

ZONING REGULATIONS

405 Attachment 1 City of Warrenton

Appendix A Listing of Permitted and Conditional Uses

[R.O. 2006 Appendix A; Ord. No. 935 §I, 6-17-1997; Ord. No. 955 §I, 9-2-1997; Ord. No. 956 §I, 9-2-1997; Ord. No. 971 §I, 11-18-1997; Ord. No. 1155 §I, 1-2-2001; Ord. No. 1248 §I, 4-2-2002; Ord. No. 1279 §I, 8-20-2002; Ord. No. 1295 §I, 1-7-2003; Ord. No. 1464 §I, 12-21-2004; Ord. No. 1538 §I, 8-2-2005; Ord. No. 1804 §§I–II, 9-16-2008; Ord. No. 1901 §I, 6-1-2010; Ord. No. 1931 §II, 9-7-2010; Ord. No. 1937 §III, 10-19-2010; Ord. No. 1939 §I, 12-7-2010; Ord. No. 2030 §I, 5-1-2012; Ord. No. 2065 §I, 10-16-2012; Ord. No. 2127 §I, 12-3-2013; Ord. No. 2152 §I, 3-18-2014; Ord. No. 2165 §I, 5-20-2014; Ord. No. 2232 §I, 6-16-2015; Ord. No. 2329 § I, 4-18-2017; Ord. No. 2467, 4-17-2018; Ord. No. 2481, 7-16-2019; Ord. No. 2489, 9-17-2019; Ord. No. 2498, 11-19-2019; Ord. No. 2635, 9-21-2021; Ord. No. 2698, 7-19-2022 Ord. No. 2747, 3-21-2023; Ord. No. 2957, 8-19-2025]

"P" = A permitted use; a site plan per Section 405.390 may be required.
 "C" = A use that requires a conditional use permit per Section 405.340.
 Uses which are not specifically listed in Appendix A as "P" (permitted)
 or "C" (conditionally permitted) are prohibited.

| APPENDIX A. LISTING OF PERMITTED AND CONDITIONAL USES | | | | | | | | | | | | | | | |
|---|-------------------------------------|-------------------------|-----|-----|-----|------|------|-----|-----|-----|-----|-----|-----|-----|--------------------------------|
| "P" = A permitted use; a site plan per Section 405.390 may be required. "C" = A use that requires a conditional use permit per Section 405.340. Uses which are not specifically listed in Appendix A as "P" (permitted) or "C" (conditionally permitted) are prohibited. | | | | | | | | | | | | | | | |
| Use Category | Specific Use Type | ZONING DISTRICTS | | | | | | | | | | | | | |
| | | AG | R-1 | R-2 | R-3 | RC-1 | RC-2 | C-1 | C-2 | C-3 | C-4 | M-1 | M-2 | OPR | Planned Unit Development (PUD) |
| 1. RESIDENTIAL | | | | | | | | | | | | | | | |
| A. Household living | 1. Single-family dwelling, detached | P | P | P | P** | P | P | P | P | P | | | | | P |
| | 2. Single-family dwelling, attached | | | | C | | | | | | * | | | | |
| | 3. Multi-family dwelling | | | | | | | | | | * | | | | *** |
| | 4. Boardinghouse | | | | | | | P | P | P | * | | | | |
| | 5. Manufactured/mobile home | C | | | C | | | | | | | | | | |

WARRENTON CITY CODE

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| Use Category | Specific Use Type | ZONING DISTRICTS | | | | | | | | | | | | | Planned Unit Development (PUD) |
| | | AG | R-1 | R-2 | R-3 | RC-1 | RC-2 | C-1 | C-2 | C-3 | C-4 | M-1 | M-2 | OPR | |
| B. Group living | 1. Residential care and/or assisted living facility | | | | C | C | C | C | C | C | * | | | | |
| | 2. Group home facility for 8 or fewer persons | P | P | P | P | | P | | | | * | | | | |
| | 3. Group home facility for more than 8 persons | | | | C | C | C | | | | * | | | | |
| | 4. Dormitory | | | | | | C | | | | * | | | | |
| | 5. Transitional living | | | | C | | | | | | | | | | |
| 2. INSTITUTIONAL AND CIVIC | | | | | | | | | | | | | | | |
| A. Cemetery | 1. Cemetery — not less than 20 acres is required for establishment or enlargement | P | | | | | | | | | | | P | P | |
| B. Community services | 1. Senior center or community activity center | | | | | | | C | C | C | * | C | C | | |
| | 2. Juvenile or teen community activity center | | | | | | | C | C | C | | C | C | | |
| | 3. Philanthropic or religious affiliated club, institution or organization | | | | | | | | P | P | * | | | | |
| | 4. Animal control center | | | | | | | | | | | | C | | |
| C. Cultural facilities | 1. Museums, art galleries | P | | | | C | C | C | P | P | * | P | P | | |
| | 2. Art display, outdoor | P | | | | C | C | | C | C | * | C | C | | |

