## Sec. 16-3-40. Use regulations.

The principal uses allowed within the Residential, Nonresidential and Agricultural zoning districts are identified in Table 3.1 of this Section.

- (1) Use categories and specific uses. All of the use categories listed in the first column of Table 3.1 are defined in this code (Definitions and Terms). The first column of each of the use tables contains an abbreviated definition of the respective use category. If there is a conflict between the abbreviated definition and the full explanation contained in this code the provisions of full explanation will control. In some cases, "Specific Use Type" is listed in the second column of the table. If a Specific Use Type is listed in the table, that use type is allowed only within the districts that allow the broader use category.
- (2) Allowed uses. An "A" indicates that the listed use is allowed by right within the respective zoning district. Allowed uses are subject to all other applicable standards of the land use code.
- (3) Conditional uses. A "C" indicates that the listed use is allowed within the respective zoning district only after review and approval of a conditional use permit, in accordance with the review procedures in this code. Conditional uses are subject to all other applicable standards of the land use code.
- (4) Prohibited uses. A blank cell (one without an "A" or "C") indicates that the listed use type is not allowed within the respective zoning district, unless it is expressly allow by other regulation of this land use code.
- (5) Uses subject to specific regulations. Many uses are subject to use-specific regulations (in addition to general regulations that apply to development in general). The last column of the use table contains references to applicable use-specific standards.

**Table 3.1 Principal Uses Allowed** 

Use Category	Specific Use Type	Resi	denti	al			Non	reside	ential		Use Sta (Re	Specified
		RSF-E	RSF-1	RSF-4	RMF-8	RMF-14	рми	ЭН	29	17		Use Standard (Reference No.)
RESIDENTIAL												
Household	Accessory dwelling unit	Α	Α	С			Α				Α	
Living	Duplex				Α	Α	С	С				
	Manufactured housing park			С	С	Α	С					
	Multi-family units				Α	Α	Α	С	С			16-3 50(14)
	Rooming/boarding house				Α	Α	Α					
	Single-family detached (include manufactured housing)	А	Α	Α	Α	Α	С				А	
	Townhomes				Α	Α	Α	С	С			
	All other household living			Α	Α	Α	Α	С	С			
Group Living	Assisted living facility	С	С	С	С	С	С	С	С		С	16-3-50(9)
	Large group living facility				С	С	С	С	С	С		
	Small group living facility	С	С	С	С	С	С	С	С		С	
	Treatment facility	С	С	С	С	С	С	С	С	С	С	
INSTITUTIONAL	AND CIVIC	•						-	•			

Colleges &	Colleges & universities				С	С	С	Α	Α	С		
Vocational	Vocational/technical/trade						С	Α	Α	Α		
Schools	schools											
	All other educational						С	С	С	С		
	institutions											
Community	Community activity	Α	Α	Α	Α	Α	Α	Α	Α		С	
Service	building											
	All other community	С	С	С	С	С	С	Α	Α	С	С	
	services											
Cultural	Museums, art galleries,						Α	Α	Α	С	С	
	libraries								1	_		
Day Care	Child care center, large	_			_	С	С	Α	Α	С		
	Child care center, small	С	С	С	С	С	С	С	Α	С		
	Family child care, home	Α	Α	Α	Α	Α				_		
Detention	Jails, honor camps, reformatories									С		Vote by
Facilities									1		1	Trustees
	Law enforcement rehab centers									С		Vote by Trustees
Hospital/Clinic	Medical & dental clinics					С	Α	Α	Α	Α	1	Trustees
поѕрітаї/Сіітіс	Counseling centers					-	A	A	A	A		
	(nonresidential)						^	^	^	^		
	Hospital/mental hospital						С	Α	С	Α		
	Physical & mental rehab						С	A	C	A		
	(residential)							``		' '		
	All other						С	С	С	С	1	
Public	Cemetery	Α	С	С	С	С	С	С	Α	Α	Α	
Property	Golf course	Α	Α	С	С	Α	С	С	Α	Α	Α	
	Golf driving range	Α	С	С	С	С	С	С	Α	Α	С	
	Parks	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	
	Lakes and Reservoirs	Α	Α	С	С	С	С	С	С	Α	Α	
	All other Define	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	
Religious	Churches, temples,	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	16-3
Assembly	synagogues											50(15)
	& mosques											
Safety Services	Fire station, police station,	С	С	С	С	С	Α	Α	Α	Α	С	
	all others											
Schools	Boarding school	С	С	С	С	Α	Α	Α	Α			
	Elementary schools	Α	Α	Α	Α	Α	Α	Α	Α		Α	
	Secondary schools	Α	Α	Α	Α	Α	Α	Α	Α		Α	
Utilities, Basic	Utility service facilities	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	
	(underground)										1	
	All other basic utilities	С	С	С	С	С	С	С	Α	Α	С	
Utility	Transmission lines	С	С	С	С	С	С	С	С	Α	С	16-3-50(5)
Corridors	(aboveground)								1		1	

