

CHAPTER 3
LAND USES

SECTION:

- 10-3-1: Land Uses
10-3-2: Land Use Table

10-3-1: **LAND USES:**

(A) Land Uses: Land uses permitted within each specific zone district other than the planned development district (PD-R, PD-C, PD-I), are designated by symbols in section 10-3-2 of this chapter. The listed symbols are defined as follows:

- P - Use permitted by right.
- C - Conditional use required pursuant to chapter 8 of this title.
- A - Permitted as accessory use, pursuant to section 10-4-4 of this title.
- H - Permitted as home occupation pursuant to section 10-4-5 of this title.
- T - Permitted as temporary use pursuant to section 10-4-10 of this title.
- G - Group home for the elderly pursuant to chapter 14 of this title.
- O - Permitted pursuant to chapter 9 of this title.
- R - Permitted pursuant to section 10-4-12 of this title.
- S - Use by special permit pursuant to title 3, chapter 17 of this code.
- PS - Permitted pursuant to section 10-4-16 of this title.

(Revised 6-12-1992; amd. Ord. 44, Series of 1992; Ord. 12, Series of 1994; Ord. 36, Series of 2013)

(B) Permitted Land Uses: Land uses permitted within a PD district shall be listed on the approved planned development general development plan.

- (C) Relationship To Applicable Development Standards: Land uses shall be subject to development standards for the specific zone district, as provided in chapter 2 of this title, and applicable supplemental standards provided in chapter 4 of this title. (Revised 6-12-1992)
- (D) OS Zone District: For uses permitted in the OS zone district, refer to subsection 10-2-24(B) of this title. (Ord. 8, Series of 2000)

10-3-2: **LAND USE TABLE:**

↓LAND USE CATEGORIES	ZONE DISTRICTS→	A-1	R-S	R-L	R-E	R-1	R-2	R-3	R-3X	R-4	R-5	MH	B-P	T	B-1	B-2	B-3	CA	STP	I-P	I-1	I-2	CEM
1.00 RAISING OF CROPS																							
1.10 Plant and tree nurseries		P	P	P																			
1.20 Raising of crops (for sale, resale or consumption by occupants of premises)		P	P	P																			
1.30 Raising of crops (limited to the use and consumption by occupants of the premises)					A	A	A	A	A	A	A	A		A				A					
2.00 SERVICES AND ENTERPRISES RELATED TO ANIMALS																							
2.10 Veterinarian/animal hospital																							
2.11 Treatment and boarding of large animals (such as horses, cattle and other farm animals) and small animals outside enclosed structure		P	P	P																			
2.12 Treatment and boarding of small animals within enclosed structure		P	P	P												P	P			P	P	P	
2.13 Treatment of small animals and boarding only for treatment purposes		P	P	P											P	P	P			P	P	P	
2.14 Outpatient treatment of small animals		P	P	P										P	P	P	P	P		P	P	P	

LAND USE CATEGORIES	ZONE DISTRICTS→	A-1	R-S	R-L	R-E	R-1	R-2	R-3	R-3X	R-4	R-5	MH	B-P	T	B-1	B-2	B-3	CA	STP	I-P	I-1	I-2	CEM
2.20	Raising of livestock (other than horses) or fish (not including furbearing animals raised for pelts, hog ranches, commercial feedlots, agricultural processing industry or farms for the disposal of garbage or other waste)	P	P	P																			
2.30	Raising of horses	P	P	P	A																		
2.40	Commercial stables, riding academies, horse training and breeding	P	P	P																			
2.50	Kennels and pet animal boarding and raising	P	P	P																			
2.60	Animal boarding and care facility														C	C	P				P	P	
2.70	Beekeeping	P	P	P	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
2.80	Chickens				A	A	A	A															
2.90	Pigeon keeping	A	A	A	A	A	A	A															
3.00	RESIDENTIAL																						
3.10	Single-family detached	P	P	P	P	P	P	P	P	P	P			P					P				
3.20	Two-/three-family residence	O	O	O	O	O	O	O	P	P	P			P					P				
3.30	Multi-family residence (4 or more units)																						
3.31	Townhouse	O	O	O	O	O	O	O	O	P	P			P					P				
3.32	Apartments									P	P			P					P				
3.33	Independent living facility										P			P					P				

