

ZONING ORDINANCE

14A Attachment 1

APPENDIX A USE TABLE

Except as otherwise specifically provided herein, regulations governing the use of land and structures with the various zoning districts and classifications of planned unit developments are hereby established as shown in the following Use Table. This table is not intended to be inclusive; refer to district development standards for additional dimensional enumerations and specifications. If there are discrepancies between the table and the written descriptions in this Ordinance, the written description shall govern.

- A. Permitted Uses. A “P” indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this Ordinance.
- B. Permitted Uses Subject to Specific Standards. A “P*” indicates a use that will be permitted, provided that the use meets pertinent provisions established in the “Permitted Uses” and “Additional Use Specifications” sections of Articles VI–XVIII. Such uses are also subject to all other applicable regulations of this Ordinance.
- C. Conditional Uses. A “C” indicates a use that is allowed only where a conditional use permit is approved by the Planning and Zoning Commission. Conditional uses are subject to all other applicable regulations of this Ordinance.

	Residential Districts									
	A/O	R-1A R-1B R-1C	R-2	R-3	B-1	B-2	CBD	M-1	M-2	PU
Residential										
Boarding/Rooming House			P	P	P					
Extended Care Facility/Convalescent/Nursing Home				C	P					
Duplex DU			P	P	P					
Manufactured Home Parks				C	C			C		
Accessory units	P*	P*	P*	P*	P		C	C		
Multi-Family: 2, 3, and 4 DU			P	P	P		P			
Multi-Family: 5 or more DU				P	P		C			
Single-Family DU	P*	P	P	P	P		P			
Temporary construction buildings	P*	P*	P*	P*	P*			P		

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	Residential Districts									
	A/O	R-1A R-1B R-1C	R-2	R-3	B-1	B-2	CBD	M-1	M-2	PU
Public, Civic, and Institutional										
Educational Facility, College and University		C	C	C	C		C	C		P
Educational Facility, Indoor Instruction		C	C	C	C		C	C		P
Educational Facility, Outdoor Instruction		C	C	C	C		C	C		P
Educational Facility, Primary and Secondary		C	C	C	C		C	C		P
Educational Facility, Tutoring		C	C	C	C		C	C		P
Educational Facility, Vocational / Trade		C	C	C	C		C	C		P
Governmental Facilities										P
Hospitals			C	C	C			C		P
Medical Clinics			C	C	C		C	C		P
Parks/Open space	C	C	C	C	C		C	C		P
Places of Worship		C	C	C	C			C		
Commercial, Office and Retail										
Agricultural Use, Private Barn or Stable	P*	R-1C (C)								
Agricultural Use, Farm or Pasturage	P*	R-1C (C)								
Agricultural Use, Farm Product Processing	P*									
Animal Care Facility/Veterinary Clinic/Animal Grooming Salon, Indoor	P*	R-1B,C (C)	C	C	P		P*	P		
Animal Care Facility, Outdoor	P*				P	C		P		
Art Studio/Gallery					P	C	P			
Bed and Breakfast Inn Non-traditional		C	C	C	C		C			
Carwash					P	C				
Commercial Garden/Greenhouse/Landscape Maintenance	P				P	C				
Commercial Amusements					P	C	P*			
Conference/Convention Center					P	C	P*			

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	A/O	R-1A R-1B R-1C	R-2	R-3	B-1	B-2	CBD	M-1	M-2	PU
Country Club	C	C	C	C	C			C		P
Day Care, In-home (six or fewer people)	P	P	P	P	P			C		
Day Care, Commercial			C	C	P	C	C	C		
Dry Cleaners and Laundry					P	C	P*	P		
Fraternal Lodge					P		P*	P		
Fuel Sales					P	C		P		
Funeral Homes					P			P		
Golf Course or Driving Range	C	C	C	C	C			C		
Health Club/Sports Facility, Indoor					P	C	P*			P
Health Club/Sports Facility, Outdoor (Driving Range)	P				P	C				P
Hotels/Motels/Extended Stay Facilities					P	C	P*			
Night Club, Bar or Tavern					P	C	P*			
Offices					P	C	P*	C		
Offices-Real Estate Sales		P*	P*	P*	P*			P*		
Parking as Primary Use					P		C	P		C
Personal Service Shop (Hair salons, nail salons, etc.)		C	C	C	P	C	P*	P		
Printing/Copy Shop					P	C	P*	P		
Radio/TV Station/Studios					P	C	P*	P		
Restaurants (casual, fine dining, fast food)				C	P	C	P*	P		
Retail Sales and Service - Single tenant over 50,000 sf						P				
Retail Sales and Service- Single tenant under 50,000 sf				C	P	C	P*	P		
Sexually Oriented Business (SOB)									C	
Shooting Range, Indoor					P	P		P*	P	
Theater					P	C	P*	P		

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	A/O	R-1A R-1B R-1C	R-2	R-3	B-1	B-2	CBD	M-1	M-2	PU
Retail Sales, Modular homes and manufactured home parks					C			C	C	
Storage, Self Service					P		P*	P		
Vehicular Sales, Rental, Repair, and Service					P	C		P		
Wholesales and Services					P	P	P*	P		
Industrial and Manufacturing										
Bulk Storage Tanks/Cold Storage Plant								P	P	
Industrial, Light							P	P*	P	
Industrial, Heavy									P	
Pumping Plants		C	C	C	C		C	C	C	P
Salvage Yard								P	P	
Scientific Testing/Research Laboratory					C		C	C	C	
Recycling Facility- Large								P	P	
Sewer Lift Stations		C	C	C	C		C	C	C	P
Storage, Outdoor								P	P	
Transmission Towers		C	C	C	C			C	C	C
Truck Stops/Freight or trucking terminal					P	C		P	P	
Utility Facilities/Storage Transformer Stations					P			P	P	P
Warehousing/Distribution						P	P*	P	P	
Water Supply Reservoir		C	C	C	C			C		C
Wireless Telecommunication Facilities	C				C				C	

(Ordinance 626-10 adopted 9/27/10)