

TITLE 14 ZONING

Chapters:

14.04 Zoning Regulations

Sections:

14.04.14 Schedule of Uses

14.04.14 Schedule of Uses

A. PERMITTED, PROHIBITED, AND CONDITIONAL USES

1. **Permitted Uses.** Where the letter “P” appears on the line of a permitted use and in the column of a district, the use is permitted in that district subject to the provisions of Section 14.04.04 Zoning Districts.
2. **Conditional Uses.** Where the letter “C” appears, this use is permitted subject to acquiring a conditional use permit and requires review and approval by the Planning Commission. A conditional use (otherwise known as uses on appeal) is a use that is not expressly permitted in a district, however, may be considered for compatible and appropriate with existing uses. The Planning Commission may put conditions on these, including but not limited to, operating limits, parking restrictions, landscaping, or timed renewal of the permit, as is required to mitigate any adverse impacts of the use.
3. **Prohibited Uses.** Where a use is listed but neither “P” nor “C” appears in a district column, the use is not permitted in the district. This prohibition may be appealed to the Board of Zoning Adjustment as a variance request; or an application can be made to the Planning Commission and handled as a proposed amendment to the zoning ordinance per Section 14.04.08.
4. **Uses Not Listed.** When a use is proposed that is not listed in the Schedule of Uses, the Planning Director shall recommend to the applicant the appropriate districts based on land uses that are similar in size, bulk, and traffic generation. The proposed use requires review and approval by the Planning Commission. If the applicant does not agree with this interpretation, he/she may appeal the interpretation to the Board of Adjustment. If the Planning Director fails to make an interpretation for the use in question, then the application shall be handled as a proposed amendment to the Zoning Code and processed in accordance with Section 14.04.08.
5. **Less Intensive Uses.** Less intensive uses may be allowed in a higher zone upon consideration and approval by the Planning Commission.

Schedule of Uses Listed on Next Page

Section 14.04.14 - SCHEDULE OF USES

P=Permitted; C=Conditional			AG	RESIDENTIAL								COMMERCIAL			INDUSTRIAL	
	USES	Applicable Code	A1	RE	R1	R2	R3	TH-D	TH-MF	RC	MH	C1	C2	C3	I1	I2
AGRICULTURE AND ANIMALS																
1	Agricultural product processing		P												C	P
2	Agricultural-related business		P												C	P
3	Agriculture / Farm crops		P												C	C
4	Animal – domestic or household		P	P	P	P	P	P	P	P	P	P	P	P	P	P
5	Animal - exotic		C													
6	Animal - farm		P	P												
7	Animal Kennel/Boarding/Training/Shelter	6.04.14 6.04.15	P	C								C	C	C	P	
8	Animal clinic/veterinary (large animals)		P												C	P
9	Animal clinic/veterinary (small animals)		P									C	P		C	
10	Apiculture (Bee Keeping) (*single family only)		P	P	C	C*	C*									
11	Botanical Garden		P	C	C	C	C	C	C	C	C	P	P	P		
12	Community Garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P
13	Crop Sales & Farmers Market		P	C								C	C	C	C	
14	Farm Equipment and Supply Sales		P										C		P	P
15	Feed Store		P										C		P	P
16	Grain Elevator or Feed Mill, Storage		P												C	P
17	Greenhouse (Commercial)		P	C								C	P	C	P	P
18	Livestock Market		P													C
19	Marijuana Cultivation		C												C	C
20	Pet Shop/Grooming		P	C								C	P	C	C	
21	Plant Nursery / Tree Farm		P									C	C		P	P
22	Slaughterhouse		C													C
23	Stables (Commercial, Riding & Boarding)		P	C											C	
24	Zoo		C												C	