	Transmission lines	1	1	1	I	1	С	С	Α	Α	С	1
	(underground)								^	^		
	Utility treatment,								С	С		
	production or									-		
	service facility											
	All other	С	С	С	С	С	С	С	С	С	С	
COMMERCIAL	All other	C	C	C	C		C	C	C		C	
	Indoor facilities	1	1	I	I	1	Τ.	1 ~	1.		Τ.	T
Entertainment							С	C	C	C	C	
Event, Major	Outdoor facilities	-	-		<b>.</b>	+	-	4	_	C	_	46.2.50(2)
Lodging	Bed & breakfast (1—3	Α	Α	Α	Α	Α	Α	Α	Α		Α	16-3-50(2)
	guest rooms)					-			<b>-</b>			
	Bed & breakfast (4—5	С	С	С	С	С	Α	Α	Α		Α	
	guest rooms)											
	Hotels and motels						Α	Α	Α			
Mixed Use	Mixed use building						Α	Α	Α			
Building												
Offices	General offices						С	Α	Α	Α		
	Office with drive-through							Α	Α			
Parking,	Parking lots or structure						Α	Α	Α	Α		
Commercial												
Recreation &	Amusement park							С	С	С		
Entertainment,	Campgrounds							Α	Α		Α	16-3-50(4)
Outdoor	Drive-in theater							С	С	С		
	Miniature golf								Α	Α		
	Riding academy or										Α	
	equestrian area											
	RV park									С		
	Shooting ranges										С	
	Swimming pools					Α	Α	Α	Α		Α	
	Zoos							С	С		С	
	All other outdoor							С	С	С	С	
	recreation											
Retail Sale &	Adult entertainment									С		Subject to
Services	radic effectamment											site
												approval.
	Alcohol sales, retail						Α	Α	Α	С		
	Alcohol sales, by the drink	<del>                                     </del>		1		1	Α	A	Α	С		1
,	(primary use)						'`	``	``			
,	Animal	Α	1			1	1	Α	Α	Α	Α	1
ļ	care/boarding/sales,	``						``	``	[ ``	'`	
<u> </u>	indoor											
,	Animal					1		С	С	С		1
'	L Care/Doarning/Saies											
	care/boarding/sales,											
	outdoor  Brew pub						Α	A	Α	С		As

								to an allowed restaurant use only
	Contractors & trade shops, indoor operation & storage			A	A	A		
	Contractors & trade shops, indoor operation & outdoor storage (including heavy vehicles)				С	A	A	
	Contractors & trade shops, outdoor operation & outdoor storage			С	С	A		
	Deliver & dispatch service (vehicles on-site)			С	С	А		
	Drive-through uses			С	С	С		
	Farm implement/equipment sales & service			A	A	A	С	Site Plan Required, 16-4-100
	Farmer's market/flea market		А	А	А	А	Α	Subject to Site Approval.
	Feed store				Α	Α	С	
	Food services, catering		Α	Α	Α	Α		
	Food services, restaurant (including alcohol sales)		А	А	А	А		
	Food services, restaurant with drive-through			С	С	С		
	Fuel sales, automotive/appliance			А	А	А		
	Fuel sales, heavy vehicle			Α		Α		
Retail Sale & Services, (cont'd>	General retail sales, indoor operations display & storage		А	A	А	А		
	General retail sales, outdoor operations display & storage			С	С	A		16-3 50(11) 16-3 50(16)
	Landscape material sales					Α	Α	

