Article 8. District Use Requirements

30-8-1 Permitted Use Table

30-8-1.1 Use Table Key

Table 8-1 shows a listing of principal uses, what districts they are allowed in, and any special standards or approvals required. Accessory uses with use standards are also included.

A. Types of Uses

1. Permitted (P)

A "P" in the use table indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable requirements of this ordinance, including the general standards of the subject zoning district. They are not subject to the use standards found in 30-8-10, additional use standards.

2. Permitted Subject to Use Standards (U)

A "U" indicates that a use is allowed by right in the respective district, provided that the use meets the additional use standards set forth in 30-8-10. Such uses are subject to all other applicable requirements of this ordinance. The applicable use standards are cross-referenced in the last column of the use table.

3. Special Use Permit Required (S)

An "S" indicates that a use is only allowed if approved through the Special Use Permit procedures of 30-4-10. Special uses are subject to all other applicable requirements in this ordinance, including any use standards identified in 30-8-10, except where expressly modified by the City Council as part of the Special Use Permit approval.

4. Manufactured Housing Overlay District Required (Z)

A "Z" indicates that a use is only allowed within an approved Manufactured Housing Overlay District (see 30-7-8.7, -MHO, Manufactured Housing Overlay District). Such uses are subject to all other applicable requirements of this ordinance, including the general standards of the subject zoning district.

5. Not Permitted (Blank Cell)

A blank cell in the use table indicates that a use is not allowed in the respective district.

B. Use Categories

Characteristics and principal uses of the various use categories are found in 30-8-3, Use Categories.

C. Standards

The "Standards" column on the use table is a cross-reference to the applicable use standards in 30-8-10 or other supplemental regulations applicable to the subject use type.

D. Accessory Uses and Structures

Accessory uses are permitted in this ordinance if they meet the "use, accessory" definition. The following Table 8-1 does not show most permitted accessory uses. Accessory uses are allowed as indicated in the use table, subject to any additional standards found in 30-8-11, Accessory Uses and Structures.

E. Rental and Leasing

Rental and leasing of any commodity is permitted under the same classification and in the same districts as are sales of that commodity, unless rental or leasing of that commodity is listed separately in the Permitted Use Table.

F. Mixed Uses

Two or more permitted uses may occupy the same principal building.

(Amended by Ord. 10-156 on 10/19/10)

	Table 8–1 Permitted (See 30-7-7.1 for AG district u						rict ı	ıses)			
		R-3	R-5	R-7	RM-5	RM-8	RM -12	RM -18	RM -26	RM -40	
Use Category	Specific Use		200	20 /		26.72		10			Standards
AGRICULTURAL U	SES										
	Forestry and Crops	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Agriculture	Community Gardens	U	U	U	U	U	U	U			30-8- 10.6.C
	Urban Farms	S,U	S,U	S,U	S,U	S,U	S,U	S,U			30-8- 10.6.D
RESIDENTIAL USES	S										
	Single-family Detached Dwellings	Р	Р	Р	Р	Р	Р	Р	Р		
	Single-family Detached Dwellings, Zero Lot Line	U	U	U	U	U	U	U	U		30-8- 10.1.N
	Duplexes				Р	Р	Р	Р	Р		
	Traditional Houses	U	U	U	U	U	U	U	U		30-8- 10.1.L
	Townhouses				U	U	U	U	U	Р	30-8- 10.1.K
	Twin Homes				Р	Р	Р	Р	Р		
Household Living	Multi-family Dwellings				U	U	U	U	U	Р	30-8- 10.1.H
	Multi-family (Elderly)				U	U	U	U	U	U	30-8- 10.1.H
	Family Care Homes	U	U	U	U	U	U	U	U		30-8- 10.1.B
	Chartered Home	U	U	U	U	U	U		U		30-8- 10.1.O
	Manufactured Homes (Class AA)	Z,U	Z,U	Z,U	Z,U	Z,U	Z,U	Z,U	Z,U		30-8- 10.1.E
	Manufactured Home Parks						S,U	S,U	S,U		30-8- 10.1.F
	Upper Story Residential										
	All Group Living except as listed below							S	S	S	
	Assisted Living Facilities					U	U	U	U	U	30-8- 10.1.A
Group Living	Fraternities and Sororities							U	U	U	30-8- 10.1.C
	Life Care Communities					U	U	U	U		30-8- 10.1.D
	Private Dormitories							S,U	S,U	S,U	30-8- 10.1.I
	Rooming and Boarding Houses					S,U	S,U	S,U	S,U	S,U	30-8- 10.1.J
PUBLIC AND CIVIC	USES	R-3	R-5	R-7	RM-5	RM-8	RM -12	RM -18	RM -26	RM -40	Standards
Animal Shelters	All animal shelters										30-8- 10.2.A
Cemeteries	All cemeteries	U	U	U	U	U	U	U	U	U	30-8- 10.2.C1)

