
3.4 TABLE OF USES

- A. Generally. Table 3.2 sets forth the permitted, conditional zoning, and special uses allowed in each zoning district.
1. Permitted by right (P). The letter "P" in the zoning district column opposite the listed use means the use is permissible by right in the zoning districts in which it appears.
 2. Permitted use with standards (PS). Uses with additional standards are denoted with a "PS."
 3. Conditional zoning (CZ). The letters "CZ" in the zoning district column opposite the listed use means that conditional zoning, as set forth in Section 2.21 of this ordinance, must be obtained before the use may be created. Use standards may also be required for certain conditional zoning uses.
 4. Special use permit (S). The letter "S" in the zoning district column opposite the listed use means that a special use permit, as set forth in Section 2.14(C) of this ordinance, must be obtained before the use may locate in the district in which it appears.
 5. Prohibited. A use specifically prohibited in the table of permissible uses for every zoning district. Any use listed as prohibited has been reviewed and considered as having a detrimental impact on the health and safety of the community.
- B. Use designation.
1. If a "P" or "CZ" or "PS" does not appear in a zoning district column opposite a listed use, the use is not permitted in that zoning district.
 2. Uses not listed. The uses listed may not address all possible uses. In determining if a use is permitted, the UDO Administrator shall consider which category of expressed uses most closely matches the use proposed and apply the regulations pertaining to that category to the proposed use. No interpretation shall be made which would change the character of a zoning district relative to the purpose of such zoning district and the other uses allowed.
 - a) Interpretation of unlisted uses. Where a proposed use is not specifically listed in the table of permissible uses, the UDO Administrator may permit the proposed use upon a determination that the proposed use has an impact similar in nature, function, and/or duration similar to another permitted use listed in the table of permissible uses. The UDO Administrator shall give due consideration to the purpose and intent statements in this section concerning the base zoning district(s) involved, the character of the uses specifically identified, and the character of the use(s) in question.
 - b) Standards for determining unlisted uses. In determining the use which most closely matches the proposed use, the UDO Administrator shall consider all relevant characteristics of the proposed use, including but not limited to the following:
 - i) The volume and type of sales, retail, wholesale, etc.
 - ii) The size and type of items sold and nature of inventory on the premises.
 - iii) Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, distribution.
 - iv) Any dangerous, hazardous, toxic, or explosive materials used in the processing.

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- v) The nature and location of storage and outdoor display of merchandise, whether enclosed, open, inside, or outside the principal building; predominant types of items stored (such as business vehicles, work-in-process, inventory, and merchandise, construction materials, scrap and junk, and raw materials including liquids and powders).
 - vi) The type, size, and nature of buildings and structures.
 - vii) The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation, and fumes.
 - viii) Any special public utility requirements for serving the proposed use type, including but not limited to water supply, wastewater output, pre-treatment of wastes and emissions required or recommended, and any significant power structures, and communications towers or facilities.
 - ix) The impact on adjacent lands created by the proposed use.
 - x) If requested, the applicant shall submit evidence to the UDO Administrator of the anticipated traffic, noise, light, or odor of the proposed use. Reports prepared by the applicable professional trade may be required (e.g. transportation engineer, environmental scientist, etc.).
- c) Decision by zoning administrator. A final determination on the proposed use shall be provided in writing to the applicant and subject to appeal by the Board of Adjustment.

Table 3.2: Table of Uses		P = Permitted by Right; CZ = Conditional Zoning (Use Standard noted); PS = Permitted Use with a Use Standard														Use
Uses of Land	R-1	R-1B	R-2	R-3	C	MH	MF	MX	CBD	NB	HB	MB-1	T-1	I-1	CT	
Accessory Uses (3.6)																
Accessory structure or use, nonresidential								PS	PS	PS	PS	PS	PS	PS	PS	3.6
Accessory uses and structures, residential	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6
Home occupations, customary	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS	3.6
Outdoor display								PS	PS	PS	PS	PS	PS	PS	PS	3.6
Outdoor seasonal sales	PS	PS	PS	PS		PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6
Swimming pools, private	PS	PS	PS	PS	PS	PS	PS	PS		PS		PS	PS		PS	3.6
Temporary healthcare structures	PS	PS	PS	PS	PS	PS	PS	PS		PS		PS	PS		PS	3.6
Temporary storage container	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6
Trailer, temporary construction	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6
Residential Uses (3.7)																
Dwelling, multifamily (Triplex; quadraplex; Units <= 4)							P	P				P	P		P	
Dwelling, multifamily (Units > 4)							CZ	CZ				CZ	CZ		CZ	3.7
Dwelling, single-family detached	P	P	P	P	P	P	P	P		P		P	P		P	
Dwelling, two-family	P					P	P	P				P	P		P	
Family care home	PS	PS	PS	PS	PS	PS	PS	PS		PS		PS	PS		PS	3.7
Manufactured home, on standard, single-family lot (Class AA, A, and B)						P										3.7
Manufactured home (Class C)	Prohibited															
Planned Unit Development (Section 3.8)																

