

Section 5.1 Land Use Charts.

Buildings, structures and land shall be used only in accordance with the uses permitted in the following Land Use Tables, subject to all other applicable requirements of this ordinance.

Figure 5-1 Interpretation of Land Use Charts

Symbol	Meaning
P	The use is permitted as a principal use in that zoning district by right. Additional requirements for this use may be required and are listed in Section 5.2 Listed Uses, Additional Provisions.
P*	The use is permitted, however special provisions are required when located in this district. These provisions are listed in Section 5.2 Listed Uses, Additional Provisions.
S	The use is permitted in that zoning district only after first obtaining a Special Use Permit (SUP) as set forth in 5.4 Special Use Permits.
T	The use is permitted in that zoning district only after first obtaining a Temporary Use Permit (TUP) as set forth in Section 5.5 Temporary Uses and may include additional provisions.
	A blank square means that the use is not allowed in that zoning district as a principal use.

Figure 5-2 District Abbreviations

Abbreviated Designation	Zoning District Name
Low-Density Residential Districts	
AG/30	Agricultural District
SF-ED	Single Family - Estate District
Medium Density Residential Districts	
SF-20/26	Single Family - 20 District
SF-10/24	Single Family - 10 District
High-Density Residential Districts	
TH	Townhouse District
MF	Multifamily District
MH	Manufactured Home District
Commercial Districts	
NS	Neighborhood Services District
CR	Community Retail District
CC	Corridor Commercial District
BG	Business Government District
Industrial District	
LI	Light Industrial District
HI	Heavy Industrial District
Special Purpose and Overlay Districts	
PD	Planned Development District
FP	Floodplain District
DTH	Downtown Historic District
SBO	South Ballard Overlay District

Permitted Uses	Residential Districts							Non-Residential Districts							Parking	
	Low Density		High Density					Commercial				Industrial		Mixed-Use		
	AG/30	SF-ED	SF-20/26	SF-10/24	TH	MF	MH	NS	CR	CC	BG	LI	HI	DTH		SBO
A. Agricultural and Animal Related																
1. Animal Boarding Kennel with Outside Pens	S									S			P			1 per 325 sq ft of main structure
2. Animal Boarding/Kennel without Outside Pens	S							S	S	P*		P*	P*			1 per 325 sq ft
3. Animal Production	P*															Per approved Site Plan
4. Commercial Greenhouse or Nursery	P*								S*	S			P			1 per 300 sq ft of main structure
5. Crop Production	P*	P*														none
6. Stable (Commercial)	S*												P*			1 per 3 stalls
B. Residential and Lodging																
1. Assisted Living Apartment							P*			P*	S					1 per room (L)
2. Bed and Breakfast Inn	S	S	S				P*		S	P*				P*	P*	1 per room

3. Boarding or Rooming House						P*		S	P*					P*	P*	1 per room (L)
4. Hotel or Motel									S	P		P	P	P*	P*	1.25 per room (L)
5. Manufactured Home	P*	P*	P*	P*		P*	P*									2 per dwelling
6. Manufactured Home Park							P									2 per dwelling
7. Multifamily Dwelling						P			P*						P	2 per dwelling
8. Single Family Dwelling, Attached					P	P			P*						P	2 per dwelling
9. Single Family Dwelling, Detached	P	P	P	P										P		2 per dwelling
C. Institutional and Community Service																
1. Cemetery or Mausoleum	S	S	S	S	S	S								P		Per approved site plan
2. Church/House of Worship	P*	1 per 250 sq ft														
3. Civic Center								P	P	P	P	P	P	P	P	1 per 300 sq ft
4. College or University	S	S				S		S	S	P	P	P	P			9 per class room* (L)
5. Cultural Arts Facility								P*	P*	P	P	P	P	P	P	1 per 325 sq ft (L)
6. Day Care Facility	S	S	S	S	S	P*	S	P*	P*	P*		P*	P*	P*	P*	4 per class room*
7. Group Home	P*	1 per 2 beds														

8. Hospital or Sanitarium									P	P						1 per 2 beds (L)
9. Library								P	P	P	P	P	P	P	P	1 per 325 sq ft
10. Mortuary or Funeral Home									S	P			P			1 per 250 sq ft
11. Nursing, Convalescent Home or Hospice						p*			P	P						1 per 4 beds (L)
12. School (Public or Private) Elementary	p*	1.5 per Class room (L)														
13. School (Public or Private) Secondary	p*	7 per class room														
14. School, Business										P		P	P	P	P	9 per class room
15. School, Technical or Trade										P		P	P		P	9 per class room (L)
D. Office																
1. Financial Institution (with drive-thru)								S	S	P		P				1 per 400 sq ft (L)
2. Financial Institution (without drive-thru)								P	P	P		P	P	P	P	1 per 300 sq ft (L)
2. Financial Institution. Alternative								S	S	S		S	S	S	S	1 per 250 sq ft (L)