Table 8–1 Permitted Use (Residential Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses) RM R-5 RM-8 **Specific Use** All neighborhood-scale cultural and 30-8-U U U U community uses except as listed U U U U U 10.2.G below All community-scale cultural and 30-8-**Cultural** and community uses except as listed U U U U U U U U U 10.2.G Community below Auditoriums, Coliseums, and Stadiums Libraries, Museums, and Art Galleries 30-8-Day Care Homes U U U U U U 10.2.D **Day Care** 30-8-U U U **Day Care Centers** 10.2.D All educational uses except as listed below Colleges and Universities Elementary/Secondary Schools, 30-8-U U U U U U U U U **Educational** neighborhood-scale 10.2.G **Facilities** Elementary/Secondary Schools, 30-8-U U U U U U U U U community-scale 10.2.G **Retreat Centers** Truck Driving Schools All government uses, except as listed Р Р Р Р Р Ρ Government **Facilities** Correctional Institutions All medical uses, except as listed below Hospitals **Medical Facilities** Medical, Dental, and Related Offices Specialty Hospitals **Passenger** All passenger terminal uses, except as listed below Terminals (all prohibited in WCA; Bus and Rail Terminals See 30-12-4) 30-8-Neighborhood-scale U U U U U U 10.2.G Religious **Assembly** 30-8-Community-scale U U U U U U U U 10.2.G All social service facilities, except as listed below **Social Service** 30-8-S,U S,U **Group Care Facilities Facilities** 10.2.E 30-8-Shelters, Temporary and Emergency U U U U U U U U U 10.2.I 30-8-Minor Utilities U U U U U U U U U 10.2.F TV/HDTV/AM/FM Broadcast Facilities **Utilities** Utility Equipment and Storage Yards Utility Lines and Related Р Р Р Р Р Р Р Р **Appurtenances**

	Table 8–1 Permitted (See 30-7-7.1 for AG district u						riet 1	1565)			
							RM	RM	RM	RM	
Use Category	Specific Use	R-3	R-5	R-7	RM-5	RM-8	-12	-18	-26	-40	Standards
ose category	Wastewater Treatment Plant and										Standards
	Water Reclamation Facility Water Treatment Facilities										
	Wireless Telecommunication Facilities	U	U	U	U	U	U	U	U	U	30-8-
							RM	RM	RM	RM	10.2.K
RECREATION USES		R-3	R-5	R-7	RM-5	RM-8	-12	-18	-26	-40	Standards
Common Elements Recreation and Service Facilities	All common elements recreation and service facilities	Р	Р	Р	Р	Р	Р	Р	Р	Р	
	All indoor recreation, except as listed below										
Indoor Recreation	Clubs and Lodges	S,U	S,U	S,U	S,U	S,U	S,U	S,U	S,U	S,U	30-8- 10.3.B and 30-8- 13
	Movie and Other Theaters										
	Physical Fitness Centers, Sports Instructional Schools										
	Shooting Ranges										30-8- 10.3.H
	All outdoor recreation, except as listed below										30-8- 10.3.D
	Amusement and Water Parks, Fairgrounds										30-8- 10.3.A
	Campgrounds and Recreational Vehicle Parks										30-8- 10.3.F
	Golf Course, Driving Ranges, Country Clubs	S,U	S,U	S,U	S,U	S,U	S,U	S,U	S,U		30-8- 10.3.C
Outdoor	Marina, Boating Facility										20.0
Recreation	Riding Stables	S,U									30-8- 10.3.G
	Shooting Ranges, Archery, Skeet										30-8- 10.3.I
	Sporting and Recreational Camps	S,U									30-8- 10.3.J
	Sports Instructional Schools										30-8-
	Swim and Tennis Clubs	S,U	S,U	S,U	S,U	S,U	S,U	S,U	S,U		10.3.K
Parks and Open Areas	All parks and open areas	U	U	U	U	U	U	U	U	U	30-8- 10.3.E
OFFICE, RETAIL, A	ND COMMERCIAL USES	R-3	R-5	R-7	RM-5	RM-8	RM -12	RM -18	RM -26	RM -40	Standards
Office	All office uses, except as listed below										20.7
	Business Incubators										30-7- 7.3(B)
	Residential Office Conversion						U	U	U	U	30-8- 10.4.L
Overnight	Hotels and Motels										
Accommodations	Tourist Homes (Bed & Breakfast)	S,U	S,U	S,U	U	U	U	U	U	U	30-8- 10.4.Q