Planned unit development, business									CZ	CZ	CZ	CZ	CZ		<u>CZ</u>	3.8
Planned development, industrial														CZ		3.8
Planned unit development, residential Units <= 4	PS		PS			PS	PS	PS			PS	PS	PS		<u>PS</u>	3.8
Planned unit development, residential) Units > 4	CZ		CZ			CZ	CZ	CZ			CZ	CZ	CZ		<u>CZ</u>	3.8
Nonresidential Uses (Section 3.9)																
Adult entertainment establishment														CZ		3.9
Aircraft takeoff and landing zone	Prohibited															
Animal care facility											P					
Animal care facility with outdoor area											CZ					3.9
Art galleries							P	P	P	P	P				<u>P</u>	
Auction sales								P		P						
Automotive (including motorcycles, RVs, and other consumer motor vehicles)										CZ	PS			PS		3.9
Bakery, retail								P	P	P						
Bakery, wholesale										P				P		
Bed and breakfast inn	CZ					CZ	CZ	CZ	CZ	CZ			CZ		<u>CZ</u>	3.9
Boat and personal water craft (PWC) sales and rental								P		P	P	P	P			
Boat repair facility										PS	PS		PS			3.9
Body piercing and tattoo facility										CZ						
Bus terminal								P		P						
Cemeteries, public and private														CZ		3.9
Commercial indoor recreation								P		P						
Commercial outdoor recreation								CZ		CZ			PS			3.9

Contractors offices, no outdoor storage									P		P			P		
Day nurseries, day care centers and preschools	CZ	CZ	CZ	CZ		CZ	CZ	CZ	CZ	CZ	CZ	PS	PS	PS	<u>CZ</u>	3.9
Drop-in child care providers	CZ	CZ	CZ	CZ		CZ	PS	PS	PS	PS	PS	PS	PS	PS	<u>PS</u>	3.9
Drive-in/through facility											P					
Dry stack storage facilities												PS				3.9
Ear piercing facility											P					
Exterminator service business offices, no outdoor storage of materials or equipment									P		P			P		
Fire stations, emergency services, nonprofit	CZ	CZ	CZ	CZ		CZ	CZ	CZ	CZ		CZ			CZ	<u>CZ</u>	
Funeral homes and crematoriums									P		P					
Gardens, arboretums nurseries, and greenhouses									P	P	P			P		
Government/public facilities and utilities	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<u>PS</u>	3.9
Group care/rehabilitation facility										CZ				CZ		
Laundries and dry cleaning									P	P	P					
Libraries	CZ		CZ	CZ				P	P	P	P				<u>P</u>	
Live entertainment complex									CZ		CZ					
Fishing piers; public and private									CZ							
Medical and dental clinics								P	P		P			P	<u>P</u>	
Meeting facilities	CZ	CZ	CZ	CZ		CZ	CZ	CZ	P		P			P	<u>CZ</u>	
Mixed use nonresidential-residential								PS	PS	PS	PS	PS	PS		<u>PS</u>	3.9
Motels and hotels								CZ	CZ		CZ		CZ	CZ	<u>CZ</u>	

Motels and hotels, operated with a marina												CZ					
Multi-use facility								P	P	P	P	P	P	P	P	<u>P</u>	
Museums					P				P		P		P	P	<u>P</u>		
Offices, general								P	P	P	P	P	P	P	<u>P</u>		
Parking lot, commercial—permanent									CZ						<u>CZ</u>	3.9	
Parking lot, town operated	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>		
Parking, municipal decks									P								
Parking, private decks									CZ								
Personal service establishment								CZ	P	P	P			P	<u>CZ</u>		
Pet shops and pet supply stores									P		P						
Post offices									P		P			P			
Religious institution	CZ	CZ	CZ	CZ		CZ	CZ	CZ	P		CZ				<u>CZ</u>		
Rental of golf carts, mopeds, e-bikes and scooters								PS	PS	PS	PS	PS		PS	<u>PS</u>	3.9	
Retail sales								P	P	P	P	P		P	<u>P</u>		
Rooming house	Prohibited																
Schools, commercial for specialized training									P		P			P			
Schools, public and private	CZ	CZ	CZ	CZ		CZ	CZ	CZ	CZ		CZ			CZ	<u>CZ</u>		
Seafood production and/or processing and/or dockage, wholesale and retail												CZ		CZ			
Shooting range														CZ		3.9	
Shopping centers/big box								CZ	CZ	CZ	CZ	CZ	CZ	CZ	<u>CZ</u>		
Swimming pools, public	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ		<u>CZ</u>	3.9	
Tennis courts, commercial									CZ		CZ					3.9	
Tennis courts, private	CZ	CZ	CZ	CZ		CZ	CZ	CZ	CZ		CZ	CZ	CZ	CZ	<u>CZ</u>	3.9	
Utilities, private	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	P	P	P	P	P	P	<u>CZ</u>		
Wholesale sales									P		P	P		P			

Recreational vehicle/boat storage, yard												PS	PS		PS		3.1
Towing service impound yard, salvage operation												CZ			PS		3.1
Warehouses, mini storage, Self-service storage facility															P		
Woodworking shops															P		

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