
Sec. 94-60. Table of permitted uses.

- (a) *Purpose.* Table 94-60.1 lists the uses allowed within all base zoning districts. All uses are defined in this chapter as well as additional standards for specific uses. Approval of a use listed in Table 94-60.1 and compliance with the applicable use-specific standards for that use authorizes that use only. Development or use of a property for any other use not specifically allowed as a permitted or as a special use in Table 94-60.1 is prohibited unless the use is classified by the planning and development director pursuant to subsection (e), below.
- (b) *Explanation of table abbreviations.*
 - (1) *Permitted by-right uses.* /P/ in a cell indicates that the use is permitted by right in the zone district. Permitted uses are subject to all other applicable regulations of this code, including the use-specific standards in this chapter.
 - (2) *Special uses.* /S/ in a cell indicates that the use is allowed in the zone district only if reviewed and approved as a special use in accordance with the procedures of this chapter. Special uses are subject to all other applicable regulations of this code, including the use-specific standards in this chapter.
 - (3) *Prohibited uses.* A blank cell indicates that the use is prohibited in the zone district.
- (c) *Use-specific standards.* Regardless of whether a use is allowed by right, or as a special use, there may be additional standards that are applicable to the use. The existence of these use-specific standards is noted through a cross-reference in the last column of the Table 94-60.1. Cross-references refer to the use-specific standards in this chapter and they apply in all districts unless otherwise specified.
- (d) *Table organization.* In Table 94-60.1, land uses and activities are classified into general "use categories" and specific "use types" based on common functional, product or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within each category, and specific uses may be listed in one category when they may reasonably have been listed in one or more other categories. The use categories are intended merely as an indexing tool, and are not regulatory.
- (e) *Classification of new and unlisted uses.* The city recognizes that new types of land use will develop, and forms of land use not anticipated in this Code may seek to locate in the city. When application is made for a use category, or use type that is not specifically listed in Table 94-60.1, the planning and development director shall make a determination as to the appropriate classification of any new or unlisted form of land use in the following manner:
 - (1) The planning and development director is authorized to classify uses on the basis of the use category, subcategory and specific use type descriptions of this chapter.
 - (2) When a use cannot be reasonably classified into a use category, subcategory or specific use type, or appears to fit into multiple categories, subcategories or specific use types, the planning and development director is authorized to determine the most similar, and thus most appropriate use category, subcategory or specific use type based on the actual or projected characteristics of the principal use or activity in relationship to the use category, subcategory and specific use type descriptions provided in this section. In making such determinations, the planning and development director must consider:
 - a. The types of activities that will occur in conjunction with the use;
 - b. The types of equipment and processes to be used;

- c. The existence, number and frequency of residents, customers or employees;
 - d. Parking demands associated with the use; and
 - e. Other factors deemed relevant to a use determination.
- (3) If a use can reasonably be classified in multiple categories, subcategories or specific use types, the planning and development director must categorize the use in the category, subcategory or specific use type that provides the most exact, narrowest and appropriate fit.
- (4) If the planning and development director is unable to determine the appropriate use category for a proposed use, the planning and development director is authorized to submit the request to the planning commission for review and determination. The planning and development director shall hold permits and certificates for occupancy of the proposed use pending planning commission determination.

Table 94-60.1 Permitted Uses

Use Category	Ag/Residential					Mixed-Use/Nonresidential							Supplemental Use Standards
Subcategory	CON	A	LDR	MDR	HDR	NC	CC	MU	D	ENT	BUS	I	Note: This reference is to use-specific standards only, other code requirements may apply
Specific Use Type													
Residential													
Household Living													
Dwelling													
Single-Family, Detached		P	P	P	P	P		P					
Single-Family, Attached (3 or more units)				P	P	P		P					
Single-Family, Two-Unit				P	P	P		P					
Single-Family, Patio Home				P	P	P		P					94-49(a)
Multi-Family					P	P	P	P	P	P			
Home Occupation		P	P	P	P	P							94-61(b)(1), 94-62(a)(1)
Live/Work						P	P	P	P	P			94-61(b)(2)
Loft						P		P	P				
Manufactured Homes		P <u>S</u>	P <u>S</u>	P <u>S</u>	P <u>S</u>								94-62(a)(2)
Modular Housing		S <u>P</u>	S <u>P</u>	S <u>P</u>	S <u>P</u>								
Mobile Home Community					S								94-62(a)(3)
Group Living													
Congregate Living Facility/Senior Housing					P	P	P	P					94-61(b)(3)
Group Home			P										94-61(b)(4)
Nursing, Convalescent, and Rest Home					P	P	P	P					
Shelter Care Facility						S	S						94-61(b)(5)
Civic and Institutional													
Community Services													
Cemetery and Mausoleum>		S	S	S	S	S	S		S				