Table 8–1 Permitted Use (Residential Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses) RM-8 **Use Category Specific Use** Single Room Occupancy Residences 30-8-(conversion) 10.4.0 Single Room Occupancy Residences 30-8-S,U S,U S,U S,U S,U S,U (new) 10.4.0 30-8-All commercial parking 10.4.D Parking, commercial 30-8-Park and ride facilities S,U S,U S,U S,U S,U S,U S,U S,U S,U 10.4.K All eating and drinking establishments without drive-through facilities, except as listed below All eating and drinking establishments 30-8with drive-through facilities, except as 10.4.I listed below 30-8-10.4 Bars, Nightclubs, and Brewpubs and 30-8-**Eating and** 13 **Drinking Establishments** 30-8-10.4.P Special Events Facilities and 30-8-13 30-8-Mobile Food Vendor, Motorized 10.4.T 30-8-Mobile Food Vendor, Pushcart 10.4.T All personal and professional services without drive-through facilities, except as listed below Banks, Savings & Loans, and Credit 30-8-Union with drive-through facilities 10.4.I **Personal and** Dry cleaning pick-up/drop-off with 30-8-**Professional** drive-through facilities 10.4.I Services **Funeral Homes and Crematoriums** Taxi Dispatch Terminals **Taxidermists** Veterinary Services, Pet Grooming, 30-8-Kennels 10.4.R All retail sales and service without 30-8drive-through facilities, except as 10.4.M listed below Retail sales and service with drive-30-8through facilities 10.4.I ABC Stores (liquor) 30-8-Advertising Services, Outdoor Retail sales and 10.4.A service 30-8-**Artisans and Crafts** 10.4.B 30-8-Convenience Stores with fuel pumps 10.4.H 30-8-Flea Markets 10.4.J Garden Center/Nursery, Outdoor

Table 8–1 Permitted Use (Residential Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses) RM-8 **Specific Use** Manufactured and Modular home sales **Pawnshops** 30-8-**Sexually Oriented Businesses** 10.4.N 30-8-10.4.N Truck Stops and 30-8-13 **Self Storage** 30-8-All self storage facilities **Facilities** 10.4.S All vehicle sales and service, except as listed below Automobile, Boat and Motorcycle Repair Services, Major **Vehicle Sales and** Automobile, Boat and Motorcycle Service Repair Services, Minor Automobile Towing and Storage 30-8-Services 10.4.C 30-8-Car Washes 10.4.G RM RM RM INDUSTRIAL AND MANUFACTURING USES R-3 R-5 RM-5 RM-8 Standards **R-7** -12 -18 -26 -40 All light industrial, except as listed below Craft Distillery 30-8-Equipment Repairs and Rental, Light 10.5.B Laundry and Dry Cleaning Plants Maintenance Yard and Facilities Medical and Dental Laboratories **Light Industrial** Microbrewery Pest and Termite Control Services Printing and Publishing **Sheet Metal Shop** Truck Tractor & Semi Rental, Leasing & Service, Heavy Welding, Machine, and Tool Repair Shop All heavy industrial, except as listed below Asphalt Plants and other facilities for the manufacture and storage of 30-8-Chemicals, Petroleum, Hazardous 10.5.A Materials, and Related Products **Heavy Industrial** Metal Coating and Engraving Pulp and Paper Mills Rubber and Plastics (raw) Solvent Recovery Tires and Inner tubes

Table 8–1 Permitted Use (Residential Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses) RM-8 **Use Category Specific Use** Salvage yards, junk yards, and scrap 30-8processing 10.5.F Research and All Research and Development **Development** Resource All Resource Extraction (mining and 30-8-Extraction (as a 10.5.D quarrying) **Principal Use)** All wholesale trade, except as listed 30-8below 10.5.D Wholesale Trade Wholesaling of Chemicals, Petroleum, and allied products All warehousing, storage, and freight 30-8-Warehousing, handling, except as listed below 10.5.G Storage, and **Freight Handling** Trucking and Freight Terminals All waste related services, except as listed below 30-8-Recycling Processing Centers **Waste Related** 10.5.E Services Refuse and Raw Materials Hauling Land Clearing & Inert Debris Landfills, 30-8-10.5.C Major RM RM RM RM ACCESSORY USES AND STRUCTURES **R-3 R-5 R-7** RM-5 **RM-8 Standards** -12 -18 -26 -40 Accessory Uses and Structures U U U U U U U 30-8-11.1 (customary) Accessory Dwelling Units U U U U U U U U 30-8-11.2 U Animals and Livestock (horses, cows, U 30-8-11.3 sheep, goats) Animals and Livestock (poultry and U U U U U U U 30-8-11.3 bees) Caretaker Dwellings 30-8-11.4 **Accessory Uses** and Structures Home Occupations (including renting U U U U U U U U 30-8-11.5 U of rooms) Junked Motor Vehicles U U U U U U U U U 30-8-11.7 **Recycling Collection Points** Ρ Ρ Ρ Ρ Ρ Р Ρ Ρ Р Satellite Dishes/TV and Radio U U U U U U U U U 30-8-11.8 Antennae Towers **Swimming Pools** U U U U U U U U U 30-8-11.9 Р Р Р Р Р Р Р Yard Sales (up to 2 per year) TEMPORARY USES AND STRUCTURES Arts and Crafts Shows Carnivals and Fairs Christmas Tree Sales Concerts, Stage Shows **Temporary Uses** Conventions, Trade Shows and Structures Craft Sales from Clubhouse or U U U U U U U U 30-8-12.1 Community Center Bldg. Land Clearing & Inert Debris Landfills, U U U U U U U U U 30-8-12.2 Minor Outdoor Retail Sales

