

TABLE OF USES

Residential

Commercial and Industrial

Mixed Use

Other

SPECIFIC USE

RR

SR

UR

MH

GC

GI

CBD

RT

MCR

MCI

PI

AG

CON

Standards

KEY: P = Permitted Use L = Permitted Subject to Limitation Standards Column Cn C = Conditional Blank =nk = Not Permitted

Agricultural

Agricultural, general

C

C

C

C

C

C

C

C

C

C

C

P

L,C

4

Commercial poultry farm

C

Commercial swine farm

C

Residential

Accessory Apt.

C

C

P

P

P

P

C

Bed & Breakfast

C

C

C

C

P

P

P

P

C

Boarding and Rooming House

C

P

C

C

P

Group Home; 6 or fewer residents

P

P

P

C

P

P

P

P

P

P

Group Home; 7 or more residents

C

C

C

C

C

P

P

P

P

C

Home occupaton

L

L

L

L

P

P

P

P

L

6; additional standards in Sec. 110-5.9

Live Work

C

P

P

P

Mobile Home

P

C

Mult-family

L

P

L

P

P

P

2, 7, 8 (as part of PUD)

Recreational vehicle park

P

Single family detached

P

P

P

P

P

P

P

Single family attached (duplex, row house, townhouse)

P

P

P

P

Recreation facilities

Golf Course

L

L

L

8

Marina

C

C

P

C

C

C

P

Parks: tot lot, passive, and picnic

P

P

P

P

P

P

P

P

P

P

P

P

L

3

Regional park; amphitheater

C

C

P

C

P

P

P

C

Nature, ecology facilities

C

P

P

P

P

P

L

L

3

Sports Complex

C

P

P

P

P

P

C

Shooting Range, indoor

P

P

P

P

Shooting Range, outdoor

C

C

C

C

C

C

C

11

Commercial

All commercial and office except as specified below

L

P

P

C

P

P

1

Adult

L

12

Car sales, leasing and related services

P

P

C

C

C

C

Car Wash, Automated

P

P

P

P

Car Wash, full or self-service

P

P

C

C

C

Convenience store w/gas station

L

P

P

P

C

P

P

1

Convenience store w/o gas

L

P

P

P

C

P

P

1

Commercial, neighborhood

L

L

L

P

P

P

C

P

P

1,5

	Residential				Commercial and Industrial		Mixed Use				Other			
SPECIFIC USE	RR	SR	UR	MH	GC	GI	CBD	RT	MCR	MCI	PI	AG	CON	Standards
KEY: P = Permitted Use L = Permitted Subject to Limitation Standards Column Cn C = Conditional Blank =nk = Not Peed														
Commercial														
Drive-thru sales or service					P	P	C	C	P	P				
Dry cleaning/laundry				L	P		P	C	P	P				1
Fast Lube/Oil Change					P	P			P	P				
Food and beverage store/incl. alcohol				L	P		P	C	P	P	L			1,9
Hookah/Vapor Bar/Tavern					C	C	C	C	C	C				
Hotel					P		P	C	P	P				
Mobile Vendor					P	P	L, C		P	P				14
Outdoor Kennel					C	P			C	C		P		
Package store					P		P	C	P	P				
Parking, commercial					P		P	C	P	P	L			9
Pharmacy					P	C	P	C	P	P				
Restaurant, no drive-thru				L	P		P	C	P	P	L			1,9
Restaurant with drive-thru					P		C	C	P	P				
Retail sales and service				L	P	C	P	C	P	P	L			1,9
Self-service storage					X	X C			X	X				
Vehicle parts and accessories (sales)					P	P	P	C	C	P				
Vehicle service, general					P	P	P	C	C	P				
Vehicle service, major						P				P				
Office														
Professional services and general office			L		P		P	P	P	P				5,7
Industrial														
All light industrial/research except as listed below						P	P			P	C			
Crematorium	C													
Heavy industrial						P								
Research lab w/o manufacturing					P	P	P	C	C	P				
Warehouse and freight movement						P					L			10
Wholesale Trade						P					L			10
Community/Service Uses														
Child daycare centers; nursery schools	C	C	P	L	P		P	P	P	P	P			1
Churches and accessory uses, including schools	C	C	C	L	P		P	P	P	P	P			1
College or University	C	C	C		P		P	C	P	P	P			
Elementary school	P	P	P	P	P	C	C	P	P	C	P			
Middle school	C	C	C	C	P	C	C	P	P	P	P			
High school	C	C	C	C	P	C		P	P	P	P			
Vocational school					P	P	C	C	P	P	P			

