Sec. 44-03-04. Permitted limited and special uses.

(a) The following key is to be used in the interpretation of Table 44-03-04.

(1) *Permitted uses.* Uses which are marked as "P" in the table shall be allowed subject to all applicable regulations of this chapter.

(2) *Limited uses.* Uses which are marked as "L" in the table shall be allowed upon the approval of a limited use permit as detailed in section 44-07-05.

(3) *Special uses.* Uses which are marked as "S" in the table shall be allowed upon the approval of a special use permit as detailed in section 44-07-11.

(4) *Temporary uses.* Uses which are marked "T" in the table shall be allowed upon the approval of a temporary use permit as detailed in section 44-07-07.

(5) *Prohibited uses.* A blank space in the table indicates that a use type is not allowed in the respective zoning district unless it is otherwise expressly allowed by other regulations of this chapter.

(6) *Uses not listed.* If a proposed use is not listed in the table, the director of economic and community development shall determine if the use is substantially similar to a use listed on the tables. If it is, they shall treat the use in the same manner as the substantially similar use. If not, the use shall be regarded as prohibited.

(7) *Additional regulation.* Use-specific regulations may apply to certain uses. Refer to article IV for additional regulations. Cross references in the table below are provided for convenience. Use specific standards shall apply to permitted, limited, and special uses.

Table 44-03-04: Permitted Limited and Special Uses

Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
Agricultural and Open Space Uses													
Community Garden	44-04-02(a)	P	P	S	S								
Natural Area Preserve		P	P	P	P	P	P	P	P	P	P	P	P
Residential Uses													
Dwelling, Duplex	44-04-03(a)			P	P								
Dwelling, Multiple-Family													
Up to 6 units	44-04-03(b)			P	P		P	S	S				
7+ units	44-04-03(b)			S	P		S	S	S				
Above ground floor						P	P	S	S				
Dwelling, Single-Family Detached		P	P										

Dwelling, Townhouse	44-04-03(c)			P	P								
Group Homes													
Up to 8 residents	44-04-03(d)	P	P	P	P		P	P	P				
9+ residents	44-04-03(d)	S	S	S	S		S	S	S				
Manufactured Home Park					S								
Senior Housing, Dependent	44-04-03(e)			S	S		S	S	S				
Senior Housing, Independent	44-04-03(e)			S	S		S	S	S				
Residential Uses, Existing													
Dwelling, Duplex, existing at time of adoption of this chapter		P	P	P	P		P						
Dwelling, Multiple-Family, existing at time of adoption of this chapter		P	P	P	P		P						
Dwelling, Single-Family Detached, existing at time of adoption of this chapter		P	P	P	P		P						
Place of Assembly Uses													
Civic Uses of Public Property	44-04-04(a)											T	T
Indoor Commercial Place of Assembly													
Less than 5,000 sq. ft.	44-04-04(b)					S	S	P	P	S			
5,000 sq. ft. or more	44-04-04(b)					S	S	P	P	S			
Outdoor Commercial Place of Assembly	44-04-04(c)					S	S	S	S				
Indoor Non-Commercial Place of Assembly													
Less than 5,000 sq ft	44-04-04(b)	P	P	P	P								P
5,000 sq ft or more	44-04-04(b)	S	S	S	S								S

Outdoor Non-Commercial Place of Assembly	44-04-04(c)	S	S	S	S								S
Retail and Mixed-Commercial Uses													
Firearms Retailer	44-04-05(a)									S			
Retail													
Less than 5,000 sq ft						P	P	P	P				
5,000 sq ft or more						S	S	P	P				
Multi-tenant Shopping Center													
Less than 5,000 sq ft							S	P	P				
5,000 sq ft or more								S	S				
Outdoor Itinerant Merchants	44-04-05(b)					T	T	T	T	T			T
Pawn Shop													
Service and Office Uses													
Adult Day Care	44-04-06(a)						S	S	S	S			
Kennel	44-04-06(b)							S	S	S			
Check Cashing/Pay Day Loan Store													
Child Care Center	44-04-06(c)						S	S					
Coworking Space													
Less than 2,500 sq ft						L	P	P	P	S			
2,500 sq ft or more							S	P	P	S			
Above ground floor						P	P						
Financial Institution								S	S				
Hospital								S	S	S			
Laundry, Self Service								S	S				
Massage Therapy								S	S	S			
Medical Office													
Less than 2,500 sq ft							P	P	P	P			
2,500 sq ft or more							S	P	P	P			