Table 8–1 Permitted Use (Residential Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses)											
		R-3	R-5	R-7	RM-5	RM-8	RM -12	RM -18	RM -26	RM -40	
Use Category	Specific Use										Standards
	Outdoor Religious Events										
	Portable Storage Units	U	U	U	U	U	U	U	U	U	30-8-12.3
	Temporary Construction Office, Construction Equipment Storage, Real Estate Sales and Rental Offices	U	U	U	U	U	U	U	U	U	30-8-12.4
	Temporary Wireless Telecommunication Facilities	U	U	U	U	U	U	U	U	U	30-8-12.5

(Amended by Ord. 11-76 on 5/3/2011, Ord. 11-144 on 7/19/11, Ord. 12-25 on 4/3/12, Ord. 13-44 on 4/2/13, Ord. 13-157 on 12/17/13, Ord. 14-48 on 4/15/14, and Ord. 15-154 on 12/15/15)

Table 8–1 Permitted Use (Mixed Use & Commercial Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses)														
Use Category	Specific Use	MU -L	MU -M	MU -H	AO	UMU	NS	O	C-N	C-L	С-М	С-Н	С-В	Standards
AGRICULTURAL U														~ · · · · · · · · · · · · · · · · · · ·
	Forestry and Crops	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Agriculture	Community Gardens	U	U	U										30-8- 10.6.C
	Urban Farms	S,U	S,U	S,U					S,U	S,U				30-8- 10.6.D
RESIDENTIAL USE														
	Single-family Detached Dwellings	Р	Р					Р						
	Single-family Detached Dwellings, Zero Lot Line	U	U					U						30-8- 10.1.N
	Duplexes	Р	Р		Р	Р	Р	Р						
	Traditional Houses	U	U					U						30-8- 10.1.L
	Townhouses	U	U	Р	U	U	U	U			U	U	Р	30-8- 10.1.K
	Twin Homes	Р	Р		Р	Р	Р	Р		Р	Р	Р	Р	
Household Living	Multi-family Dwellings	U	U	Р	U	U	U	U			U	U	Р	30-8- 10.1.H
	Multi-family (Elderly)	U	U	U	U	U		U			U	U	U	30-8- 10.1.H
	Family Care Homes	U	U					U						30-8- 10.1.B
	Chartered Home	U	U	U				U						30-8- 10.1.O
	Manufactured Homes (Class AA)													30-8- 10.1.E
	Manufactured Home Parks													30-8- 10.1.F
	Upper Story Residential	U	U	U	U	U	J	U	U	U	U	U	U	30-8- 10.1.M

Table 8–1 Permitted Use (Mixed Use & Commercial Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses) **Standards** All Group Living Р Р Р Р Р Р Р except as listed below Assisted Living 30-8-U U U U U U U **Facilities** 10.1.A Fraternities and 30-8-U U U U U U U Sororities 10.1.C **Group Living** 30-8-Life Care Communities U U U U 10.1.D 30-8-U U U U **Private Dormitories** S,U 10.1.I 30-8-Rooming and U U U **Boarding Houses** 10.1.J MU MU MU C-H C-B Standards PUBLIC AND CIVIC USES **UMU** NS 0 C-N C-L C-M AO -L -M -H 30-8-U U **Animal Shelters** All animal shelters 10.2.A 30-8-U U U U **Cemeteries** All cemeteries U U U U U 10.2.C1) All neighborhood-scale cultural and 30-8-Р Р Р Р Р Р Р Р P Р Р community uses 10.2.G except as listed below All community-scale cultural and 30-8-U U U U U U U U U U **Cultural** and U U community uses 10.2.G Community except as listed below Auditoriums, 30-8-U Coliseums, and U U U U U 10.2.B Stadiums Libraries, Museums, Р Р Р Р Р Р P Р Р P Р Р and Art Galleries 30-8-Day Care Homes U U U 10.2.D **Day Care** 30-8-Day Care Centers U U U U U U U U U U U U 10.2.D All educational uses Р Р Ρ Р Ρ Р Р Р Р Ρ P Р except as listed below Colleges and Р Р Ρ Ρ P Р Р Universities Elementary/Secondary 30-8-Schools, Р Ρ Ρ Р Ρ Ρ Р P Р P Р Р **Educational** 10.2.G neighborhood-scale **Facilities** Elementary/Secondary 30-8-U U U U U U U Schools, community-U U U U U 10.2.G scale Ρ Ρ Р Р Р Р **Retreat Centers** Ρ Ρ Truck Driving Schools All government uses, Ρ Ρ Ρ Ρ Ρ Р P P Р Р except as listed below Government **Facilities** Correctional S Institutions

