services (outdoors)													S	S	S	
Billiard/pool facility (three or more tables)														S	S	
Bingo facility														S	S	
Bowling center														P	P	
Broadcast station (with tower)															P	
Country club (private)	S	S	S	S	S	S	S	S	S	S	S					
Dance hall/dancing facility														S	P	
Day camp	P															
Dinner theater													S	P	P	
Driving range	S													S	P	
Earth satellite dish (private, less than three inches in diameter)	(See section 30.07.105)															

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Exhibition hall														S	P	
Fairground														S	S	
Golf course (miniature)	S												S	P	P	
Golf course (private)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Golf course (public)	S															
Health club (physical fitness; indoors only)													S	P	P	
Motion picture theater (indoors)													S	S	S	
Motion picture studio, commercial film														S	S	
Museum (indoors only)												P	P	P	P	
Park and/or playground (private)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Park and/or playground (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Travel trailers/RVs (short-term systems)											S					
Rodeo grounds	S															
Skating rink (ice)													P	P	P	
Swimming pool (private; membership)	S	S	S	S	S	S	S	S	S	S	S	S	S		P	
Swimming pool (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Tennis court (lighted)	S	S	S	S	S	S	S	S	S	P	P	S	S	S	S	
Tennis court (private/not lighted)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Theater (non-motion picture; live drama)														S	S	
Video rental/sales													S	S	S	
<b>Institutional</b>																
Antenna (noncommercial)	(See section 30.07.105)															
Antenna (commercial)	(See section 30.07.105)															

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Broadcast towers (commercial)	(See section 30.07.105)															
Cellular communications tower/PSS	(See section 30.07.105)															
Cemetery and/or mausoleum	S													S	S	
Child day care (business)												S	S	S	S	
Church/place of worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Civic club												P	P	P	P	
Clinic (medical)												P	P	P	P	
Community center (municipal)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Electrical generating plant	S													S	S	
Electrical substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Electrical transmission line	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Emergency care clinic													S	S	S	
Fire station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Franchised private utility (not listed)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fraternal organization												S	S	P	P	
Gas transmission line (regulating station)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Governmental building (municipal, state or federal)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Group day care home									S	P	P	S	S	S	S	
Heliport															S	
Helistop													S	S	S	
Hospice										S			S	S	S	
Hospital (acute care/chronic care)													S	S	S	
Independent senior living facility									S	S	S	S	S			
Library (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

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Mailing service (private)												P	P	P	P	
Maternity homes														S	S	
Nonprofit activities by church	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Nursing home/convalescent center									S	S	S	S	S			
Orphanage	S									S						
Philanthropic organization												S	S	S	S	
Phone exchange/ switching station	S											S	S	S	S	
Police station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Post office (governmental)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Radio/television tower (commercial)	(See section 30.07.105)															
Rectory/parsonage	P	P	P	P	P	P	P	P	P	P	P	P	P			
Rehabilitation care facility															S	
Rehabilitation care institution															S	
School, K through 12 (private)	S	S	S	S	S	S	S	S	S	S	S	S	S			
School, K through 12 (public)	P	P	P	P	P	P	P	P	P	P	P	P	P			
School, vocational (business/commercial trade)															S	
Sewage pumping station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility distribution line	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Water supply facility (private)																
Water supply facility (elevated water storage)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Water/wastewater treatment plant (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>Commercial and Wholesale Trade Uses</b>																
Book binding														S	S	
Feed and grain store	S													P	P	

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Furniture manufacture															S	
Heating and air conditioning sales/services														S	P	
Livestock - wholesale	P															
Pawnshop														S	S	
Propane sales (retail)														S	S	
Taxidermist	S													S	S	
Veterinarian (outdoor kennels or pens)	S													S	S	
Warehouse/office														S	S	
Welding shop															S	
<b>Light Industrial/Manufacturing Uses</b>																
Temporary model home sales office, no outside storage including vehicles (only with model home permit)		P	P	P	P	P	P	P	P	S	S					
Concrete batch plant (permanent)																
Concrete batch plant (temporary)	P	P	P	P	P	P	P	P	P	S	S	P	P	P	P	
Contractor's office/sales, with outside storage including vehicles															P	
Contractor's temporary on-site construction office (only with permit)	P	P	P	P	P	P	P	P	P	S	S	P	P	P	P	
Electronic assembly														S	S	
Engine repair/motor manufacturing, remanufacturing and/or repair														S	S	
Laboratory equipment manufacturing															S	
Machine shop														S	S	

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Micro-brewery (on-site mfg. and sales)														S	S	
Outside storage														S	S	
Plumbing shop (no outside storage)														P	P	
Research lab (nonhazardous)														S	S	
Sign manufacturing														S	S	
Stone/clay/glass manufacturing														S	S	

**Notes:**

When developed as a permitted use, an Alternative Financial Establishment shall comply with the development standards of the district in which it is located.

When developed as a permitted use, an Alternative Financial Establishment shall be in a stand-alone building. Also, each building shall be located a minimum of 1500 feet apart, measured from property line to property line.

(Ordinance 04-05-610, app. 3, adopted 5/17/04; Ordinance 05-04-651, secs. 2–6, adopted 4/18/05; Ordinance 05-11-682, secs. 2, 3, adopted 11/21/05; Ordinance 09-05-799, sec. 2, adopted 5/18/09; Ordinance 11-07-887, secs. 2, 3, adopted 7/5/11; Ordinance 14-02-971, sec. 2, adopted 2/18/14; Ordinance 15-06-994, secs. 18, 19, adopted 6/2/15; Ordinance 20-02-1150 adopted 2/18/20; Ordinance 22-09-1282 adopted 9/20/2022; Ordinance 24-03-1350 adopted 3/5/2024)