↓LAND USE CATEGORIES	ZONE DISTRICTS→	A-1	R-S	R-L	R-E	R-1	R-2	R-3	R-3X	R-4	R-5	MH	B-P	T	B-1	B-2	B-3	CA	STP	I-P	I-1	I-2	CEM	
3.40	Mobile homes											P												
3.50	Homes emphasizing special services, treatment or supervision																							

LAND USE CATEGORIES	ZONE DISTRICTS→	A-1	R-S	R-L	R-E	R-1	R-2	R-3	R-3X	R-4	R-5	MH	B-P	T	B-1	B-2	B-3	CA	STP	I-P	I-1	I-2	CEM
3.51	Group homes for persons with disabilities	P	P	P	P	P	P	P	P	P	P			P				P					
3.52	Group homes for elderly	G	G	G	G	G	G	G	G	G	G			G				G					
3.53	Nursing home/congregate housing										P			P				P					
3.54	Foster care homes	P	P	P	P	P	P	P	P	P	P			P				P					
3.55	Group homes for children										P												
3.56	Assisted living facility										P			P				P					
3.57	Skilled nursing facility										P			P				P					
3.60	Miscellaneous																						
3.61	Rooming/boarding houses										P			P				P					
3.62	Rooming/boarding, accessory to residential occupancy of a dwelling	A	A	A	A	A	A	A	A	A	A	A		A				A					
3.63	Tourist homes and other temporary residences renting by the day or week										P			P	P	P	P	P					
3.64	Hotels and motels														P	P	P	P					
3.65	Sorority/fraternity houses										P							P					
3.66	Dwelling units located in the same structure as a nonresidential use and which meet the requirements of section 10-4-12 of this title														R	R							
4.00	GARAGE SALES	A	A	A	A	A	A	A	A	A	A			A				A					

LAND USE CATEGORIES	ZONE DISTRICTS→	A-1	R-S	R-L	R-E	R-1	R-2	R-3	R-3X	R-4	R-5	MH	B-P	T	B-1	B-2	B-3	CA	STP	I-P	I-1	I-2	CEM	
5.00 OFFICE, CLERICAL, AND SERVICES NOT RELATED TO GOODS OR MERCHANDISE																								
5.10 Medical, dental, or other health related offices																								
5.11 Individual offices											P			P	P	P	P	P						
5.12 Buildings of not more than 10,000 square feet											P			P	P	P	P	P						
5.13 Buildings in excess of 10,000 square feet															P	P	P	P						
5.14 Pharmacies													P	P	P	P	P	P						
5.20 Administrative and executive; business and professional; and general offices													P	P	P	P	P	P	A	P	P	P		
5.30 Financial services, such as banks, savings and loans and brokerages													P	P	P	P	P	P		P	P	P		
5.40 Studios for professional work													P	P	P	P	P	P						
5.50 Ambulance facilities																P	P	P		P	P	P		
5.60 Industrial temporary labor halls																					P	P		
6.00 RESTAURANTS/FOOD SERVICE																								
6.10 Service within enclosed area under roof without drive-through facility															P	P	P	P	P		P	P	P	
6.20 Service within enclosed area under roof with drive-through facility																P	P	P		P	P	P		
6.30 Takeout and delivery																P	P	P	P		P	P	P	

LAND USE CATEGORIES	ZONE DISTRICTS→	A-1	R-S	R-L	R-E	R-1	R-2	R-3	R-3X	R-4	R-5	MH	B-P	T	B-1	B-2	B-3	CA	STP	I-P	I-1	I-2	CEM
6.40	Automotive curbside service															P	P			P	P	P	
6.50	Cafeteria, providing service to on site employees												A	A				A	A	A	A	A	
7.00	SALES, RENTAL AND SERVICE OF GOODS, MERCHANDISE, AND EQUIPMENT NOT INCLUDING MOTOR VEHICLES AND BUSINESS TYPE SERVICES																						
7.10	Direct sales, service and rentals to general public																						
7.11	General merchandise														P	P	P	P			P	P	P
7.12	Pawnshops															P	P						
7.20	Wholesale sales and distribution to retailers/businesses														A	A	P	A			P	P	P
7.30	Cleaning/laundry operations, within enclosed structure, serving general public													P	P	P	P	P			P	P	P
7.40	Open air/flea markets																					C	C
8.00	PARKING STRUCTURES/STORAGE																						
8.10	Automobile parking garages/lots															O	O	O	O				
8.20	Outdoor storage/miniwarehousing																P				P	P	P
8.30	Off site commercial employee/customer parking on residential zoned property				C	C	C	C	C	C				C				P					