Table 8–1 Permitted Use (Mixed Use & Commercial Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses) **Standards** All medical uses, Р Р Р Р Р Р Р Р Р Р Р except as listed below Hospitals Ρ **Medical Facilities** Medical, Dental, and Р Р Ρ Р Р Р Р Р Р Р **Related Offices** Specialty Hospitals Р Р Р Ρ Ρ Р Р Р All passenger terminal **Passenger** uses, except as listed Terminals (all below prohibited in WCA; Bus and Rail See 30-12-4) Ρ Ρ Ρ Ρ Ρ P P Р **Terminals** 30-8-Neighborhood-scale Р Ρ Р Р Р Ρ Р Р Р P Р Р 10.2.G **Religious Assembly** 30-8-U U U U U U U U U U U Community-scale U 10.2.G All social service 30-8-U facilities, except as U 10.2.H listed below **Social Service** 30-8-**Facilities** U U **Group Care Facilities** U U S,U 10.2.E 30-8-Shelters, Temporary U U U U U U U U U U U U and Emergency 10.2.I 30-8-Minor Utilities U U U U U U U U U U U U 10.2.F TV/HDTV/AM/FM 30-8-U U U U U U U **Broadcast Facilities** 10.2.J Utility Equipment and Storage Yards Utility Lines and Related Ρ Ρ Ρ Р Ρ Ρ Р Р Р Р Р Р Appurtenances **Utilities** Wastewater Treatment Plant and Water Reclamation **Facility** Water Treatment **Facilities** Wireless 30-8-Telecommunication U U U U U U U U U U U U 10.2.K **Facilities** MU MU MU NS \mathbf{o} C-N C-L C-M С-Н C-B Standards **RECREATION USES** AO **UMU** -L -M -H Common All common elements **Elements** Ρ Ρ Ρ Р Ρ Ρ Р Р recreation and service Р **Recreation and** facilities **Service Facilities** All indoor recreation, Р Р Р Р Р except as listed below **Indoor** 30-8-Recreation 10.3.B Clubs and Lodges U U U U U U U U U Р and 30-8-13

Table 8–1 Permitted Use (Mixed Use & Commercial Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses) C-L C-M **Specific Use Standards** Movie and Other Р Р Р Р Р Р Р **Theaters Physical Fitness** Centers, Sports Ρ Ρ Ρ Ρ Ρ Ρ Р P Р P Р Р **Instructional Schools** 30-8-**Shooting Ranges** U U 10.3.H 30-8-All outdoor recreation, U U U U U U U except as listed below 10.3.D Amusement and 30-8-U U Water Parks, 10.3.A Fairgrounds Campgrounds and 30-8-Recreational Vehicle U 10.3.F **Parks** Golf Course, Driving 30-8-U U Ranges, Country Clubs 10.3.C Marina, Boating Outdoor **Facility** Recreation 30-8-Riding Stables 10.3.G 30-8-Shooting Ranges, Archery, Skeet 10.3.I 30-8-Sporting and U U **Recreational Camps** 10.3.J Sports Instructional Ρ Р Р Schools Swim and Tennis 30-8-U U U U U U Clubs 10.3.K **Parks and Open** All parks and open 30-8-U U U U U U U U U U U U 10.3.E **Areas** areas OFFICE, RETAIL, AND COMMERCIAL MU MU MU C-L **UMU** NS C-N C-M С-Н C-B Standards AO O USES -M -H -L All office uses, except Ρ Ρ Ρ Р Р P Р Р Р Р Р as listed below 30-7-Office Р Р Р Р Р **Business Incubators** 7.3(B) Residential Office 30-8-U U U U U U Conversion 10.4.L Hotels and Motels Ρ Р Ρ Ρ Ρ Р Р Р Р Tourist Homes (Bed & 30-8-Р Р Р Р U U U U U Breakfast) 10.4.Q Single Room **Overnight** 30-8-Occupancy Residences U U U U U **Accommodations** 10.4.0 (conversion) Single Room 30-8-Occupancy Residences U U U U 10.4.0 (new) 30-8-All commercial parking U U U U U U U 10.4.D Parking, commercial 30-8-U U U U U U U U U U U U Park and ride facilities 10.4.K

Table 8–1 Permitted Use (Mixed Use & Commercial Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses) **Use Category** Specific Use **Standards** All eating and drinking establishments without drive-through Р Р Р Ρ Р Ρ Р Р Р Р Р facilities, except as listed below All eating and drinking establishments with 30-8-U drive-through U U U U 10.4.I facilities, except as listed below **Eating and** 30-8-**Drinking** Bars, Nightclubs, and 10.4.F Р U U U U U U U U U **Establishments Brewpubs** and 30-8-13 30-8-Special Events 10.4.P U U U U U Р Facilities and 30-8-13 Mobile Food Vendor, 30-8-U U U U U 10.4.T Motorized Mobile Food Vendor, 30-8-U U U U U U Pushcart 10.4.T All personal and professional services without drive-through Р Р Ρ Р Ρ Ρ Р Р Р Р Р Р facilities, except as listed below Banks, Savings & Loans, and Credit 30-8-U U U U U U U U U Union with drive-10.4.I through facilities **Personal and** Dry cleaning pick-30-8-**Professional** up/drop-off with U U U U U U 10.4.I **Services** drive-through facilities Funeral Homes and Р Р Р Р Р Crematoriums Taxi Dispatch Р Р **Terminals** Р **Taxidermists** Veterinary Services, 30-8-U U Pet Grooming, U U U U U U U 10.4.R Kennels All retail sales and service without drive-30-8-Р Р Ρ Р Ρ Р Р Р Р Р 10.4.M through facilities, except as listed below Retail sales and Retail sales and 30-8service with drive-U U U U service 10.4.I through facilities ABC Stores (liquor) Ρ Ρ P Р Р