	Manufactured building sales, service & storage							А		
	Rental service, indoor display/storage					Α	Α	Α		
	Rental service, outdoor display/storage					С	С	Α		
	Repair, small appliance					Α	Α	Α		
	Repair, large appliance						Α	Α		
	Personal services				Α	Α	Α	Α		
	All other retail sales &				Α	Α	Α	С		
	services									
Self-Service Storage	Mini-storage warehouse, self-service storage, open air storage facilities						Α	Α		16-3-50 (18), Site Plan Required, 16-4-100
Vehicle Repair	Auto & light truck mechanical repair					Α	Α	Α		
	Body shop						Α	Α		
	Truck stop/travel plaza					С		Α		
	Tire recapping & storage							Α		
	All other vehicle repair						С	Α		
	Car wash					С	С	Α		
Vehicle	Gasoline service station					Α	Α	Α		
Service,	Quick lubrication					Α	Α	Α		
Limited	All other vehicle service, limited						Α	Α		
INDUSTRIAL		•								
Manufacturing	Assembly							Α		
& Production - Indoor Operation -	Brewery, distillery, winery (5,000 sq. ft. or less, with an on-site				Α	А	Α	A	A	
Indoor Storage	tasting room)									
	Brewery, distillery, winery (over 5,000 sq. ft. with an onsite tasting room)					А	Α	Α	Α	
	Brewery, distillery, winery			1				Α		
	without an on-site tasting									
	room				_					
	Hazardous materials							С		
	Food products							Α		
	Manufacturing/processing							Α		
Manufacturing	Assembly							Α		
& Production -	Hazardous materials							С		

indoor	Food products								Α		
Operation -	Manufacturing/processing								Α		
Outdoor											
Storage											
Outdoor	Assembly								Α		
Operations &	Hazardous materials								С		
Storage	Food products								Α		
	Manufacturing/processing								Α		
	All other industrial service								Α		
Warehouse &	Indoor operation, storage								Α		
Freight	& loading										
Movement	Hazardous materials								С		
	Indoor operation, with								Α		
	outdoor										
l	loading docks										
	Outdoor storage or								Α		
	loading										
	Gas or petroleum storage								Α		
	Sand or gravel storage								Α		
	All other								Α		
Waste-Related	Nonhazardous waste								С		
Activities	transfer										
	Medical/hazardous waste								С		
	transfer										
	station										
	Recycling collection								Α	Α	
	All other waste related								Α	Α	
Wholesale	Wholesale business (no							С	Α		
Sales	highly										
	flammable										
	materials/liquids)										
	Hazardous waste								С		
	Agricultural products							Α	Α		
	All other wholesale uses							С	Α		
OTHER	1	T	1	1	1	1	1	1	_	1	T
Agricultural	Animal confinement	Α		<u> </u>	<u> </u>	1	<u> </u>		С	Α	16-3-50(6)
	Beekeeping	Α	Α	Α		_	<u> </u>			Α	
	Hazardous materials								С	С	
	Dairy									Α	
	Confined animal feeding	С								С	16-3-50(6)
	operation,										
	feedlot	<u> </u>			<u> </u>					<u> </u>	ļ
	Pasture	Α			<u> </u>					Α	ļ
	All other agriculture	С								Α	

Aviation or	Airp	orts/heliports										С	
Surface		zardous materials										С	
Passenger	Bus/	/commuter stops		Α	Α	Α	Α	Α	Α	Α	Α	Α	
Terminal										С	С	Α	
		ther aviation or								С	С	С	
	surfa	ace											
passenger terminal													
Mining	_	and gas drilling	С	С	С	С	С	С	С	С	С	С	16-3 50(19)
	Haza	ardous materials										С	
	Sand	d or gravel extraction										С	16-3
	or												50(13)
	proc	essing											
	All o	ther mining										С	
Telecom	Tele	communication							С	С	С	С	Ch. 16,
Facilities	supp	oort											Art. IX
	stru	ctures											
	Tele	communications						С	С	С	С	С	Ch. 16,
	facili	ities											Art. IX
	ace, Pu	blic Buildings, Publicly	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	
Owned													
	acilities	s, Water And Sewer											
Facilities													
Danaurahla Ena	ra.,	Altornative Dower											Chap. 16,
Renewable Ene Facilities	<u>rgy</u>	Alternative Power Generation Facilities										<u>C</u>	Art. XV
		Solar Energy										Α	Chap. 16,
		Facilities, Small											Art. XV
		Solar Energy										<u>A</u>	Chap. 16,
		Facilities, Medium											Art. XV
		(without Battery											
		Storage System											
		and/or High Voltage											
		Overhead Power											
		<u>Lines)</u>											
		Solar Energy										<u>A</u>	<u>Chap. 16,</u>
		Facilities, Medium											Art. XV
		(with Battery											
		Storage System											
		and/or High Voltage											
		Overhead Power											
		<u>Lines)</u>					1	1	<u> </u>				<u> </u>
		Solar Energy										<u>C</u>	Chap. 16,
		<u>Facilities, Large</u>		<u> </u>									Art. XV