

Article 6 Use Regulations

Sec. 6.1 Use Table

6.1.1 [P] Permitted Uses

A “P” indicates that a use is permitted by right in the respective zoning district, subject to compliance with all other applicable regulations of this Land Development Code.

6.1.2 [S] Special Uses

An “S” indicates that a use is allowed only if reviewed and approved in accordance with the Special Use procedures of Sec. 2.4.

6.1.3 [AC] Accessory Uses

The abbreviation “AC” indicates that a use is allowed only as an accessory use in the respective zoning district. For additional information on accessory uses, see Sec. 6.3.

6.1.4 Uses Not Allowed

A blank cell (one that doesn’t contain an “S” or “P”) indicates that the listed use is not allowed in the respective zoning district, unless it is otherwise expressly allowed by other regulations of this Land Development Code.

6.1.5 Classification of Uses

A. Considerations

- (1) Uses are assigned to the category whose description most closely describes the nature of the primary use. Article 14 defines each use category. Developments may have more than one primary use. Developments may also have one or more accessory uses. Developments with more than one primary use are addressed in Sec. 6.1.6.
- (2) The following items are considered to determine what use category in which a use is placed, and whether the activities constitute primary uses or accessory uses:
 - (a) The description of the activity(ies) in relationship to the characteristics of each use category;
 - (b) The relative amount of site or floor space and equipment devoted to the activity;
 - (c) The relative amounts of sales from each activity;
 - (d) The customer type for each activity;
 - (e) The relative number of employees in each activity;
 - (f) Hours of operation;
 - (g) Building and site arrangement;
 - (h) Vehicles used with the activity;
 - (i) The relative number of vehicle trips generated by the activity;
 - (j) Signs;
 - (k) How the use advertises itself; and
 - (l) Whether the activity would be likely to be found independent of the other activities on the site.

6.1.6 Developments with Multiple Primary Uses

When all of the primary uses of a development fall within one use category, then the development is assigned to that use category. For example, a development that contains a retail bakery and a café would be classified in the Retail Sales and Service category because all the primary uses are in that category. When the primary uses of a development fall within different use categories, each primary use is classified in the applicable category and is subject to the standards for that category.

6.1.7 Unlisted Uses (TA 18-01)

If an application is submitted for a use type that is not listed in the use table of this section, the Planning Director shall be authorized to classify the new or unlisted use type into an existing land use category that most closely fits the new or unlisted use.

6.1.8 Standards and Conditions

Some uses in some zoning districts are subject to special use-specific conditions and standards. These standards and conditions are indicated by bracketed numbers “[1]” or by a cross-reference in the final column of the table. Cross references refer to detailed standards that apply to the listed use type. Bracketed numbers refer to conditions that immediately follow the use table.

	R-1	R-2	R-3	R-4	NC	CC-1	CC-2	OI	C-1	C-2	C-3	IND	Standards (Notes)
Residential Categories													
Residential Household Living													
Single-family Residence	P	P	P	P	S	S	S	P	P				
Accessory Dwelling Unit	P	P	P	P				P	P				6.3.2
Caretaker's Residence										AC	AC	AC	
Duplexes	P		P	P	P	P	P	P	P				(TA 11-01 & 14-01)
Manufactured Home	P			P									6.2.13
Manufactured Home Park	S			S									6.2.14
Multi-family Structure			P	P	P	P	P	P	P	P	P		
Upper Story Residential					P	P	P	P	P	P	P		
Group Living													
Family Care Home (6 or fewer residents)	P	P	P	P	S	S	S	P	P				
Group Living Facility (7 or more residents)	S	S	S	S				S		S			6.2.8
Nursing, Convalescent, and Extended Care Facilities	S	S	S	S	S	P	P	P		P			6.2.17
Commercial Categories													
Animal Hospital/Veterinary Clinic					P	P	P	P	P	P	P	P	6.2.2
Amusement Facilities, Indoor					P	P	P		P	P	P	P	
Amusement Facilities, Outdoor						P	P			P	P	P	
Bed and Breakfast	S	S	S	S	P	P	P	P	P	P			6.2.3 (TA 11-01)
Campground/Recreational Vehicle Park	S												
Drinking Establishment					S	S	S		S	S	S	S	6.2.8 (TA 11-01 & 19-03)
Major Event Entertainment									S	S	S	S	
Marina										S	S		6.2.12 (TA 11-01)
Mini-storage Facilities							P			P	P	P	6.2.15
Office and Personal Services					P	P	P	P	P	P	P	P	
Retail Sales and Service (unless otherwise listed)					P	P	P		P	P	P	P[1]	
Seasonal Sales					P	P	P		P	P	P		6.2.21 (TA 14-02)
Temporary Sales					AC	AC	AC		AC	AC	AC		6.2.21 (TA 14-02)
Vehicle Repair					P	P	P		P	P	P	P	6.2.22

