

Section 240-1. - Table of permitted and prohibited uses.

(a) The following regulations shall apply to uses in all zoning districts.

(1) *General use regulations.* No building, structure or land shall hereafter be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or altered, except in conformity with the regulations of this Unified Development Ordinance (UDO).

(2) *Permitted uses.*

a. The following table states the permitted principal and accessory uses authorized within each zoning district. Symbols used in the table have the following meanings:

P = Permitted as a principal use;

A = Permitted as an Accessory Use - See Section 240-7;

S = Permitted subject to Supplemental Use Standards of Section 240-13;

T = Permitted as a Temporary Use - See Section 240-14;

AD = Accessory Dwelling - See Subsection 240-7(e);

AS = Accessory Structure - See Subsections 240-7(c) and (d); and

AU = Accessory Use - See Subsections 240-7(a) and (b).

b. The City Manager or his/her designee is authorized to prepare a written interpretation whether a proposed use not specifically listed in this table is so similar in nature to a permitted use that it is also intended to be permitted in the same zoning district(s). Such determination by the City Manager or his/her designee may consider factors such as the common usage of two or more terms to describe the same land uses, the similarity in the scale and intensity of the uses, as well as the similarity in the impacts of comparable uses in terms of traffic, noise, light, parking requirements, customers, hours of operation, and impacts on the environment and abutting property.

c. Any use not listed in the table as permitted within a district, and not determined by the City Manager or his/her designee to be similar in nature to a listed use, is prohibited within that district.

d. Any use determination made by the City Manager or his/her designee may be appealed to the City Council as provided in Section 280-15, Appeal Procedures.

e. Those uses which emit obnoxious, injurious or offensive noise, vibrations, smoke, dust, gas fumes or odors or create fire or explosion hazards or other objectionable conditions shall be prohibited.

**Permitted Use Table**

District Type =>	Residential				Mixed-Use							Industrial		
Land Use	NR-1	NR-2	NR-3	VR	NC-1	NC-2	CC	CVC	VC	TOD	MU-BC	IT	I	A
<b>1.0 Residential</b>														

1.1 Single-family Residences															
1.1.1 Single-family detached, one dwelling unit per lot	P	P	P	P	P	P	P		P	P					
1.1.2 Single-family detached, with an accessory dwelling	AD		AD	AD	AD	AD	AD		AD	AD					
1.1.3 Single-family attached (Townhouse) dwellings			S	S	S	S	S		S	S	S				
1.1.4 Single-family, Zero Lot Line dwellings			S												
1.1.5 Manufactured (mobile) homes and industrialized buildings			S	S	S	S	S								
1.1.6 Cottage Cluster development			S												
1.2 Multifamily development, including accessory uses (such as health club, tennis courts, pool, etc.)				S	S	S	S		S	S	S				
1.2.1 Live-work units			S	S	S	S			S	S	S				
1.3 Mixed-use development					S	S	S		S	S	S				
1.3.1 Convertible Space							P		P	P	P				
1.4 Home occupation (also listed under Services, 5.14)	AU	AU	AU	AU	AU	AU	AU		AU	AU	AU				
<b>1.5 Homes emphasizing special services, treatment or supervision</b>															

1.5.1 Group Residential Facility, other than personal care			S	S										
1.5.2 Personal care homes, not used primarily for the treatment of contagious diseases, alcoholism, drug addiction or mental illness		S	S	S			S	S	S	S				
1.5.3 Child and personal care uses (including family daycare homes, group day care home, and child care learning centers)			S	S	S	S	S	S	S	S	S			
<b>1.6 Institutional Residence or care or confinement facilities</b>														
1.6.1 Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 s.f.							P	P				P	P	P
1.6.2 Nursing care institutions, intermediate care institutions, handicapped or infirm institutions, child care institutions			P	P			P	P	P	P				
1.6.3 Institutions (other than halfway houses) where mentally ill persons are confined							P							
<b>1.7 Hospitality housing, rooms for rent situations</b>														
1.7.1 Rooming houses, boarding houses				P										
1.7.2 Tourist homes (bed and breakfast), and other temporary			P	P	P	P	P	P	P	P				