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	USES	Applicable Code	A1	RE	R1	R2	R3	TH-D	TH-MF	RC	MH	C1	C2	C3	I1	I2
RESIDENTIAL																
25	Dwelling – accessory living unit		P	C	C	C	C					C	C	C		
26	Dwelling – condominium									P						
27	Dwelling – manufactured / modular		P	P	C		C				P					
28	Dwelling – multi-family						P		P							
29	Dwelling – single family		P	P	P	P	P				P					
30	Dwelling – two family / duplex					P	P									
31	Dwelling – townhouse two family							P								
32	Dwelling – townhouse multi-family								P							
33	Home Occupation – (*requires HOP)	14.04.10 A	p*	p*	p*	p*	p*	p*	p*	p*	p*					
34	Home Occupation	14.04.10 B	C	C	C	C	C	C	C	C	C					
35	Manufactured Home Park										P					
36	Residential Facility – Assisted living						C	C	C	C		C	C	C		
37	Residential Facility – Extended Medical Care (Nursing Home)											C	C	C		
38	Residential Facility – Group Home (temp shelter, youth center, half-way home, ...)		C				C					C	C	C		
39	Residential Facility – Rehabilitation											C	P	C		
MUNICIPAL/EDUCATION/PUBLIC ASSEMBLY																
40	Arena /Auditorium / Convention Center											C	P	C	C	C
41	Cemetery / Mausoleum		C	C	C	C	C					C	C	C	C	C
42	Community/Event Center		C									P	P	C		
43	Educational Facilities		C	C	C	C	C	C	C	C	C	C	C	C	C	C
44	Emergency Services (fire/police, etc)		C	C	C	C	C	C	C	C	C	C	C	C	C	C
45	Governmental Agencies/Offices		C									P	P	C	P	P
46	Jail / Correctional Facility		C										C		P	P
47	Library		C	C	C	C	C	C	C	C	C	P	P	C		
48	Museum, Art Gallery, or Other Similar Public Use		C	C	C	C	C	C	C	C	C	P	P	C		
49	Post Office											C	C	C		
50	Religious Facilities		C	C	C	C	C	C	C	C	C	C	C	C	C	C

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USES		Applicable Code	A1	RE	R1	R2	R3	TH-D	TH-MF	RC	MH	C1	C2	C3	I1	I2
RECREATION																
51	Campground		C	C								C	C		C	
52	Country Club / Clubhouse (private)		C	C	C	C	C	C	C	C	C	C	P	C		
53	Dance / Gymnastics / Karate Studio, etc.		C									P	P	P		
54	Fair or rodeo grounds		C										C		C	C
55	Golf Course		P	C	C	C	C	C	C	C	C	C	C	C	C	C
56	Golf Driving Range		P	C	C	C	C	C	C	C	C	C	C	C	C	C
57	Golf - Miniature		C									C	P	C	P	
58	Gun Range (Indoor)		C										C		P	P
59	Gun Range (Outdoor)		C												C	C
60	Parks		P	P	P	P	P	P	P	P	P	P	P	P	P	P
61	Recreation Facility – Indoor		C									P	P	C	P	P
62	Recreational Facility – Outdoor		C									C	C	C	C	C
63	Recreational Vehicle Park		C								P	C	C		C	
64	Theater (indoor)											P	P			
65	Theater Drive-In (outdoor)		C										C		C	
SERVICES																
66	ATM Machine											P	P	P	P	P
67	Auction House		C									P	P	C	P	P
68	Auction – Auto or Large Equipment		C										C		P	P
69	Auto detail, glass, muffler, brakes, tires, upholstery		C									C	P		P	P
70	Auto Rental Agency											C	P		P	P
71	Auto Repair Garage (mechanical & auto body)		C									C	P		P	P
72	Bank/Financial Institutions											P	P	P		
73	Barber, Beauty Shop, Nail Salon		C									P	P	P		
74	Barber, Beauty Shop, Nail Salon – Residential (1 chair)	14.04.10	C	C	C	C	C	C	C	C						
75	Car Wash											C	P		P	P
76	Catering		C	C	C	C	C	C	C	C		P	P	P		
<i>(SERVICES CONT'D NEXT PAGE)</i>																

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			A1	RE	R1	R2	R3	TH-D	TH-MF	RC	MH	C1	C2	C3	I1	I2
SERVICES cont'd																
77	Cleaning/Janitorial Service											P	P	C	P	P
78	Child Care - Commercial		C									P	P	P		
79	Child Care - Residential (Up to 8 children)		C	C	C	C	C	C	C	C	C					
80	Contractors (Electrical, Plumbing, HVAC, Painting, Masonry, Roofing, etc.)		P									C	P		P	P
81	Contractors - Heavy Equipment		P												C	P
82	Crematory											C	C		P	P
83	Dry Cleaning / Laundromat											P	P	C		
84	Funeral Home											P	P	C		
85	Health Spa											C	P	C		
86	Lodging - Bed & Breakfast / Homestay		C	C	C	C	C	C	C	C	C	C	C	C		
87	Lodging - Motel/Hotel											P	P			
88	Medical Services - Hospitals											C	P			
89	Medical Services - Doctor office											P	P	P		
90	Medical Services - Laboratory											C	P	C	P	P
91	Medical Services - Substance abuse or mental health treatment clinic											C	P			
92	Office (General or Professional)											P	P	P		
93	Photography Studio											P	P	P		
94	Print Shop, Lithographer or Blueprinting											P	P	C	P	
95	Repair Services - Household		P									P	P	P	P	P
96	Repair Services - Large Equipment		P										P		P	P
97	Senior Activity Center/Adult Day Services		C	C	C	C	C	C	C	C	C	P	P	P		
RETAIL																
98	Alcohol Mfg - Microbrewery-Restaurant											C	C	C	P	P
99	Alcohol Sales - Off Premise Consumption											C	P	C		
100	Alcohol Sales - On Premise Consumption											C	P	C		
101	Appliance Sales & Service											P	P	C		
102	Auto Parts and Accessories Retail											P	P			
<i>(RETAIL CONT'D NEXT PAGE)</i>																