4. General Office								P	P	P		P	P	P	P	1 per 400 sq ft (L)
5. Medical Clinic								P*	P	P		P*	P*	P	P	1 per 300 sq ft (L)
E. Recreational, Entertainment and Amusement																
1. Commercial Amusement or Recreation (Low-Density Inside)								S	P	S		S				1 per 300 sq ft
2. Commercial Amusement or Recreation (High-Density Inside)								S	P	S		S				1 per 100 sq ft
3. Commercial Amusement or Recreation (Outside)									S	S		S				Per approved SUP
4. Community Park, Recreation Center, or Golf Course (Public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Per approved site plan
5. Country Club or Golf Course (Private)	P	P	P	P	P	P	P	S	S	P		P	P			4 per green
6. Golf Driving Range	S	S	S	S	S	S		S	S	S		S				1.25 per tee (L)
7. Health Club						P*	P*	P*	P	P		P	P			1 per 200 sq ft
8. Neighborhood Park or Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Per approved site plan (L)

9. Sexually Oriented Business																P*			1 per 150 sq ft (L)
10. Shooting Range, Indoor										S						P*			1 per 400 sq ft (L)
11. Theater									S	S			S				S	S	1 per 200 sq ft
F. Retail, Personal Service and Commercial																			
1. Animal Clinic or Hospital	S								S	P	P								1 per 400 sq ft (L)
2. Automobile Rental									S	P*	P				P*	P			1 per 400 sq ft (L)
3. Automobile Repair, Major											S				S	P			1 per 400 sq ft (L)
4. Automobile Repair, Minor									S	S	S				P	P			1 per 300 sq ft (L)
5. Body Art Studio															P*	P*			1 per 150 sq ft (L)
6. Car Wash									S	S	S								Per approved SUP (L)
7. Club or Lodge (Non-profit)									P	P	P						P	P	1 per 200 sq ft (L)
8. Dry Cleaning or Laundry, Drop-Off or Self Service									S*	S*	S*				P	P			1 per 350 sq ft
9. Cleaners (Commercial)											S				P*	P*			1 per 1000 sq ft (L)
10. Equipment Rental									S	S	S				P	P			1 per 500 sq ft

11. Food Processing								S	P*	P		P				1 per 1000 sq ft
12. General Merchandise Store								P	P	P	P*	P		P	P	1 per 400 sq ft (L)
13. Grocery Store								S	P	P				P	P	1 per 300 sq ft (L)
14. Home Improvement Center, Lumber, Brick, or Building Materials										P		P	P			1 per 400 sq ft (L)
15. Household Equipment and Appliance Repair								P	P	P		P	P			1 per 500 sq ft (L)
16. Motor Vehicle Fueling Station								S	S	S		P	P			Per site plan (L)
17. Pawn Shop												P				1 per 250 sq ft (L)
18. Personal Service Use								P	P	P		P		P	P	1 per 250 sq ft (L)
19. Restaurant with Drive-in or Drive-through Service									S*	S*						1 per 150 sq ft (L)
20. Restaurant without Drive-in or Drive-through Service								p*	1 per 100 sq ft (L)							
21. Truck, Machinery and Heavy Equipment												S	P			1 per 600 sq ft of main

Sales, Service or Repair																structure (L)	
22. Vehicle Display, Sales or Service									S			S				1 per 500 sq ft (L)	
23. Beer and Wine Package Sales								p*	p*	p*		p*	p*	p*	p*	1 per 250 sq ft (L)	
24. Antique Shop (Inside Sales)								S	p*	p*					p*	p*	1 per 250 sq ft (L)
25. Secondhand Goods								S		p*							1 per 250 sq ft (L)
26. Used Merchandise Resale/Consignment or Thrift Shop								S		p*					p*	p*	1 per 250 sq ft (L)
27. Permanent Cosmetic Establishment								p*	p*	p*					p*	p*	1 per 250 sq ft (L)
28. Food Truck Park/Farmer's Market									S	S	S	S			S	S	Per approved site plan
29. Smoking Establishments									S	S		P			S	S	1 Per 150 sq ft
30. Brewery, Winery, Distillery									p*	p*		p*			p*	p*	1 per 500 sq ft
G. Utility, Transportation and Public Service																	
1. Airport, Heliport or Landing Field										S			P	P			Per approved site plan (L)
2. Animal Shelter													P	P			1 per 750 sq ft of

																	main structure
3. Commercial Bus Station, Terminal or Service Facility											S	P	P				Per approved site plan (L)
4. Commercial Radio or TV Transmitting Station										S	S	P	P				Per approved site plan (L)
5. Electric Substation or Gas Regulator Station												S	P				Per approved site plan
6. Helipad										S	S	P	P				Per approved site plan
7. Local Utilities	p*	Per approved site plan															
8. Mounted Antenna	S	S	S	S	S	p*		p*	none								
9. Police or Fire Station	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	Per approved site plan
10. Post Office		S	S	S	S	P		P	P	P	P	P	P	P	P	P	Per approved site plan (L)
11. Radio, Television or Microwave Tower	S									S	S	S	S				Per approved SUP
12. Railroad Yard													P				Per approved site plan