SPECIFIC USE	Residential				Commercial and Industrial		Mixed Use				Other			Standards
	RR	SR	UR	MH	GC	GI	CBD	RT	MCR	MCI	PI	AG	CON	
KEY: P = Permitted Use L = Permitted Subject to Limitation Standards Column Cn C = Conditional Blank =nk = Not Permitted														
Community/ Service Uses (Continued)														
Government buildings	C	C	C	L	P	P	P	P	P	P	P	P		1
Hospitals					P				P	P	P			
Nursing home					P		P	P	P	P	P			
Public services/utilities	L, C	L, C	L, C	L, C	L, C	L, C	L, C	L, C	L, C	L, C	P	C	C	13 - 2 ac in Res/5 Ac in Mixed & GI
Wireless Communication Antenna and/or Towers	C	C	C	C	C	P	C	C	C	C	P	C	C	
Wireless Communication Antenna and/or Towers Camouflaged	C	C	C	C	C	P	P	P	P	P	P	P	C	

Standards.

- (1) The "Limited" uses in MH are permitted as a use upon site plan approval & when they are integrated into the rental park specifically for the purpose of serving the residents of the park; & where the total site area for the facilities does not exceed 2% of the overall land area in the rental park.
- (2) In the general commercial district, the "Limited" residential uses are limited to the upper floors of buildings above ground-level commercial and office uses.
- (3) In the conservation land use district, outdoor recreation facilities are limited to interpretive and educational features and related facilities for nature study and enjoyment. All structures/facilities shall be of an unobtrusive nature to enable a compatible mixture of natural and manmade features, including but not limited to the following: boardwalks and nature/hiking trails; environmental/ecological education centers; and shelters/restrooms and other similar uses.
- (4) Agricultural uses are limited to silviculture and native range land only in the conservation land use category unless specified otherwise as part of a conditional use permit.
- (5) Neighborhood scale commercial uses may be permitted within these districts when limited in scale consistent with a residential structure on a lot when a development of 50 homes or greater is approved or as part of a planned unit development master plan on previously undeveloped property. These uses are not permitted in established and existing neighborhoods.
- (6) Home occupation which: a) is clearly incidental & subordinate to the use of the dwelling unit as a residence; b) is conducted only by members of the family residing in the dwelling unit and entirely within the principal structure; c) does not offer products for sale from the premises; d) does not alter or change the residential character or exterior appearance of the dwelling unit and no evidence of the use is visible or audible from the exterior of the residential property; e) does not generate traffic in excess of that customary at residences; and f) where no commercial vehicles or equipment associated with the business are kept on premises unless stored in an enclosed structure or screened from view from the street or adjacent properties unless otherwise permitted by these regulations
- (7) Limited to the building type design standards of the applicable design district, chapter 110.
- (8) Allowed when the facility is in conjunction with a planned unit development.
- (9) Allow commercial as general accessory, complementary use with a marina and/or outdoor recreation facilities in PI.
- (10) The size and scale of the wholesale facility shall be compatible and consistent with the adjacent building typologies.
- (11) An outdoor shooting range is permitted as a conditional use only in suburban residential land use districts located within a rural design district.
- (12) Must be consistent with chapter 10 of the Code of Ordinances.
- (13) In SR, UR, MH: Public & utility services and facilities that are two acres or less in size are also permitted. In GC, CBD, RT, MCR, GI: Public and utility services and facilities that are five acres or less in size are also permitted.
- (14) In the CBD, the "Limited" mobile vendor use applies to mobile vendors in conjunction with city sponsored or city sanctioned events as approved by the city manager. Mobile vendors offering food service only (food trucks) proposing regular operation in the CBD may apply for a conditional use permit approval by city commission; provided the proposed operation is located on a developed site where the food truck use is managed by and/or operated dependently in association with an eating and/or drinking establishment located in an onsite building with restroom facilities. All mobile vendors are required to apply for and obtain a business tax receipt. Application requirements include letter of permission from the property owner, site plan layout showing driveway connection, and location that does not impede access to the site or required parking.
- (15) Permitted accessory uses/structures. Uses &/or structures that are customary & secondary to the primary use or structure permitted by the land use district & meet any additional requirements listed in section 110-5, for special accessory uses where applicable. (Ord. No. 16-31, § 1.d.(Exh. A), 12-15-2016; Ord. No. 19-12, § 1(Exh. A), 5-2-2019)