

TITLE 14 ZONING

Chapters:

14.04 Zoning Regulations

Sections:

14.04.14 Schedule of Uses

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PERMITTED, PROHIBITED, AND CONDITIONAL USES

Permitted Uses. Where the letter “P” appears on the line of a permitted use and in the column of a district, the use is permitted in that district subject to the provisions of Section 14.04.04 Zoning Districts.

Conditional Uses. Where the letter “C” appears, this use is permitted subject to acquiring a conditional use permit and requires review and approval by the Planning Commission. A conditional use (otherwise known as uses on appeal) is a use that is not expressly permitted in a district, however, may be considered for compatible and appropriate with existing uses. The Planning Commission may put conditions on these, including but not limited to, operating limits, parking restrictions, landscaping, or timed renewal of the permit, as is required to mitigate any adverse impacts of the use.

Prohibited Uses. Where a use is listed but neither “P” nor “C” appears in a district column, the use is not permitted in the district. This prohibition may be appealed to the Board of Zoning Adjustment as a variance request; or an application can be made to the Planning Commission and handled as a proposed amendment to the zoning ordinance per Section 14.04.08.

Uses Not Listed. When a use is proposed that is not listed in the Schedule of Uses, the Planning Director shall recommend to the applicant the appropriate districts based on land uses that are similar in size, bulk, and traffic generation. The proposed use requires review and approval by the Planning Commission. If the applicant does not agree with this interpretation, he/she may appeal the interpretation to the Board of Adjustment. If the Planning Director fails to make an interpretation for the use in question, then the application shall be handled as a proposed amendment to the Zoning Code and processed in accordance with Section 14.04.08.

Less Intensive Uses. Less intensive uses may be allowed in a higher zone upon consideration and approval by the Planning Commission.

Section 14.04.14 -SCHEDULE OF USES

P=Permitted; C=Conditional		Applicable Code	AG	RESIDENTIAL								COMMERCIAL			INDUSTRIAL	
USES			A1	RE	R1	R2	R3	TH-D	TH-MF	RC	MH	C1	C2	C3	I1	I2
AGRICULTURE AND ANIMALS																
1	Agricultural product processing		P												C	P
2	Agricultural-related business		P												C	P
3	Agriculture / Farm crops		P												C	C
4	Animal – domestic or household		P	P	P	P	P	P	P	P	P	P	P	P	P	P
5	Animal - exotic		C													
6	Animal - farm		P	P												
7	Animal Kennel/Boarding/Training/Shelter	6.04.14 6.04.15	P	C								C	C	C	P	
8	Animal clinic/veterinary (large animals)		P												C	P
9	Animal clinic/veterinary (small animals)		P									C	P		C	
10	Apiculture		P	P												
11	Botanical Garden		P	C	C	C	C	C	C	C	C	P	P	P		
12	Community Garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P
13	Crop Sales & Farmers Market		P	C								C	C	C	C	
14	Farm Equipment and Supply Sales		P										C		P	P
15	Feed Store		P										C		P	P
16	Grain Elevator or Feed Mill, Storage		P												C	P
17	Greenhouse (Commercial)		P	C								C	P	C	P	P
18	Livestock Market		P													C
19	Marijuana Cultivation		C												C	C
20	Pet Shop/Grooming		P	C								C	P	C	C	
21	Plant Nursery / Tree Farm		P									C	C		P	P
22	Slaughterhouse		C													C
23	Stables (Commercial, Riding & Boarding)		P	C											C	
24	Zoo		C												C	