U

U

U

Advertising Services,

Outdoor

30-8-

10.4.A

U

Table 8–1 Permitted Use (Mixed Use & Commercial Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses) C-L Specific Use **Standards** 30-8-U U Р Р Р Р Р Р Р Р U **Artisans and Crafts** 10.4.B 30-8-Convenience Stores U U Ρ Ρ Ρ U P Р Р with fuel pumps 10.4.H 30-8-Flea Markets 10.4.J Garden Р Ρ Р Р Р Center/Nursery, Outdoor Manufactured and Modular home sales Ρ Ρ Р **Pawnshops** Ρ P Р 30-8-Sexually Oriented 10.4.N U **Businesses** and 30-8-13 Truck Stops **Self Storage** All self storage 30-8-U U U **Facilities** facilities 10.4.S All vehicle sales and service, except as Р Р Ρ P Р listed below Automobile, Boat and Ρ Р Р Р Р Motorcycle Repair Services, Major **Vehicle Sales and** Automobile, Boat and Service Р Р Ρ P Р Р Motorcycle Repair Services, Minor **Automobile Towing** 30-8-U U U U and Storage Services 10.4.C 30-8-U U Car Washes U U U 10.4.G INDUSTRIAL AND MANUFACTURING MU MU MU AO **UMU** NS O C-N C-L C-M C-H Standards **USES** -M -H -L All light industrial, Ρ Р except as listed below Р Р Р Р Р Р Р Р Craft Distillery **Equipment Repairs** 30-8-U U 10.5.B and Rental, Light Laundry and Dry Ρ Р Cleaning Plants Maintenance Yard and **Facilities Light Industrial** Medical and Dental Р Р Ρ Р P Р Laboratories Microbrewery Р Р Р Р Р Р Р Р Р Р Pest and Termite Р Р **Control Services** Printing and Р Р Р Publishing **Sheet Metal Shop**

Table 8–1 Permitted Use (Mixed Use & Commercial Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses) C-M С-Н **Use Category** Specific Use Standards Truck Tractor & Semi Rental, Leasing & Service, Heavy Welding, Machine, and Tool Repair Shop All heavy industrial, except as listed below Asphalt Plants and other facilities for the manufacture and 30-8storage of Chemicals, 10.5.A Petroleum, Hazardous Materials, and Related **Products** Metal Coating and **Heavy Industrial** Engraving Pulp and Paper Mills **Rubber and Plastics** (raw) Solvent Recovery Tires and Inner tubes Salvage yards, junk 30-8yards, and scrap 10.5.F processing Research and All Research and Р Development Development Resource All Resource 30-8-Extraction (as a Extraction (mining and 10.5.D **Principal Use)** quarrying) All wholesale trade, 30-8-U U except as listed below 10.5.H **Wholesale Trade** Wholesaling of Chemicals, Petroleum, and allied products All warehousing, 30-8storage, and freight Warehousing, U handling, except as 10.5.G Storage, and listed below Freight Handling Trucking and Freight **Terminals** All waste related services, except as listed below Recycling Processing 30-8-**Waste Related** Centers 10.5.E **Services** Refuse and Raw Materials Hauling Land Clearing & Inert 30-8-Debris Landfills, Major 10.5.C MU MU MU C-N C-L C-M C-H C-B Standards ACCESSORY USES AND STRUCTURES AO UMU NS O -L -M -H

Table 8–1 Permitted Use (Mixed Use & Commercial Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses) C-L **Use Category Standards** Accessory Uses and U U Structures U U U U U U U U U U 30-8-11.1 (customary) Accessory Dwelling U U U 30-8-11.2 Units Animals and Livestock (horses, cows, sheep, 30-8-11.3 goats) Animals and Livestock 30-8-11.3 (poultry and bees) Caretaker Dwellings U U U U U U U U U U U U 30-8-11.4 **Accessory Uses Home Occupations** and Structures U (including renting of U U U U U 30-8-11.5 rooms) Junked Motor Vehicles U IJ U U U U U U U 30-8-11.7 **Recycling Collection** Р Р Р Р Р Р Р Р Р Р Р Р **Points** Satellite Dishes/TV and Radio Antennae U U U U U U U U U U U U 30-8-11.8 **Towers Swimming Pools** U U U U U U U U U U U U 30-8-11.9 Yard Sales (up to 2 Р Р per year) TEMPORARY USES AND STRUCTURES Arts and Crafts Shows Р Ρ Ρ Р Р Р Р Р Р Р Р Carnivals and Fairs Ρ Ρ Ρ Р Р Ρ Ρ Р **Christmas Tree Sales** Р Р Р Concerts, Stage Р Р Р Р Р Shows Conventions, Trade Р Р Р Р P Р Р Shows Craft Sales from Clubhouse or U U U U U U 30-8-12.1 Community Center Bldg. Land Clearing & Inert **Temporary** U U U U U U U U U 30-8-12.2 Debris Landfills, Minor **Uses and** Outdoor Retail Sales Ρ Ρ Р Р **Structures** Ρ Р **Outdoor Religious** Р Р Р Р Р P **Events** U U U U Portable Storage Units U U U U U U U U 30-8-12.3 **Temporary** Construction Office, Construction U U U U U U U U U U 30-8-12.4 U U Equipment Storage, Real Estate Sales and Rental Offices **Temporary Wireless** Telecommunication U U U U U U U U U U U U 30-8-12.5 **Facilities**