residences renting by the day or week														
1.7.3 Hotels, motels and similar businesses or institutions providing overnight accommodations							P	P	P	P	P			P
1.7.4 Extended-stay motels/hotels							S	S	S	S	S			S
1.8 Temporary mobile homes approved in the event of an emergency, construction, or repair	T	T	T	T					T	T				
<b>2.0 Sales and Rental of Goods, Merchandise or Equipment, non-motor vehicle related (Motor vehicle related, see 4.0)</b>														
2.1 Sales or rental of goods, merchandise or equipment establishments, 50,000 s.f. or less, not included in Sales and Rental uses listed below				P	P	P	P	P	P	P	P	P	P	P
2.2 Sales or rental of goods, merchandise or equipment establishments, over 50,000 s.f. and less than or equal to 100,000 s.f., not included in Sales and Rental uses listed below				P			P	P	P	P	P	P	P	P
2.3 Sales or rental of goods, merchandise or equipment establishments, over 100,000 s.f. and less than or equal to 400,000				P			P	P	P	P	P	P	P	P

s.f., not included in Sales and Rental uses listed below														
2.4 Sales or rental of goods, merchandise or equipment establishments, over 400,000 s.f., not included in Sales and Rental uses listed below				P			P	P	P	P	P	P	P	P
2.5 Sales or rental establishments with drive-in facilities							S					S	S	S
2.6 Sales or rental establishments with drive-through facilities					S	S	S					S	S	S
2.7 Bicycle sales and repair shops				P	P	P	P		P	P	P	P	P	P
2.8 Camera and photographic supply stores				P	P	P	P	P	P	P	P	P	P	P
2.9 Convenient cash businesses							S	S	S			S	S	
2.10 Corner commercial (see list of specific uses in Sec. 240-13)			S											
2.11 Drive-in theater							S					S	S	
2.12 Electrical supply store							P		P	P		P	P	
2.13 Farm equipment sales and service												P	P	
2.14 Food stores and groceries 50,000 s.f. or less				P			P		P	P	P	P	P	P
2.15 Food stores and groceries greater than 50,000 s.f.				P	P	P	P		P	P	P	P	P	P
2.16 Gas station/convenience store							P				P	P	P	P

2.17 Lumber, hardware and other building material establishments													P	P	
2.18 Growler Stores					P	P	P	P	P	P	P	P	P	P	
2.19 Newsstands				P	P	P	P	P	P	P	P	P			
2.20 Office equipment and supplies, sales and service, including accessory printing operations							P	P	P	P	P	P	P	P	
2.21 Outdoor sales display				T	T	T	T		T	T	T	T	T	T	
2.22 Package stores for the sale of alcoholic beverages							S	S	S	S	S	S	S	S	
2.23 Paint, glass, hardware and wallpaper stores				P	P	P	P	P	P	P	P	P	P	P	
2.24 Pawn shops													S		
2.25 Plumbing and AC/heating equipment dealers							P	P	P				P	P	
2.26 Printing, publishing and reproducing establishments, including photoengraving, typesetting, electrotyping and stereotyping and bookbinding related work							P		P	P	P	P	P	P	
2.27 Private postal and delivery service							P	P					P	P	P
2.28 Shopping centers							P	P	P	P	P	P	P	P	
2.29 Sporting goods retail with accessory indoor shooting ranges				S	S	S	S		S	S	S	S	S	S	

2.30 Stamp redemption stores							P	P	P	P	P	P	P	
2.31 Tobacco products shop				S	S	S	S		S	S	S	S	S	S
2.32 Wholesale sales, with no outdoor display or storage of goods							P		P			P	P	P
2.33 Wholesale sales, with outdoor display or storage of goods												P	P	
2.34 Art Shop, as defined in Chapter 6									P	P	P			
<b>3.0 Restaurants</b>														
3.1 Restaurants with no substantial carry-out or delivery service, no drive-in or drive-through service, with no service or consumption outside fully enclosed structure (eating establishments with just inside dining)				P	P	P	P	P	P	P	P	P	P	P
3.2 Restaurants with outdoor dining					S	S	S	S	S	S	S	S	S	S
3.3 Restaurants with carry-out and delivery service, no consumption on the premise							P	P				P	P	P
3.4 Brew pubs				S	S	S	S		S	S	S	S	S	S
3.5 Drive-in restaurant							S					S	S	
3.6 Mobile food unit				S	S	S	S		S	S	S	S	S	S