Funeral Home/Parlor							P						
Civic, Social and Fraternal Organizations						P	P	P					
Community Center	S					P	P	P	P				
Cultural Institutions	S					P	P	P	P	P			94-61(c)(1)
Government Offices and Facilities	P					P	P	P	P	P	P	P	94-19(a)
Public Service Facilities						P	P	P			P	P	94-61(c)(2)
Religious Assembly			S	S	S	P	P	P	P	P			94-61(c)(3)
Day Care Facilities													
Family Day Care Home			S	S	S	P		P					94-61(c)(4)
Group Day Care Home						P	P	P			P		94-61(c)(5)
Child Care Center						P	P	P			P		94-61(c)(5)
Educational Facilities													
School, Primary or Secondary, Public or Private			S	S	S	P	P	P					94-61(c)(6)
School, Vocational-Technical and Trade		S					P	P			P		94-61(c)(6)
University or College		S					P	P			P		94-61(c)(6)
Health Care Facilities													
Alcohol and Drug Abuse Treatment Facility						S	S						
Hospital							P	P					94-61(c)(7)
Medical and Dental Offices and Clinics						P	P	P	P	P	P		
Urgent Care Facility							P	P					
Parks and Open Space													
Athletic Area			S	S	S	S	P	P		P			
Community Garden		P	P	P	P	P		P		P			94-61(c)(8), 94-63(e)(2)
Park and Playground	S	S	S	S	S	S	S	S	S	S	S	S	
Recreation Areas and Facilities	S	S	S	S	S	S	S	S	S	S	S	S	
Transportation													
Airport and Passenger Terminal		S					S				S	P	
Park and Ride Lot					S	S	S	S	S	S	P	P	
Bus Garage and Equipment Maintenance											P	P	
Bus Terminal							P	P	P	P	P	P	
Utility													
Utility													
Major Facilities/Service Yard		S					S				S	P	
Minor Facilities/Office		S	S	S	S	S	P	P	P		P	P	
Wireless Communication Facility													
Antenna and Antenna Support Structure		S					S	S	S	S	P	P	
Telecommunications Tower and Facility		S					S				S	S	
Small Wireless Facility	P	P		P	P	P	P	P	P	P	P	P	94-61(d)(1)

Commercial													
Animal Sales and Service													
Pet Grooming						P	P	P	P				
Pet Shop						P	P	P	P	P			
Kennel		P					P						94-61(d)(1)
Shelter		S					S						94-61(d)(1)
Stables	S	S											94-61(d)(1)
Veterinary Services													
Indoor Only						P	P	P					
With Outdoor Facilities		P											94-61(d)(1)
Office													
Business and Professional Office						P	P	P	P	P	P	P	
Recreation and Entertainment, Outdoor													
Amusement Park or Theme Park							S		S	P			
Recreation and Entertainment, Outdoor							S	S	S	P			
Marina													
Private	S	S					S	S	S				
Public	S	S					S	S	S				
Recreation and Entertainment, Indoor													
Amusement Parlor/Arcade							P	P	P	P			94-61(d)(2), 94-63(e)(1)
Fortune Telling									P	P			
Recreation and Entertainment, Indoor							P	P	P	P			
Theater							P	P	P	P			94-61(d)(3)
Commercial Services													
Commercial Services, General						P	P	P	P	P	P		
Eating and Drinking													
Brewery, Distillery or Winery							P	P	P	P	P	P	94-63(e)(3)
Food Truck Court							S	S	S	S	S		94-62(b)(1)
Microbrewery						P	P	P	P	P	P	P	94-61(e)(4), 94-63(e)(3)
Restaurant						P	P	P	P	P	P	P	94-63(e)(3)
With Drive-Thru						S	P	P	S	S	P		94-87(j)
Financial Services													
Alternative Financial Services							P						94-61(d)(4)
Automated Teller Machine						P	P	P	P	P	P		94-61(d)(5), 94-87(j)
Financial Institution						P	P	P	P	P	P		94-61(d)(6)
With Drive-Thru						S	P	P	S	S	P		94-87(j)
Off-Premises Contacts (OPC)							P	P	P	P			94-61(d)(7), 94-63(e)(4)
Adult Entertainment									S				94-62(b)(2)
Retail Sales													
Retail, General						P	P	P	P	P	P		94-61(d)(8)