LAND USE CATEGORIES	ZONE DISTRICTS→	A-1	R-S	R-L	R-E	R-1	R-2	R-3	R-3X	R-4	R-5	MH	B-P	T	B-1	B-2	B-3	CA	STP	I-P	I-1	I-2	CEM	
9.00 RESEARCH AND DEVELOPMENT																								
9.10 Laboratory: medical, dental and optical													A	A	A	P	P	P			P	P	P	
9.20 General research and development																			P		P	P	P	
10.00 MOTOR VEHICLE RELATED SALES AND SERVICE OPERATIONS																								
10.10 Sales of automobiles by licensed dealers																P	P				P	P	P	
10.11 Sales of new automobiles																P	P				P	P	P	
10.12 Sales, leasing, rental or pawning of used motor vehicles																C	P				P	P	P	
10.20 Sales of gasoline																P	P	P			P	P	P	
10.30 Sales of automotive parts, not including wrecking yard operations															P	P	P	P			P	P	P	
10.40 Automotive services, not including junk or wrecking yard operations																								
10.41 Services related to the installation of accessories including car stereos, window tinting, etc., and not including services related to mechanical, electrical or body repair															P	P	P	P			P	P	P	
10.42 Services related to cleaning (e.g., car washes), mechanical (e.g., engine, steering, drive train, tires, brakes) and body repair																P	P	P			P	P	P	

LAND USE CATEGORIES	ZONE DISTRICTS→	A-1	R-S	R-L	R-E	R-1	R-2	R-3	R-3X	R-4	R-5	MH	B-P	T	B-1	B-2	B-3	CA	STP	I-P	I-1	I-2	CEM	
11.00 RECREATION, AMUSEMENTS, ENTERTAINMENT																								
11.10 Activity conducted within fully enclosed structure																								
11.11 Bowling alleys, ice skating and rollerskating																P	P							
11.12 Movie theater/theaters																P	P	P						
11.13 Teen club																C	C							
11.14 Adult entertainment																					P	P		
11.15 Indoor amusements, not included in 11.11																C	C							
11.16 Health/recreation clubs																P	P	P						
11.17 Tattoo parlors and body arts studios																C	C	C			P	P		
11.20 Activity conducted primarily outside enclosed structure																C	C							
11.30 Library, reading room (private)													P	P	P	P	P	P	P					
11.40 Off track betting																	S	S			S	S		
12.00 LIQUOR LICENSED PREMISES																								
12.10 Bars and taverns															P	P	P	P		P	P	P		
12.20 Nightclubs																	P	P		P	P	P		

LAND USE CATEGORIES	ZONE DISTRICTS→	A-1	R-S	R-L	R-E	R-1	R-2	R-3	R-3X	R-4	R-5	MH	B-P	T	B-1	B-2	B-3	CA	STP	I-P	I-1	I-2	CEM
13.00 MANUFACTURING, INCLUDING PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, AND ASSEMBLY OF GOODS, MERCHANDISE AND EQUIPMENT																							
13.10 Commercial cleaning/laundry operations																	P			P	P	P	
13.20 Assembly of prefabricated parts																	P	P		P	P	P	
13.30 Assembly or fabrication for sale on premises only																		P					
13.40 Fabrication by stamping, cutting or otherwise shaping processed materials into useful products																	P			P	P	P	
13.50 Refining or initial processing of basic raw materials																							
13.51 Other than products related to mining or quarrying operations, petroleum and chemicals, alcohol distillation excepting distilleries, animal products or byproducts, wood, rubber, metal, and gases excepting nitrogen and oxygen and similar products																					P	P	
13.52 Including all other processes																							P
13.53 Brewery, distillery, and winery																	P				P	P	
13.54 Brewery, distillery and winery with tasting/retail sales room which meets the requirements of section 10-4-16 of this title															PS	PS		PS					

LAND USE CATEGORIES	ZONE DISTRICTS→	A-1	R-S	R-L	R-E	R-1	R-2	R-3	R-3X	R-4	R-5	MH	B-P	T	B-1	B-2	B-3	CA	STP	I-P	I-1	I-2	CEM	
14.00 INSTITUTIONS																								
14.10 Education																								
14.11 College/university, private											P							P						
14.12 Childcare center		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C	
14.13 Elementary/secondary, private		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C	
14.14 Trade and vocational, private		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C	
14.15 Home childcare		H	H	H	H	H	H	H	H	H	H	H		H				H						
14.16 Studios for teaching fine arts and martial arts								C	C	C			P	P	P	P	P	P						
14.20 Religion																								
14.21 Churches		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	
14.22 Church facilities		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C	
14.30 Government facilities																								
14.31 City owned/operated		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	
14.32 Other than city owned/operated		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C	
15.00 INSTITUTIONAL RESIDENCE, CARE OR CONFINEMENT FACILITIES																								
15.10 Medical and dental outpatient facilities and hospitals													P		P	P	P	P						
15.20 Correctional facility, other than county jail																C	C					C	C	