3.7 Restaurants with drive-through facilities						S					S	S	
3.8 Restaurant providing hookah					S	S	S				S	S	S
3.9 Event Center						P	P				P	P	
<b>4.0 Motor vehicle-related sales and service operations and modifications</b>													
4.1 Automobile dealerships-motor vehicle sales and leasing, with repair and body work as a accessory use						S					S	S	
4.2 Automobile parts and tire stores, both retail and wholesale (e.g., tires, mufflers, etc.)											P	P	
4.3 Motor vehicle repair and maintenance, not including substantial body work						P					P	P	
4.4 Motor vehicle repair and maintenance, including painting and body work and modifications as a principal use											P	P	
4.5 Automotive wash services (Car Wash), as a principal use											S	S	
4.6 Manufactured Home and travel trailer sales											P	P	
4.7 Automobile rental establishments						S					S	S	S



4.8 Truck and trailer lease and rental establishments												P	P	
4.9 Gasoline station with convenience store						P						P	P	P
4.10 Boat and boat trailer sales and repair, provided all repair work is conducted within an enclosed structure												P	P	
<b>5.0 Services - Office, Clerical, Repair, Research and Personal, not primarily related to the sale of goods or merchandise</b>														
5.1 Service operations, including offices, conducted entirely within fully enclosed permanent building, not including services uses below				P	P	P	P	P	P	P	P	P	P	P
5.2 Service operations conducted within or outside fully enclosed permanent building, not including services uses below							P		P	P		P	P	
5.3 Acupuncture Clinic				S	S	S		S	S	S	S	S	S	S
5.4 Ambulance services							AU	AU	AU	AU	AU	AU	AU	AU
5.5 Automatic Teller Machines (ATMs)							AS		AS	AS	AS			
5.6 Banks and financial institutions with no collateral goods storage on site							P	P	P	P	P			

5.7 Barber and beauty shops and other similar service establishments					P	P	P	P	P	P	P	P	P	P	P	P
5.8 Bus stop shelter								S	S	S	S	S	S	S	S	S
5.8 Businesses that serve other industries or others industries employees														P	P	P
5.9 Clinics, including medical, dental, chiropractic, osteopathic and similar operations						P	P	P	P	P	P	P	P	P	P	P
5.10 Commercial bus station								S	S	S	S	S	S	S	S	S
5.11 Contractors offices including general building, heavy construction and special trade, provided there is not outdoor storage of equipment, materials or construction vehicles									P	P				P	P	
5.12 Contractors offices with outdoor storage of equipment, materials or construction vehicles															P	
5.13 Fortune tellers and psychics														P	P	
5.14 Home Occupations	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU					
5.15 Landscaping Service														P	P	
5.16 Laundry and dry cleaning								P	P	P	P	P	P	P	P	P
5.17 Linen and diaper services															P	
5.18 Locksmiths and gunsmiths								P	P	P				P	P	

5.19 Medical and dental laboratories							P	P	P	P	P	P	P		
5.20 Massage establishment (licensed by the state)							S	S	S	S	S	S	S		
5.21 Photographic studios							P	P	P	P	P	P	P		
5.22 Repair services and trade shops, including sheet metal, upholstering, electrical, plumbing, carpentry, sign painting and other similar activities								P					P	P	P
5.23 Research and Experimental testing laboratories													P	P	
5.24 Satellite Dishes, as an accessory structure	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS
5.25 Tailor, dressmaking and hat making shops							P	P	P				P	P	
5.26 Tattoo establishments													S	S	
5.27 Taxi stands and dispatching agencies							P	P	P				P	P	
5.28 Spa establishment							S	S	S	S	S	S	S	S	
<b>6.0 Recreation, amusement, entertainment</b>															
6.1 Adult entertainment, including adult book stores, and adult movies														S	
6.2 Baseball batting range							P		P				P	P	