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			A1	RE	R1	R2	R3	TH-D	TH-MF	RC	MH	C1	C2	C3	I1	I2
RESIDENTIAL																
25	Dwelling – accessory living unit		P	C	C	C	C					C	C	C		
26	Dwelling – condominium									P						
27	Dwelling – manufactured / modular		P	P	C		C				P					
28	Dwelling – multi-family						P		P							
29	Dwelling – single family		P	P	P	P	P				P					
30	Dwelling – townhouse duplex							P								
31	Dwelling – townhouse multi-family								P							
32	Dwelling – two family / duplex				P	P										
33	Home Occupation – 14.04.10 A		P	P	P	P	P	P	P	P	P					
34	Home Occupation – 14.04.10 B		C	C	C	C	C	C			C					
35	Manufactured Home Park										P					
36	Residential Facility – Assisted living						C	C	C	C		C	C	C		
37	Residential Facility – Extended Medical Care (Nursing Home)											C	C	C		
38	Residential Facility – Group Home (temp shelter, youth center, half-way home, ...)		C				C					C	C	C		
39	Residential Facility – Rehabilitation											C	P	C		
MUNICIPAL/EDUCATION/PUBLIC ASSEMBLY																
40	Arena /Auditorium / Convention Center		C									C	P	C		
41	Cemetery / Mausoleum		C	C	C	C	C					C	C	C	C	C
42	Community/Event Center		C									P	P	C		
43	Educational Facilities		C	C	C	C	C	C	C	C	C	C	C	C	C	C
44	Emergency Services (fire/police, etc)		C	C	C	C	C	C	C	C	C	C	C	C	C	C
45	Governmental Agencies/Offices											P	P	C		
46	Jail / Correctional Facility		C										C		P	P
47	Library				C	C	C					P	P	C		
48	Museum, Art Gallery, or Other Similar Public Use		C	C	C	C	C					P	P	C		
49	Post Office											C	C	C		
50	Public Utility & Street Maintenance Facility		P										C		P	P
51	Religious Facilities		C	C	C	C	C	C	C	C	C	C	C	C	C	C

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			A1	RE	R1	R2	R3	TH-D	TH-MF	RC	MH	C1	C2	C3	I1	I2
RECREATION																
52	Campground		C	C								C	C		C	
53	Country Club / Clubhouse (private)		C	C	C	C	C	C	C	C	C					
54	Dance / Gymnastics / Karate Studio, etc.		C									P	P	P		
55	Fair or rodeo grounds		C										C		C	C
56	Golf Course		P	C	C	C	C	C	C	C	C	C	C	C	C	C
57	Golf Driving Range		P	C	C	C	C	C	C	C	C	C	C	C	C	C
58	Golf - Miniature		C									C	P	C	P	
59	Gun Range (Indoor)		C										C		P	P
60	Gun Range (Outdoor)		C												C	C
61	Parks		P	P	P	P	P	P	P	P	P	P	P	P	P	P
62	Recreation Facility – Indoor		C									P	P	C	P	P
63	Recreational Facility – Outdoor		C									C	C	C	C	C
64	Recreational Vehicle Park		C									C	C	C	C	
65	Theater (indoor)											P	P			
66	Theater Drive-In (outdoor)		C										C		C	
SERVICES																
67	Senior Activity Center/Adult Day Services		C	C	C	C	C	C	C	C	C	P	P	P		
68	ATM Machine											P	P	P	P	P
69	Auction House		C									P	P	C	P	P
70	Auction – Auto or Large Equipment		C										C		P	P
71	Auto detail, glass, muffler, brakes, tires, upholstery		C									C	P		P	P
72	Auto Rental Agency											C	P		P	P
73	Auto Repair Garage (mechanical & auto body)		C									C	P		P	P
74	Bank/Financial Institutions											P	P	P		
75	Barber, Beauty Shop, Nail Salon		P	C	C	C	C	C	C	C		P	P	P		
76	Car Wash											C	P		P	P
77	Catering		C	C	C	C	C	C	C	C		P	P	P		
78	Cleaning/Janitorial Service											P	P		P	P
	(SERVICES CONT'D NEXT PAGE)															

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			A1	RE	R1	R2	R3	TH-D	TH-MF	RC	MH	C1	C2	C3	I1	I2	
SERVICES cont'd																	
79	Child Care - Commercial		P										P	P	P		
80	Child Care – Residential (Up to 8 children)		P	C	C	C	C	C	C	C	C						
81	Contractors (Electrical, Plumbing, HVAC, Painting, Masonry, Roofing, etc.)		P										C	P		P	P
82	Contractors – Heavy Equipment		P													C	P
83	Crematory / Mortuary													C		P	P
84	Dry Cleaning / Laundromat												P	P	C		
85	Funeral Home												P	P			
86	Health Spa												C	P	C		
87	Lodging – Motel/Hotel												P	P			
88	Medical Services - Hospitals												C	P			
89	Medical Services – Doctor office												P	P	P		
90	Medical Services – Laboratory												C	P	C	P	P
91	Medical Services – Substance abuse or mental health treatment clinic												C	P			
92	Office (General or Professional)												P	P	P		
93	Photography Studio												P	P	P		
94	Print Shop, Lithographer or Blueprinting												P	P	C	P	
95	Repair Services - Household		P										P	P	P	P	P
96	Repair Services – Large Equipment		P											P		P	P