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| Use Category | Specific Use Type | ZONING DISTRICTS | | | | | | | | | | | | | |
| | | AG | R-1 | R-2 | R-3 | RC-1 | RC-2 | C-1 | C-2 | C-3 | C-4 | M-1 | M-2 | OPR | Planned Unit Develop ment (PUD) |
| | 3. Opera houses, concert hall | | | | | | | | P | P | * | P | P | | |
| | 4. Library | P | C | C | C | C | P | P | P | P | * | P | P | | |
| D. Day care for adults or children | 1. Adult day care | | | | | C | C | C | C | C | * | C | C | | |
| | 2. Child day care | | | | | C | C | C | C | C | * | C | C | | |
| E. Detention facilities | 1. Detention facilities: privately operated jails or honor camps, private reformatories or juvenile detention facilities | | | | | | | | | | | C | C | | |
| | 2. Private probation offices | | | | | C | C | C | P | P | * | P | P | | |
| F. Health care facilities | 1. Clinics (outpatient) — medical or dental offices or clinics; counseling centers | | | | | P | P | P | P | P | * | P | P | | |
| | 2. Chiropractors, State-licensed massage therapy, acupuncturists | | | | | P | P | P | P | P | * | P | P | | |
| | 3. Medical, dental or X-ray non-patient facilities | | | | | | | P | P | P | * | P | P | | |
| | 4. Substance abuse treatment facility — inpatient and/or outpatient | | | | | | | C | C | C | * | C | C | | |

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| Use Category | Specific Use Type | ZONING DISTRICTS | | | | | | | | | | | | | Planned Unit Development (PUD) | |
| | | AG | R-1 | R-2 | R-3 | RC-1 | RC-2 | C-1 | C-2 | C-3 | C-4 | M-1 | M-2 | OPR | | |
| | 5. Hospital or other inpatient facility/non-substance-abuse counseling center | | | | | C | C | C | C | C | * | C | C | | | |
| | 6. Nursing home/convalescent care | | | | C | C | C | C | C | C | * | | | | | |
| G. Parks and open space, recreation and entertainment | 1. Recreational facility, public | C | C | C | C | | | C | C | C | * | C | C | C | | |
| | 2. Recreational facility, private | C | C | C | C | | | C | C | C | * | C | C | C | | |
| | 3. Amusement park | C | | | | | | | | | * | C | C | | | |
| | 4. Athletic fields, private | C | C | C | C | | | C | C | C | * | C | C | P | | |
| | 5. Athletic fields, public | | | | | | | | | | | | | P | | |
| | 6. Commercially operated outdoor recreation facilities including only the following: batting cage, driving range, golf center, miniature golf or golf course, water slide or go-kart track | C | | | | | | | C | C | C | * | C | C | | |
| | 7. Cinema theater — indoor | | | | | | | | | P | P | * | P | P | | |
| | 8. Theater, drive-in | | | | | | | | | C | C | * | C | C | | |

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| | | AG | R-1 | R-2 | R-3 | RC-1 | RC-2 | C-1 | C-2 | C-3 | C-4 | M-1 | M-2 | OPR | |
| | 9. Indoor athletic and exercise clubs; sports and recreation clubs, gymnasiums, boys and girls clubs; except gun clubs and shooting clubs | | | | | C | C | C | C | C | * | C | C | | |
| | 10. Billiard, pool hall, video arcade | C | | | | C | C | C | C | C | * | C | C | C | |
| H. Private clubs, lodges | 1. Lodge or other private club | | | | | | | | C | C | * | C | C | | |
| I. Religious or religious assembly | 1. Church or place of worship, including residential components such as convents and monasteries | P | P | P | P | P | P | P | P | P | * | P | P | | |
| J. Schools | 1. Private and parochial with boarding on-site | | | | | | | C | C | C | * | C | C | | |
| | 2. Private and parochial — no boarding | | | | | P | P | P | P | P | * | P | P | | |
| | 3. Public schools, elementary, middle and secondary | P | | | | P | P | P | P | P | * | P | P | | |
| | 4. Dance/art/music schools | | | | | P | P | P | P | P | * | P | P | | |
| | 5. Vocational and technical schools; business schools; post-secondary colleges, universities | | | | | P | P | P | P | P | * | P | P | | |