(Amended by Ord. 11-76 on 5/3/2011, Ord. 11-144 on 7/19/11, Ord. 12-25 on 4/3/12, Ord. 12-130 on 11/7/12, Ord.13-44 on 4/2/13, Ord. 13-157 on 12/17/13, Ord. 14-13 on 1/21/14, Ord. 14-48 on 4/15/14, Ord. 14-4 on 1/7/14, Ord. 14-13 on 1/21/14, Ord. 14-24 on 2/18/14, Ord. 15-154 on 12/15/15, and Ord. 17-042 on 4/18/17)

	Table 8–1 Permitted Use (Industrial, Pl (See 30-7-7.1 for AG district uses and 30-7)		
		LI	HI	PI	BP	PNR	TN	
Use Category	Specific Use							Standards
AGRICULTURAL USE	Forestry and Crops	Р	Р	Р	Р	Р		
		ľ	Г	r	r	Г		30-8-
Agriculture	Community Gardens						U	10.6.C
	Urban Farms						S,U	30-8- 10.6.D
RESIDENTIAL USES								
	Single-family Detached Dwellings						Р	
	Single-family Detached Dwellings, Zero Lot Line						Р	30-8- 10.1.N
	Duplexes						Р	_
	Traditional Houses						U	30-8-
								10.1.L 30-8-
	Townhouses				U		Р	10.1.K
	Twin Homes						Р	
Household Living	Multi-family Dwellings				U		Р	30-8- 10.1.H
_	Multi-family (Elderly)						U	30-8- 10.1.H
	Family Care Homes						U	30-8- 10.1.B
	Chartered Home						U	30-8- 10.1.O
	Manufactured Homes (Class AA)							
	Manufactured Home Parks							
	Upper Story Residential			U	U		U	30-8- 10.1.M
	All Group Living except as listed below			Р				
	Assisted Living Facilities			U				30-8- 10.1.A
Cuarra Linda a	Fraternities and Sororities			U				30-8- 10.1.C
Group Living	Life Care Communities			U				30-8- 10.1.D
	Private Dormitories			U				30-8- 10.1.I
	Rooming and Boarding Houses							
PUBLIC AND CIVIC U	SES	LI	HI	PI	BP	PNR	TN	Standards
Animal Shelters	All animal shelters	U	Р					30-8- 10.2.A
Cemeteries	All cemeteries	U	U	U	U			30-8- 10.2.C
Cultural and Community	All neighborhood-scale cultural and community uses except as listed below	Р	Р	Р	Р		U	30-8- 10.2.G

Table 8–1 Permitted Use (Industrial, PNR, and TN Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses) PNR Use Category Specific Use All community-scale cultural and community uses 30-8-U U U U except as listed below 10.2.G 30-8-Auditoriums, Coliseums, and Stadiums U U 10.2.B Р Р Libraries, Museums, and Art Galleries Ρ 30-8-U Day Care Homes 10.2.D **Day Care** 30-8-U U U U Day Care Centers 10.2.D Р All educational uses except as listed below Р Colleges and Universities 30-8-Р Р Р Р Elementary/Secondary Schools, neighborhood-scale U 10.2.G **Educational Facilities** 30-8-Elementary/Secondary Schools, community-scale U U U U 10.2.G **Retreat Centers** Р Р Р Р Truck Driving Schools Р Р Р Р Р Р All government uses, except as listed below Government **Facilities** S S **Correctional Institutions** All medical uses, except as listed below Р Р Р Р Hospitals **Medical Facilities** Medical, Dental, and Related Offices P P P Р Р Р Specialty Hospitals S **Passenger Terminals** All passenger terminal uses, except as listed below (all prohibited in WCA; Р Р Р Р Bus and Rail Terminals See 30-12-4) 30-8-Р Р Р Р U Neighborhood-scale 10.2.G **Religious Assembly** 30-8-U U U Community-scale U U 10.2.G 30-8-U All social service facilities, except as listed below 10.2.H Social Service 30-8-U **Group Care Facilities Facilities** 10.2.E 30-8-Shelters, Temporary and Emergency U U U U 10.2.I 30-8-Р Р U U U Minor Utilities 10.2.F 30-8-TV/HDTV/AM/FM Broadcast Facilities U U U U 10.2.J Р Р Utility Equipment and Storage Yards Р **Utilities** Utility Lines and Related Appurtenances P P Р Р Р Wastewater Treatment Plant and Water Reclamation Р **Facility** Water Treatment Facilities P Р Р 30-8-Р U U U U U Wireless Telecommunication Facilities 10.2.K LI Standards RECREATION USES Ш PΙ BP PNR TND **Common Elements Recreation and** All common elements recreation and service facilities Р **Service Facilities**