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	RETAIL															
97	Alcohol Mfg - Microbrewery-Restaurant											C	C	C	P	P
98	Alcohol Sales - Off Premise Consumption											C	P	C		
99	Alcohol Sales - On Premise Consumption											C	P	C		
100	Appliance Sales & Service											P	P	C		
101	Auto Parts and Accessories Retail											P	P			
102	Auto Sales		C										P		P	P
103	Bakery or Confectionary Shop											P	P	P		
104	Gas propane refill stations														C	P
105	Building Materials & Supply											C	P		P	P
106	Business Machines and Repair											P	P	P		
107	Cabinet or Woodwork Shop		P									C	P	C	P	P
108	Convenience Store		C									C	P	C	P	P
109	Flea Market / Antique Shop		C									P	P			
110	Florist Shop											P	P	P		
111	Frozen Food Locker														C	P
112	Fuel Station		C									C	P	C	P	P
113	Grocery Store											P	P	P		
114	Machinery, Heavy Equipment Sales & Svc		P											C	P	P
115	Modular/Manufactured Home Sales												C		P	P
116	Pawn Shop											C	P	C	P	
117	Pharmacy / Marijuana Dispensary											C	C			
118	Pool Sales & Supplies											C	C		C	P
119	Portable Building Sales		C										C		P	P
120	Recreational Vehicle/Boat Sales & Rental												C		P	P
121	Restaurant/Diner		C									P	P	C	P	P
122	Retail Stores - Small scale (≤4,000 gsf)											P	P	P	P	P
123	Retail Stores – Large Scale (>4,000 gsf)											C	P	C	P	P
124	Sign Shop											C	P	C	P	P
125	Sexually Oriented Businesses (Chapter 7.36)												C			
126	Tool & Equipment Rental											C	C	C	P	P

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INDUSTRIAL AND WAREHOUSING																	
127	Alcohol Manufacturing & Distribution												C		P	P	
128	Artisan/craft product manufacturer (brick, pottery, tile and terra cotta)		C										C	C	C	P	P
129	Batch Plant / Concrete Mix Quarry																P
130	Canning Plant																P
131	Cold Storage Plants														C		P
132	Construction Facility / Maintenance Yard												C			P	P
133	Distribution, hauling, & trucking														C		P
134	Fabrication / Assembly												C			P	P
135	Industrial - Intensive																P
136	Industrial - Light															P	P
137	Laboratory – Experimental & Testing												C			P	P
138	Laboratory - Manufacturing															P	P
139	Machine, Metal or Welding Shop		C													P	P
140	Manufacturing												C			P	P
141	Millwork Products (Woodworking)		C										C			C	P
142	Mining		C														C
143	Monument & Stone Manufacturing												C			C	P
144	Recycling and Reclamation															C	P
145	Salvage Yard																C
146	Septic Tank Cleaning/Port-A-Potty Svc															C	C
146	Warehouse Mini-Storage												C			P	P
147	Warehouse/Storage Facility															P	P
148	Wholesaling												C			P	P

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COMMUNICATION, TRANSPORTATION & UTILITIES																
149	Airport Facilities		C												C	C
150	Broadcasting & Recording Studio		P									P	P	C	P	P
151	Electric Generating Plant		C												C	C
152	Electric Regulating Station		C										C		C	C
153	Parking facility (as principal use)											C	P	C	P	P
154	Sewage Disposal Facility		C												C	C
155	Transportation facilities excluding airports											C	C	C	P	P
156	Solid Waste Disposal		C													C
157	Wastewater Treatment Plant		C													C
158	Water Towers / Storage Facility		C	C	C	C	C	C	C	C	C	C	C	C	C	C
159	Water Treatment Plant		C												C	C
160	Wind Energy System, large		C													C
161	Wireless Communication Facility (cell towers)		C	C	C	C	C	C	C	C	C	C	C	C	C	C
OTHER																
162	Plan Unit Development (PUD)			C	C	C	C	C	C	C	C	C	C	C		
163	Mixed Use		C	C	C	C	C	C	C	C		C	C	C		
163	Temporary Uses		C	C	C	C	C	C	C	C	C	C	C	C	C	C
	- Recreational Vehicles	8.12														