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| | | AG | R-1 | R-2 | R-3 | RC-1 | RC-2 | C-1 | C-2 | C-3 | C-4 | M-1 | M-2 | OPR | |
| K. Telecommunications facilities | 1. Telecommunication towers and facilities as per regulations of Section 405.280 | C | C | C | C | C | C | C | C | C | * | C | C | | |
| L. Utility, basic | 1. Telephone switching stations, electrical substations and utility service facilities | | | | | | | C | C | C | * | C | C | | |
| M. Utility corridors | 1. Pipelines for oil and gas or other passageways for bulk transport of energy products | | | | | | | | | | | | | | |
| 3. COMMERCIAL USE | | | | | | | | | | | | | | | |
| A. Entertainment event, major | 1. Indoor entertainment facility | C | | | | C | C | C | P | P | * | C | C | P | |
| | 2. Outdoor facilities a. Fairgrounds | C | | | | | | C | C | C | * | C | C | P | P |
| B. Lodging | 1. Hotels and motels | | | | | | | | P | P | * | P | P | | |
| | 2. Bed and breakfast inn | | | | | P | P | P | P | P | * | | | | |
| | 3. RV parks and campgrounds | C | | | | | | | | | | | | | |
| | 4. Fishing resorts | C | | | | | | | | | | | | | |
| | 5. RV layover stop | | | | | | | | | P | | | | | |
| C. Offices | 1. Professional business office other than health care facilities | | | | | P | P | P | P | P | * | P | P | | |
| D. Parking facilities | 1. Commercial automobile parking facility, garage or lot | | | | | | | C | P | P | * | P | P | | |

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| E. Printing and publishing | 1. Offset letterpress, wholesale publishing, catalogues | | | | | | | | | | | P | P | | |
| | 2. Newspaper publishing | | | | | | | | | | | P | P | | |
| F. Laboratories and research | 1. Industrial, medical, research-testing or experimental laboratory (non-patient) | | | | | | | C | C | C | * | P | P | | |
| | 2. Medical research facility, including biological and genetic, industrial research facility, including hazardous or combustible materials | | | | | | | | | | | C | C | | |
| G. Retail sales and service | 1. Alcohol sales — retail package liquor | | | | | | | C | C | C | * | P | P | | |
| | 2. Animal clinic/hospital — veterinarian | P | | | | C | C | C | C | C | * | P | P | | |
| | 3. Automobile categories (see vehicle service, vehicle sales and leasing sections) | | | | | | | | | | | | | | |
| | 4. Bakery — commercial or wholesale bakery with limited walk-in retail trade | | | | | | | C | C | C | * | P | P | | |

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| | | AG | R-1 | R-2 | R-3 | RC-1 | RC-2 | C-1 | C-2 | C-3 | C-4 | M-1 | M-2 | OPR | Planned Unit Development (PUD) |
| | 5. Bakery — retail trade | | | | | P | | P | P | P | * | P | P | | |
| | 6. Beverage bottling works | | | | | | | | | | | C | C | | |
| | 7. Bank, credit union and financial | | | | | P | P | P | P | P | * | P | P | | |
| | 8. Bar, tavern, nightclub (less than 2,500 square feet) | | | | | | | | C | C | * | C | C | | |
| | 9. Bar, tavern, nightclub (more than 2,500 square feet) | | | | | | | | C | C | * | C | C | | |
| | 10. Contractors and trade shops — off-site operation and storage (storefront only) | | | | | C | C | P | P | P | * | P | P | | |
| | 11. Contractors and trade shops — indoor operations and outdoor storage (including storage of heavy equipment and vehicles) | | | | | | | | | C | * | P | P | | |
| | 12. Contractors and trade shops — outdoor storage and operations (including storage of heavy equipment and vehicles) | | | | | | | | | C | * | P | P | | |

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| | | AG | R-1 | R-2 | R-3 | RC-1 | RC-2 | C-1 | C-2 | C-3 | C-4 | M-1 | M-2 | OPR | |
| | 13. Delivery and dispatch services (vehicles on-site) | | | | | | | | C | C | * | P | P | | |
| | 14. Farm feed store, including storage of liquid and solid fertilizer, farm implement sales and repair | P | | | | | | C | C | C | * | P | P | | |
| | 15. Food service, catering (no on-site service) | | | | | | | P | P | P | * | P | P | | |
| | 16. Food service — walk-in, walk-up restaurants, walk-in, walk-in restaurants with drive-in and/or drive-through | | | | | | C | C | P | P | * | P | P | | |
| | 17. General retail and repair of goods | | | | | | | | | | | | | | |
| | a. Indoor operations, display and storage | | | | | P | P | P | P | P | * | P | P | | |
| | b. Indoor operations with outdoor display and storage | | | | | | | | P | P | * | P | P | | |