	R-1	R-2	R-3	R-4	NC	CC-1	CC-2	OI	C-1	C-2	C-3	IND	Standards (Notes)
Industrial Categories													
Industrial Service						S [2]			S[2]	P [2]	P [2]	P	
Junkyards and Recycling Facilities												S	6.2.10
Manufacturing and Production						S[2]			S[2]	P [2]	P [2]	P	
Railroad Yards												P	
Warehouse and Freight Movement										P [3]	P [3]	P	
Waste-related												S	
Wholesale Sales										P [3]	P [3]	P	
Institutional Categories													
Basic Utilities	P	P	P	P	P	P	P	P	P	P	P	P	
Cemetery	P	P	P	P	P	P	P	P	P	P	P	P	6.2.4
Colleges					S	S	P	P	P	P	P	P	
Community Recreation Centers	S	S	S	S	P	P	P	P	P	P	P	P	6.2.5
Cultural Facilities	S	S	S	S	P	P	P	P	P	P	P		6.2.6
Daycare (5 or fewer clients)	AC	AC	AC	AC	P	P	P	P	P	P	P		6.2.7 (TA 11-01)
Daycare (6 or more clients)	S	S	S	S	P	P	P	P	P	P	P		6.2.7
Day Center								S	S	S			6.2.25 (TA 19-03)
Food Pantries								S	S	S			6.2.26 (TA 19-03)
Medical Centers					P	P	P	P	P	P	P		
Parks and Playgrounds	P	P	P	P	P	P	P	P	P	P	P		
Public Facilities	S	S	S	S	S	P	P	P	P	P	P	P	6.2.19
Religious Institutions	P	P	P	P	P	P	P	P	P	P	P	P	
Shelter Facilities								S	S	S			6.2.27 (TA 19-03)
Schools	S	S	S	S	P	P	P	P	P	P	P		6.2.20 (TA 11-01)
Other Categories													
Adult Business												S	6.2.1
Agriculture	P											P	
Airports												P	
Detention Facilities												S	
Kennels	S				S	S	S			S	S	S	6.2.11

	R-1	R-2	R-3	R-4	NC	CC-1	CC-2	OI	C-1	C-2	C-3	IND	Standards (Notes)
Mining												S	6.2.16
Open Storage, Accessory										AC	AC	AC	6.3.4
Open Storage, Principal												S	6.2.18
Parking, Off Street	P[4]	P[4]	P[4]	P[4]	P	P	P	P	P	P	P	P	
Wireless Communication Facilities, Alternative Structures/Collocation	P	P	P	P	P	P	P	P	P	P	P	P	6.2.23
Wireless Communication Facilities, New Towers	S	S	S	S	P	P	P	P	P	P	P	P	6.2.24

- [1] No Retail use in an Industrial district shall occupy more 20,000 square feet of floor area and outdoor storage area per zoning lot.
- [2] Industrial Size Limitation: Floor area shall be no more than 20,000 square feet per zoning lot in the CC-2 and C-1 zoning districts. All activities must be conducted entirely within an enclosed building in the CC-1 and C-1 districts. Floor area and outdoor storage areas related to a use shall be no more than 25,000 square feet per zoning lot in the C-2 district and 50,000 square feet per zoning lot in the C-3 zoning district.
- [3] Industrial Size Limitation: Floor area and outdoor storage areas related to a use shall be no more than 25,000 square feet per zoning lot in the C-2 district and 50,000 square feet per zoning lot in the C-3 zoning district.
- [4] Off street parking is only permitted for uses permitted in the zoning district.