6.2 Bowling Alleys							P	P	P	P	P	P	P	
6.3 Golf driving range, and/or miniature golf							P		P				P	P
6.4 Health clubs and other physical fitness establishments					P	P	P	P	P	P	P	P	P	P
6.5 Park, playground, community center, swimming pool and other recreational facilities as a principal use	S	S	S	S	S	S	S	S	S	S	S	S	S	S
6.6 Swimming pools, as an accessory structure	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS
6.7 Theaters (indoor)							P	P	P	P	P	P	P	
6.7.1 Performing Arts Center, as defined in Chapter 6							P	P	P	P	P			P
6.8 Subdivision recreation area (private)	P	P	P											
<b>7.0 Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise or equipment</b>														
7.1 Manufacturing operations conducted entirely within fully enclosed permanent building, not included in 7.x uses below							S						S	S
7.2 Manufacturing operations conducted within fully enclosed building with outdoor storage, not included in 7.x uses below													S	S

7.3 Manufacturing operations that conduct some operations outside fully enclosed building													S	
7.4 Baking Plants													S	
7.5 Catering and commercial kitchens												S	S	S
7.6 Contractors offices with outdoor material and equipment storage												S	S	
7.7 Cold storage plants													S	
7.8 Craft brewery						S	S	S	S	S	P	P		
7.9 Craft distillery						S	S	S	S	S	P	P		
7.10 Dry cleaning plants													S	
7.11 Enameling, painting or plating, except artist's studios												S	S	
7.12 Millworks												S		
7.13 Newspaper offices and printing plants, incidental to such offices												S	S	
7.14 Packaging and assembly												S	S	S
7.15 Printing and publishing plants													S	
7.16 Soft drink bottling and distribution plants												S	S	
7.17 Tire retreading and recapping plants													S	

7.18 Innovator space							P	P	P	P		P	P	P
<b>8.0 Storage and Parking</b>														
8.1 Parking structures, multi-level, or surface parking lots as a primary use							S	S	S	S	S	S	S	S
<b>8.2 Storage of goods not related to sale or use of those goods on the same lot where they are stored (see Subsection 240-13(h)(2), Outdoor Storage Standards</b>														
8.2.1 Building material or other outdoor storage yards as a principal use												P	P	P
8.2.2 Building material or other outdoor storage as an accessory use to sales							AU					AU	AU	
8.2.3 Truck terminal - carting, moving or hauling terminal or yard													P	P
8.2.4 Cold storage and freezer lockers													P	P
8.2.5 Self-storage facility												P	P	P
8.2.6 Self-storage facilities, climate controlled							P	P				P	P	P
8.2.7 Warehouse, storage or distribution center as a principal use												P	P	

8.3 Parking of vehicles or storage of equipment outside enclosed structures where: (i) vehicles or equipment are owned by the person making use of the lot, and (ii) parking or storage is more than a minor and incidental part of the overall use made of the lot (such as an auto dealership inventory storage lot)													S	S	S
<b>9.0 Services and enterprises related to animals</b>															
9.1 Boarding and breeding kennels and animal hospitals with outdoor boarding of animals													S	S	
9.2 Keeping of animals (same as 13.4)	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	
9.3 Veterinarian, including animal hospitals, veterinary clinics with no outdoor boarding of animals, and county animal control shelter						P	P	P	P	P	P	P	P	P	
<b>10.0 Funeral Related Services (Human and Animal Related)</b>															
10.1 Cemetery	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
10.2 Crematorium								S	S				S	S	
10.3 Funeral home								S	S				S	S	
<b>11.0 Educational, cultural, religious, philanthropic, social or fraternal uses</b>															

<b>11.1 Educational uses</b>															
11.1.1 Public and private schools offering general education courses (including associated grounds and athletic and other facilities)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
11.1.2 Trade or vocational schools							P	P	P	P			P	P	
11.1.2.1 Flight school														P	
11.1.3 College, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)							P	P	P	P			P	P	
11.2 Assembly halls, including union halls, conference halls, civic halls and activities of a similar nature							P	P	P				P	P	P
11.3 Libraries, museums, art galleries, art centers, and similar uses (including associated educational and instructional activities)					P		P	P	P	P	P	P	P	P	P
11.4 Places of worship and places of assembly (including associated residential structures for religious personnel and associated buildings, but not including elementary school or secondary school buildings)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P