Above ground floor						P	P						
Personal Service													
Less than 2,500 sq ft						S	L	L	P				
2,500 sq ft or more							S	L	P				
Above ground floor						P	P						
Professional Office													
Less than 2,500 sq ft						S	P	P	P	P			
2,500 sq ft or more							S	P	P	P			
Above ground floor						P	P						
Salon and Spa Establishments							S	S	P				
Tattoo Studio/Body Piercing Facility	44-04-06(d)							S		S			
Veterinary Clinic	44-04-06(e)						S	S	S	S			
Eating and Drinking Uses													
Carry-Out Facility	44-04-07(a)					S	S	L	L				
Craft Brewery						L	L	L	L				
Restaurant/Bar						P	P	P	P				
Lodging Uses													
Bed and Breakfast	44-04-08(a)	S	S	S	S	S	S						
Hotel					S	L	L	L	P				
Motel								S	S				
Vehicle Related Uses													
Autobody Repair	44-04-09(a)									S			
Car Wash	44-04-09(b)							S	S				
Fuel Sales	44-04-09(c)						S	S	S				
Motor Vehicle Sales	44-04-09(d)							L	L	L			
Motor Vehicle Service								L	L	P			

Motor Vehicle Rental	44-04-09(d)							S	S	S			
Industrial Uses													
Artisan Manufacturing, Assembly, Fabrication	44-04-10(a)					L	L	L					
Building Material, Machinery, and Equipment Sales or Storage										P			
Contractor Shop										P			
Commercial Kitchen										L			
Crematorium	44-04-10(b)									S			
Dry Cleaner, Processing on Site										L			
Greenhouse, Wholesale										P			
Laundry, Commercial										L			
Light Manufacturing, Assembly, Fabrication										L			
Materials Salvage Yard/Recycling Operations										S			
Mining and Aggregate Extraction	44-04-10(c)										S		
Self-Storage	44-04-10(d)									S			
Printing and Publishing										P			
Research and Development										L			
Warehouse, Distribution										S			
Utility Uses		S	S	S	S	S	S	S	S	S	S	S	S
Adult Uses													
Adult Uses	44-04-11(a)									S			
Cannabis Related Uses													

Cannabis Dispensing Organization	44-04-12(a)							S	S	P			
Cannabis Infuser Organization	44-04-12(a)									P			
Medical Cannabis Cultivation Center										P			
Transportation Uses													
Parking Structure/Deck						L	L	S	S	S			
Parking Lot						S	S			S	S	S	S
Transportation Station/Terminal		S	S	S	S	S	S	S	S	S			S
Accessory Uses													
Accessory Dwelling, Detached	44-04-14(a)	S	S	S	S								
Accessory Dwelling, Attached / Internal	44-04-14(a)	P	P	P	P								
Accessory Retail/Restaurant	**44-04-14(g)**				S	P	P	P	P	P			L
Accessory Office/Personal Service	**44-04-14(g)**	**S**	**S**	**S**	**S**	**P**	**P**	**P**	**P**	**P**			
Cargo Container Storage, Stacking - Permanent	44-04-14(c)									S			
Cargo Container Storage, Stacking - Temporary	44-04-14(d)	T	T	T	T	T	T	T	T	T		T	T
Civic Uses of Public Property	44-04-14(e)											T	T
Contractor's Trailers and Real Estate Model Units	44-04-14(f)	T	T	T	T	T	T	T	T	T		T	T
Drive-Through Facility	44-04-14(g)						S	S	S				
Dumpsters, Temporary	44-04-14(h)	T	T	T	T	T	T	T	T	T	T	T	T
Electric Vehicle Charging Station	44-04-14(i)	P	P	P	P	P	P	P	P	P	P	P	P
Food Cart or Truck	44-04-14(j)					T	T	T	T	T			T
Home-Based Business, Class I	44-04-14(k)	L	L	L	L	L	L	L	L				

Home-Based Business, Class II	44-04-14(k)	S	S	S	S	S	S	S	S				
Off-Site Parking Facilities		L	L	L	L	L	L	L	L	L	L		
Outdoor Display/Sale of Merchandise	44-04-14(l)							S	S	S			
Outdoor Itinerant Merchants	44-04-14(m)					T	T	T	T	T			T
Outdoor Seating for Restaurants	44-04-14(n)					L	L	L	L	L			L
Outdoor Storage, Permanent	44-04-14(o)							S	S	S			
Portable Temporary Storage Container	44-04-14(p)	T	T	T	T	T	T	T	T				
Solar Energy Collection System, canopy	44-04-14(q)					L	L	L	L	L		L	L
Solar Energy Collection System, ground													
Less than 1 Acre	44-04-14(r)	L	L	L	L	L	L	L	L	L	L	L	L
1—5 Acres	44-04-14(s)									S			
Solar Energy Collection System, roof	44-04-14(t)	P	P	P	P	P	P	P	P	P		P	P
Tent	44-04-14(u)	T	T	T	T	T	T	T	T	T		T	T

(Ord. No. MC-1068, § 2(Exh. B), 1-10-2023; Ord. No. MC-1082, § 2.A., 8-13-2024; Ord. No. MC-1084, § 2.A., 11-26-2024; Ord. No. MC-1100, § 2C, 5-12-2026)