With Drive-Thru						S	P	P	S	P	P		94-61(d)(8), 94-87(j)
Drug-Store or Pharmacy						P	P	P	P	P	P		94-61(d)(8)
With Drive-Thru						S	P	P	S	S	P		94-61(d)(8), 94-87(j)
Home Supply and Lumberyard							P				P	P	94-61(d)(8), 94-62(c)(1)
Medical Marijuana Dispensary Facility							P						94-61(d)(10)
Plant Nursery and Greenhouse		P				P	P				P	P	94-61(d)(8), 94-62(c)(1)
Thrift Store						P	P	P	P				94-61(d)(8), 94-61(d)(9)
Personal Services													
Barber [shop], Beauty Shop, Spa						P	P	P	P	P	P		
Dry Cleaner/Laundromat/Laundry Service Station						P	P	P	P		P	P	
With Drive-Thru						S	P	P	S		P	P	94-87(j)
Massage Establishment						P	P	P	P	P			
Studio - Art, Fitness, Music, Dance						P	P	P	P	P	P		
Tattoo Parlor							P	P	P	P			
Lodging Establishment													
Bed and Breakfast Inn					P	P	P	P	P	P			
Campground and Vehicle Park	S	S					S		S	S			
Hotel and Motel						S	P	P	P	P	P		94-61(e)(12)
Nightly Rental	P	P		P	P	P	P	P	P	P			94-61(e)(12)
Timeshare Unit							P	P		P			94-61(e)(12)
Vehicles and Equipment													
Car Wash							P				P	P	94-61(e)(1)
Commercial Vehicles													
Rental Services							P				P	P	94-61(e)(2)
Repair Services							P				P	P	94-61(e)(3)
Sales							P				P	P	94-61(e)(2)
Personal Vehicles													
Rental Services							P				P	P	94-61(e)(2)
Repair Services							P				P	P	94-61(e)(3)
Sales							P				P	P	94-61(e)(2)
Commercial Parking							P	P	P	P	P		
Service Stations							P	P		P	P	P	94-61(e)(4)
Accessory Car Wash							P	P		P	P	P	94-61(e)(5)
Electric Vehicle Charging Station	P	P	P	P	P	P	P	P	P	P	P	P	94-61(e)(6)
Truck Stop												P	94-61(e)(7)
Industrial													
Industrial Services													
Building Maintenance, Sales and Service							P				P	P	94-61(f)(1)

Construction Contractor											P	P	94-61(f)(1), 94-62(c)(1)
Data Center											P	P	94-61(f)(1)
Digital Production											P	P	94-61(f)(1)
Medical and Research Laboratory											P	P	94-61(f)(1)
Medical Marijuana Testing Facility												P	94-61(d)(10)
Wrecker Service											S	P	94-61(f)(1), 94-61(f)(2)
Energy Production and Natural Resource Extraction													
Energy Production, Renewable													94-61(f)(1)
Cogeneration Facility												S	94-61(f)(1)
Solar Array		S									S	S	94-61(f)(1)
Wind Energy Commercial		S									S	S	94-61(f)(1)
Wind Energy Small		S									S	S	94-61(f)(1)
Mining and Quarrying		S										S	94-61(f)(1)
Oil, Gas, and Mineral Exploration and Production		S										S	94-61(f)(1)
Manufacturing and Assembly													
Artisan/Light											P	P	94-61(f)(1)
General													
General Manufacturing												P	94-61(f)(1)
Medical Marijuana-Infused Products Manufacturing Facility		P										P	94-61(d)(10)
Publishing											P	P	94-61(f)(1)
Welding and Automobile Body Shop											S	P	94-61(f)(1), 94-61(f)(3)
Heavy													
Heavy Manufacturing												P	94-61(f)(1), 94-61(f)(4)
Wholesale, Storage, and Distribution													
Freight Terminal and Warehouse												P	94-61(f)(1) 94-61(f)(5)
Warehouse													
Commercial (Non-hazardous)											P	P	94-61(f)(1)
Self-Storage/Personal Property					S		P				P	P	94-61(f)(1), 94-61(f)(6)
Wholesale Sales and Distribution											P	P	94-61(f)(1)
Waste and Salvage													
Automobile Parts Recycling												P	94-61(f)(1)
Agricultural													
Agritainment		P											94-61(g)(1)
Animal Raising, Farm or Domestic Use		P											94-61(g)(2)
Crop Raising		P											94-61(g)(3)
Commercial Livestock		P										P	94-61(g)(4)

Farm Products Warehouse and Storage		P										P	
Medical Marijuana Cultivation Facility		P											94-61(d)(10)

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