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| | | AG | R-1 | R-2 | R-3 | RC-1 | RC-2 | C-1 | C-2 | C-3 | C-4 | M-1 | M-2 | OPR | Planned Unit Develop ment (PUD) |
| | 18. General retail, rental and repair of goods — outdoor operations, display and storage; rental of equipment and machinery | | | | | | | | C | C | * | P | P | | |
| | 19. Greenhouse, plant nursery | P | | | | | | C | C | C | * | C | C | | |
| | 20. Kennel — indoor; dog day care | C | | | | | | C | C | C | * | C | C | | |
| | 21. Kennel — outdoor | C | | | | | | | C | C | * | C | C | | |
| | 22. Laundromat, self-service | | | | | | | C | P | P | * | P | P | | |
| | 23. Laundry service — walk-in trade including dry cleaning, pressing, dyeing | | | | | | | C | P | P | * | P | P | | |
| | 24. Laundry service — no walk-in trade including diaper service, linen service, uniform service | | | | | | | | | | | P | P | | |
| | 25. Manufactured homes, modular building components sales and service | | | | | | | | | | | C | C | | |

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| | | AG | R-1 | R-2 | R-3 | RC-1 | RC-2 | C-1 | C-2 | C-3 | C-4 | M-1 | M-2 | OPR | |
| | 26. Medical Marijuana Dispensary Facility; Comprehensive Marijuana Dispensary Facility; Microbusiness Marijuana Dispensary Facility | | | | | P | P | C | P | P | P | | | | |
| | 27. Mortuary, funeral home | | | | | | | | P | P | * | P | P | | |
| | 28. Personal services | | | | | P | P | P | P | P | * | P | P | | |
| | 29. Pawnbrokers and secured personal credit loans | | | | | | | | C | C | * | C | C | | |
| | 30. Seasonal merchants with display of goods | P | | | | | | P | P | P | * | P | P | | |
| | 31. Day merchants with display of goods | P | | | | | | P | P | P | * | P | P | | |
| | 32. Sexual businesses | | | | | | | | | | | C | C | | |
| | 33. Shopping center/mall | | | | | | C | C | P | P | * | P | P | | |
| | 34. Superstore/big box store | | | | | | | C | P | P | * | P | P | | |
| | 35. Strip mall | | | | | C | C | P | P | P | * | P | P | | |
| H. Storage | 1. Mini-warehouse or other self-service storage units with no outdoor storage | | | | | | | | | C | * | C | C | | |
| | 2. Mini-warehouse or other self-service storage units with outdoor storage | | | | | | | | | | | C | C | | |

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| | | AG | R-1 | R-2 | R-3 | RC-1 | RC-2 | C-1 | C-2 | C-3 | C-4 | M-1 | M-2 | OPR | Planned Unit Development (PUD) |
| I. Vehicle service | 1. Motor vehicle service and repair | | | | | | | | C | C | * | C | C | | |
| | 2. Motor vehicle body shop | | | | | | | C | C | C | * | C | C | | |
| | 3. Motor vehicle wash | | | | | | | | C | C | * | C | C | | |
| | 4. Gasoline sales or gasoline station | | | | | | P | P | P | P | * | P | P | | |
| | 5. Tire recapping and storage | | | | | | | | P | P | * | P | P | | |
| | 6. Truck stop/travel plaza without overnight stay | | | | | | | | | C | * | C | C | | |
| | 7. Truck stop/travel plaza with overnight stay | | | | | | | | | C | | C | C | | |
| J. Vehicle sales and leasing | 1. Motor vehicle sales, including leasing and rental of new/used autos, trucks, motorcycles, RVs, trailers and boats | | | | | | | C | C | P | * | P | P | | |
| K. Vehicle storage | 1. Impoundment lot; RV, boat, bus and camper storage lot; wrecked vehicle storage lot | | | | | | | | | | | C | P | | |
| | 2. Junk yards, salvage yards, wrecking yards | | | | | | | | | | | | C | | |
| 4. INDUSTRIAL | | | | | | | | | | | | | | | |