13. Sewage Treatment Plant													S			Per approved SUP	
14. Telecommunications Tower	S	S	S	S	S	S	S	S	S	S	S	P*	P*			Per approved site plan	
15. Telephone Exchange without shops or offices								S	P	S		P	P			Per approved site plan	
16. Transit Passenger Shelter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Per approved site plan	
17. Utility or Government Installation other than listed	S						P	P	S	S	S		P	P	S	S	Per approved site plan
18. Water Treatment Plant, Reservoir or Water Storage													P	P			Per approved site plan
H. Industrial and Manufacturing																	
1. Asphalt or Concrete Batch Plant														S			Per approved SUP (L)
2. Industrial (Inside)													P*	P*			1 per 1000 sq ft (L)
3. Industrial (Outside)													S	S			Per approved site plan (L)

4. Light Assembly and Fabrication										P		P	P			1 per 1000 sq ft (L)
5. Mining	S												S			Per approved SUP
6. Printing and Publishing										P		P	P	P*	P*	1 per 750 sq ft
7. Salvage or Reclamation of Products (Inside)													S			1 per 1000 sq ft (L)
8. Salvage or Reclamation of Products (Outside)													S			Per approved SUP (L)
I. Wholesale, Distribution and Storage																
1. Auto Auction													S			Per approved site plan (L)
2. Contractor's Maintenance Yard										S*		P	P			Per approved site plan (L)
3. Freight Terminal													P			Per approved site plan (L)
4. Landfill													S			Per approved SUP
5. Livestock Auction Pens or Sheds													S			Per approved SUP (L)

6. Mini-Warehouse (Self-Storage)												S	S			1 per 20 units
7. Office Showroom/ Warehouse									S	P		P	P*		P	1 per 750 sq ft (L)
8. Outside Storage												P	P			Per approved site plan (L)
9. Recycling Collection Center									S	S		S	P			Per approved site plan (L)
10. Warehouse/ Distribution Center												S	P			1 per 1500 sq ft (L)
J. Accessory Uses																
1. Accessory Agricultural Buildings	P*	S														None
2. Accessory Community Center (Private)	P*		P*	P*			1 per 300 sq ft									
3. Accessory Game Court (Private)	P*	S		P*	P*			None/Per approved site plan								
4. Accessory Outside Display of Merchandise									P*	P*	P*		P*		P*	None
5. Accessory Outside Sales			P*	P*	P*	P*	P*			P*	P*	P*		P*	P*	1 per 500 sq ft
6. Accessory Outside Storage										S			P*	P*		None

7. Amateur Communication Tower	P*	P*	S	S	S	P*	P*	P*	P*	P*		P*	P*			None
8. Caretakers Quarters/Domestic or Security Unit	S					P	P	P	P	P		P	P	P	P	1 per 1000 sq ft
9. Home Occupation	P*	P*	P*	P*	P*	P*									P*	None
10. Private Stable	P*	P*														None
11. Swimming Pool (Private)	P*		P*	P*	S	S	None									
12. Accessory Donation Box								P	P	P						None
K. Temporary Uses																
1. Christmas Tree Sales							T	T	T	T		T	T	T	T	1 per 1000 sq ft
2. Donation Box								P	P	P						
3. Occasional Sale/Garage Sale	P	P	P	P	P	P	P							T	T	None
4. Seasonal Sale Stand	T								T	T				T	T	1 per 1000 sq ft
5. Temporary Concrete or Asphalt Batch Plant	T	T	T	T	T	T	T	T	T	T		T	T			Per approved site plan
6. Temporary Construction Yard or, Construction or Sales Office								T	T	T	T	T	T			1 per 300 sq ft
7. Temporary Crop Production	P	T	T	T	T	T	T	T	T	T		T	T	T	T	None

8. Temporary Grazing	T	T	T	T	T	T	T	T	T	T		T	T			None
9. Temporary Living Quarters	T	T														2 per dwelling
10. Traveling Show, Carnival or Circus									T	T						Per approved site plan

P = Permitted
 P* = Permitted with additional requirements when located in this district
 S = Special Use Permit
 T = Temporary Use Permit
 (L) = Loading spaces are required

(Ord. No. 2025-14, § 2(Exh. A), 4-8-2025)