LAND USE CATEGORIES	ZONE DISTRICTS→	A-1	R-S	R-L	R-E	R-1	R-2	R-3	R-3X	R-4	R-5	MH	B-P	T	B-1	B-2	B-3	CA	STP	I-P	I-1	I-2	CEM		
15.30 Monastery/convent											P														
15.40 Detoxification center															P	P	P								
16.00 SOCIAL/FRATERNAL CLUBS AND LODGES, UNION HALLS, AND SIMILAR USES													P	P	P	P	P	P							
17.00 MISCELLANEOUS USES																									
17.10 Uses by temporary permit																									
17.11 Noncommercial concrete batch plant		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	
17.12 Temporary building, office or yard for construction		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	
17.13 Temporary building used as sales office		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	
17.14 Temporary structure		T									T		T	T	T	T	T	T	T	T	T	T	T		
17.15 Circuses/carnivals																	C	C							
17.20 Home occupations per section 10-4-5 of this title		H	H	H	H	H	H	H	H	H	H	H		H				H							
17.30 Campground and travel trailer parking												P													
17.40 Utility installations per subsection 10-8-2(A) of this title		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

↓LAND USE CATEGORIES	ZONE DISTRICTS→	A-1	R-S	R-L	R-E	R-1	R-2	R-3	R-3X	R-4	R-5	MH	B-P	T	B-1	B-2	B-3	CA	STP	I-P	I-1	I-2	CEM
17.50 Commercial mobile radio service (CMRS) facilities																							
17.51 Alternative tower structure within 2,000 foot separation requirement (subsection 10-4-11(B)4 of this title)		C	C	C						C	C		C	C	C	C	C	C		P	P	P	
17.52 Ancillary utility structure		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.53 Antenna support structure		C	C	C						C	C		C	C	C	C	C	C		P	P	P	
17.54 Building or roof mounted CMRS facilities		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.55 CMRS collocation site		P	P	P						P	P		P	P	P	P	P	P		P	P	P	
17.60 Air supported membrane structures		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	
17.70 Memorial services																							
17.71 Cemeteries																							P
17.72 Mortuaries														P									
17.73 Crematorium														C									
17.80 Solid waste landfills																							C
17.90 Ambulance service															C	C	C	C	C	C			

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18.00 USES, FOR WHICH THE ZONING OFFICIAL IS NOT ABLE TO MAKE A FINAL DETERMINATION, MAY BE PERMITTED UPON A FINDING BY THE DIRECTOR OF COMMUNITY DEVELOPMENT THAT THE USE IS SIMILAR IN CHARACTER AND IMPACT TO THOSE USES SPECIFICALLY PERMITTED WITHIN A DISTRICT, WHEN CONSIDERATION IS GIVEN TO THE GOALS AND POLICIES EXPRESSED IN THE COMPREHENSIVE PLAN, OR AS MAY BE AMENDED; AND TO TRAFFIC AND PARKING NEEDS ASSOCIATED WITH THE PROPOSED USE																								

(Revised 6-12-1992; amd. Ord. 33, Series of 1992; Ord. 44, Series of 1992; Ord. 27, Series of 1993; Ord. 3, Series of 1994; Ord. 12, Series of 1994; Ord. 5, Series of 1995; Ord. 31, Series of 1995; Ord. 14, Series of 1996; Ord. 1, Series of 1997; Ord. 30, Series of 1997; Ord. 44, Series of 1999; Ord. 31, Series of 2004; Ord. 5, Series of 2005; Ord. 14, Series of 2005; per correspondence dated 11-1-2006; Ord. 17, Series of 2008; Ord. 9, Series of 2009; Ord. 4, Series of 2010; Ord. 6, Series of 2010; Ord. 9, Series of 2010; Ord. 24, Series of 2011; Ord. 20, Series of 2012; Ord. 36, Series of 2013; Ord. 14, Series of 2015; Ord. 26, Series of 2015; Ord. 27, Series of 2016)