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	RETAIL cont'd															
103	Auto Sales		C										P		P	P
104	Bakery or Confectionary Shop											P	P	P		
105	Gas Propane Refill Stations														C	P
106	Building Materials & Supply											C	P		P	P
107	Business Machines and Repair											P	P	P	P	P
108	Cabinet or Woodwork Shop		P									C	P	C	P	P
109	Convenience Store		C									C	P	C	P	P
110	Flea Market / Antique Shop		C									P	P	C	C	
111	Florist Shop											P	P	P		
112	Frozen Food Locker														C	P
113	Fuel Station		C									C	P	C	P	P
114	Grocery Store											P	P	P		
115	Machinery, Heavy Equipment Sales & Svc		P										C		P	P
116	Machinery, Light Equipment Sales & Svc											C	C		P	P
117	Mobile Food Vendor/Food Truck	4.28.01	C									C	C	C	C	C
118	Modular/Manufactured Home Sales												C		P	P
119	Pawn Shop											C	P		P	
120	Pharmacy / Marijuana Dispensary											C	C			
121	Pool Sales & Supplies											C	C		P	P
122	Portable Building Sales		C										C		P	P
123	Recreational Vehicle/Boat Sales & Rental												C		P	P
124	Restaurant/Diner		C									P	P	C	P	P
125	Retail Stores - Small scale (≤4,000 gsf)											P	P	P	P	P
126	Retail Stores - Large Scale (>4,000 gsf)											C	P	C	P	P
127	Sign Shop											C	P	C	P	P
128	Sexually Oriented Businesses (Chapter 7.36)												C			
129	Tool & Equipment Rental (Light)											C	C	C	P	P
130	Tool & Equipment Rental (Heavy)												C		P	P

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INDUSTRIAL AND WAREHOUSING																
129	Alcohol Manufacturing & Distribution												C		P	P
130	Artisan/craft product manufacturer (brick, pottery, tile and terra cotta)		C									C	C	C	P	P
131	Batch Plant / Concrete Mix Quarry															P
132	Canning Plant															P
133	Cold Storage Plants														C	P
134	Construction Facility / Maintenance Yard												C		P	P
135	Distribution, hauling, & trucking														C	P
136	Fabrication / Assembly												C		P	P
137	Industrial - Intensive															P
138	Industrial - Light														P	P
139	Laboratory - Experimental & Testing												C		P	P
140	Laboratory - Manufacturing														P	P
141	Machine, Metal or Welding Shop		C												P	P
142	Manufacturing												C		P	P
143	Millwork Products (Woodworking)		C										C		C	P
144	Mining		C													C
145	Monument & Stone Manufacturing												C		C	P
146	Recycling and Reclamation														C	P
147	Salvage Yard															C
148	Septic Tank Cleaning/Port-A-Potty Svc														C	C
149	Vehicle Storage												C		P	P
150	Warehouse Mini-Storage												C		P	P
151	Warehouse/Storage Facility														P	P
152	Wholesaling												C		P	P

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COMMUNICATION, TRANSPORTATION & UTILITIES																
153	Airport Facilities		C												C	C
154	Broadcasting & Recording Studio		P									P	P	C	P	P
155	Electric Generating Plant		C												C	C
156	Electric Regulating Station		C										C		C	C
157	Parking facility (as principal use)											C	P	C	P	P
158	Utility & Street Maintenance Facility		C										C		P	P
159	Sewage Containment & Disposal Facility		C												C	C
160	Transportation facilities excluding airports											C	C	C	P	P
161	Solid Waste Disposal & Transfer Facility		C													C
162	Wastewater Treatment Plant		C													C
163	Water Towers / Storage Facility		C	C	C	C	C	C	C	C	C	C	C	C	C	C
164	Water Treatment Plant		C												C	C
165	Wind Energy System, large		C													C
166	Wireless Communication Facility (cell towers)		C	C	C	C	C	C	C	C	C	C	C	C	C	C
OTHER																
167	Plan Unit Development (PUD)			C	C	C	C	C	C	C	C	C	C	C	C	C
168	Mixed Use		C	C	C	C	C	C	C	C		C	C	C		
169	Temporary Uses		C	C	C	C	C	C	C	C	C	C	C	C	C	C
	- Recreational Vehicles	08.12														