11.5 Social, fraternal clubs and lodges, union halls and similar uses				P	P	P	P	P	P			P	P	P
11.6 Clubs and lodges catering exclusively to members and their guests					P	P	P	P	P	P	P	P	P	P
<b>12.0 Miscellaneous Public and Semi-Public Facilities</b>														
12.1 General public buildings and uses, not including 12.x uses listed below	P	P	P	P	P	P	P	P	P	P	P	P	P	P
12.2 Airport														P
12.3 Communications facilities, including cellular tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S
12.4 Donation drop-off box (as an accessory use)					AS	AS	AS	AS	AS	AS	AS	AS	AS	AS
12.5 Emergency Services (Police, Fire, EMS, Ambulance, Civil Defense)			P	P	P	P	P	P	P	P	P	P	P	P
12.6 Military reserve, National Guard Centers													P	P
12.7 Public art	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS
12.8 Solar energy system, accessory	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS
12.9 Solar energy system, principal												S	S	S
12.10 Train Station and transit related uses (including public bus							P	P	P	P	P	P	P	P

stations and bus stop shelters see Services 5.0 for commercial bus stations)														
12.11 United States Post Office			P	P	P	P	P	P	P	P	P	P	P	P
12.12 Utility transmission and monitoring facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>13.0 Agricultural, Forestry, Mining, Quarrying Operations</b>														
13.1 Agricultural operations, farming and forestry (on parcels 3 acres or greater)	P	P											P	P
13.2 Community Gardens	S	S	S	S										
13.3 Greenhouse and horticultural nurseries							P		P				P	P
13.4 Keeping of animals (same as 9.2)	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU
13.5 Mining or quarrying operations, including on-site sales of products														P
13.6 Recycling center														P
<b>14.0 Temporary Structures and Special Events used in connection with the construction of a permanent building or for some non-recurring purpose</b>														
14.1 Art shows, carnival rides and seasonal events of community interest								T	T	T	T	T	T	T

14.2 Filming	T	T	T	T	T	T	T		T	T	T	T	T	T
14.3 Mobile Food Unit (same as 3.6)				T	T	T	T		T	T	T	T	T	T
14.4 Seasonal sales (Temporary farmers market, Christmas Tree sales, Halloween Pumpkin sales, etc.)					T	T	T		T			T	T	
14.5 Special Events - Activities scheduled on downtown public property and/or Centennial Park									T					
14.6 Temporary structures used in connection with the construction of permanent building or for some non-reoccurring purpose	T	T	T	T	T	T	T		T	T	T	T	T	T
Key:														
<b>Major Use Category header</b>														
AD = Accessory dwelling, see Accessory Use requirement, Subsection 240-7(e)														
AS = Accessory structure, see Accessory Use requirement, Subsections 240-7(c) and (d)														
AU = Accessory use, see Accessory Use requirement, Subsections 240-7(a) and (b)														
P = Permitted use														
S = Permitted use, but see Supplemental Use Standards, Section 240, Article 3														
T = Temporary and Mobile Use, Section 240-14														

- (3) The following uses of land and buildings are incompatible with existing and future development within the City limits are prohibited in all districts. In addition, neither the Development Director, City Manager nor the Mayor and City Council shall have the authority to grant variances or special exceptions for these prohibited uses:

- a. Meat packing, slaughtering, eviscerating and skinning;
- b. Poultry killing, plucking and dressing;
- c. Rendering of byproducts of slaughtering and killing animals or poultry;
- d. Yards for the sale, transfer or temporary holding of livestock;
- e. Use of equipment which causes off-site radio or television interference and interferes with airport operations;
- f. Landfills and junkyards;
- g. Outside storage on any property that is not customarily incidental and subordinate to the principal building or is not otherwise permitted by this section;
- h. Outdoor advertising structure, or billboard, as a principal use; and
- i. Adult Massage Establishment, see definition in Chapter 110 under "Adult entertainment establishment," this does not refer to a "Massage establishment" or "spa establishment," see definition in Chapter 110.

(Ord. No. [682](#), pt. I, 6-16-15; Ord. No. [683](#), pt. II, 8-18-15; Ord. No. [684](#), pt. I, 8-18-15; Ord. No. [687](#), pt. II, 9-15-15; Ord. No. [706](#), pt. I, 6-21-16; Ord. No. [711](#), pts. II—VI, 7-19-16; Ord. No. [717](#), pt. I, 8-16-16; Ord. No. [725](#), pts. II—IV, 10-18-16)