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| A. Industrial service manufacturing and production | 1. Indoor operations, indoor/outdoor storage and loading — no hazardous material or liquids | | | | | | | | | | C | * | P | P | |
| | 2. Indoor or outdoor operations with outdoor storage or use of hazardous materials or liquids | | | | | | | | | | | | C | C | |
| | 3. Machine shop, welding | | | | | | | | | | C | * | C | C | |
| | 4. Concrete mixing plant, asphalt, cement batch plant | | | | | | | | | | | | C | C | |
| | 5. Medical Marijuana Cultivation Facility; Medical Marijuana-Infused Products Manufacturing Facility; Marijuana Testing Facility. | | | | | | | | | | | | C | | |

WARRENTON CITY CODE

| APPENDIX A. LISTING OF PERMITTED AND CONDITIONAL USES "P" = A permitted use; a site plan per Section 405.390 may be required. "C" = A use that requires a conditional use permit per Section 405.340. Uses which are not specifically listed in Appendix A as "P" (permitted) or "C" (conditionally permitted) are prohibited. | | | | | | | | | | | | | | | |
|--|---|------------------|-----|-----|-----|------|------|-----|-----|-----|-----|-----|-----|-----|--------------------------------|
| Use Category | Specific Use Type | ZONING DISTRICTS | | | | | | | | | | | | | Planned Unit Development (PUD) |
| | | AG | R-1 | R-2 | R-3 | RC-1 | RC-2 | C-1 | C-2 | C-3 | C-4 | M-1 | M-2 | OPR | |
| | 6. Comprehensive Marijuana Cultivation Facility; Comprehensive Marijuana-Infused Products Manufacturing Facility; Microbusiness Wholesale Facility; Marijuana Testing Facility. | | | | | | | | | | | | C | | |
| B. Assembly, distribution, manufacturing, processing, production, wholesale sales | 1. Distribution facilities, wholesale sales, manufacturing/distribution | | | | | | | | | | | | C | C | |
| C. Waste-related use | 1. Non-hazardous waste transfer | | | | | | | | | | | | | C | |
| | 2. Solid waste disposal sites, including landfill | | | | | | | | | | | | | C | |
| | 3. Recycling collection station | | | | | | | | | | | | | C | |
| | 4. Recycling center, indoor operations, indoor storage | | | | | | | | | | | | | C | |
| | 5. Recycling center, indoor or outdoor operations, outdoor storage | | | | | | | | | | | | | C | |
| | 6. Recycling processing center | | | | | | | | | | | | | C | |
| 5. OTHER | | | | | | | | | | | | | | | |

ZONING REGULATIONS

| APPENDIX A. LISTING OF PERMITTED AND CONDITIONAL USES | | | | | | | | | | | | | | | |
|---|---|-------------------------|-----|-----|-----|------|------|-----|-----|-----|-----|-----|-----|-----|--------------------------------|
| "P" = A permitted use; a site plan per Section 405.390 may be required. "C" = A use that requires a conditional use permit per Section 405.340. Uses which are not specifically listed in Appendix A as "P" (permitted) or "C" (conditionally permitted) are prohibited. | | | | | | | | | | | | | | | |
| Use Category | Specific Use Type | ZONING DISTRICTS | | | | | | | | | | | | | |
| | | AG | R-1 | R-2 | R-3 | RC-1 | RC-2 | C-1 | C-2 | C-3 | C-4 | M-1 | M-2 | OPR | Planned Unit Development (PUD) |
| A. Farm, agribusiness | 1. Farm, including horticulture only | P | | | | | | | | | | | | | |
| | 2. Farm, including animal husbandry | P | | | | | | | | | | | | | |
| | 3. Stockyards/ slaughter of animals | | | | | | | | | | | | C | | |
| B. Aviation or surface | 1. Airports/heliports | | | | | | | | | | | | C | | |
| | 2. Helipad | | | | | | | C | C | C | * | C | C | | |
| | 3. Bus/railroad depot | | | | | | | | | C | * | C | C | | |
| C. Mining | 1. Oil or gas drilling | | | | | | | | | | | | | | |
| | 2. Extraction of coal, including quarries, mines, sand, fire-clay and gravel pits | | | | | | | | | | | | | | |

Where two zoning districts are applicable to a use, the more restrictive zone shall govern.
 * Per Bill No. 501, Ordinance No. 501, approved May 7, 1985, "C-4" Planned Commercial Shopping Center Zoning District including all permitted uses and all conditional uses in the "C-1," "C-2," "C-3" and "C-4" Zoning Districts without a conditional use permit.
 ** Lots located within the "R-3" High Density Residential District approved or developed as multi-family detached dwellings prior to the date of adoption may continue to be utilized as a multi-family detached dwelling.
 *** PUD must utilize use terms from Appendix A and be authorized in the PUD ordinance.