	Table 8–1 Permitted Use (Industrial, PNI See 30-7-7.1 for AG district uses and 30-7-7)		
		LI	HI	PI	BP	PNR	TN	
Use Category	Specific Use							Standards
	All indoor recreation, except as listed below	Р			Р		Р	
Indoor Recreation	Clubs and Lodges			U	U		U	30-8- 10.3.B and 30-8- 13
	Movie and Other Theaters							
	Physical Fitness Centers, Sports Instructional Schools	Р			Р		Р	
	Shooting Ranges	U	U					30-8- 10.3.H
	All outdoor recreation, except as listed below							30-8- 10.3.D
	Amusement and Water Parks, Fairgrounds	U						30-8- 10.3.A
	Campgrounds and Recreational Vehicle Parks							30-8- 10.3.F
	Golf Course, Driving Ranges, Country Clubs			U	U			30-8- 10.3.C
Outdoor Recreation	Marina, Boating Facility					Р		
	Riding Stables			S,U				30-8- 10.3.G
	Shooting Ranges, Archery, Skeet			S,U				30-8- 10.3.I
	Sporting and Recreational Camps			S,U				30-8- 10.3.J
	Sports Instructional Schools	Р			Р			
	Swim and Tennis Clubs			U	U		U	30-8- 10.3.K
Parks and Open Areas	All parks and open areas	U	U	U	U	U	U	30-8- 10.3.E
OFFICE, RETAIL, AND COMMERCIAL USES		LI	HI	PI	BP	PNR	TND	Standards
	All office uses, except as listed below	Р	Р	Р	Р		U	
Office	Business Incubators	Р	Р	Р	Р		U	30-7- 7.3(B)
	Residential Office Conversion							30-8- 10.4.L
	Hotels and Motels	Р			Р			
Overnight	Tourist Homes (Bed & Breakfast)						U	30-8- 10.4.Q
Accommodations	Single Room Occupancy Residences (conversion)	U		U				30-8- 10.4.O
	Single Room Occupancy Residences (new)			U				30-8- 10.4.O
Parking, commercial	All commercial parking	U	U	S,U	U			30-8- 10.4.D
	Park and ride facilities	U	U	U	U			30-8- 10.4.K
Eating and Drinking	All eating and drinking establishments without drive- through facilities, except as listed below	Р	Р		Р		Р	
Establishments	All eating and drinking establishments with drive- through facilities, except as listed below							30-8- 10.4.I

Table 8–1 Permitted Use (Industrial, PNR, and TN Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses) PNR 30-8-10.4(F) Р Bars, Nightclubs, and Brewpubs and 30-8-13 30-8-10.4.P Р Special Events Facilities and 30-8-13 30-8-Mobile Food Vendor, Motorized U U U 10.4.T 30-8-U U U Mobile Food Vendor, Pushcart 10.4.T All personal and professional services without drive-30-7-Р U through facilities, except as listed below 7.3(A) Banks, Savings & Loans, and Credit Union with drive-30-8-U through facilities 10.4.I 30-8-Dry cleaning pick-up/drop-off with drive-through Р U **Personal and** facilities 10.4.I **Professional Services Funeral Homes and Crematoriums** P S Р Taxi Dispatch Terminals Р **Taxidermists** 30-8-Veterinary Services, Pet Grooming, Kennels Р Р U 10.4.R All retail sales and service without drive-through 30-8-U U facilities, except as listed below 10.4.M 30-8-Retail sales and service with drive-through facilities 10.4.I ABC Stores (liquor) 30-8-Р Р Р Advertising Services, Outdoor 10.4.A 30-8-Artisans and Crafts Р Р Р U 10.4.B 30-8-Р Р Convenience Stores with fuel pumps U Retail sales and 10.4.H service 30-8-Flea Markets U 10.4.J Garden Center/Nursery, Outdoor Р Р Manufactured and Modular home sales Р **Pawnshops** 30-8-10.4.N U Sexually Oriented Businesses and 30-8-13 Р Р Truck Stops 30-8-**Self Storage Facilities** All self storage facilities Р Р 10.4.S Р All vehicle sales and service, except as listed below Automobile, Boat and Motorcycle Repair Services, Р Р Vehicle Sales and Service Automobile, Boat and Motorcycle Repair Services, Р Р Minor

Table 8–1 Permitted Use (Industrial, PNR, and TN Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses) PNR 30-8-U Automobile Towing and Storage Services 10.4.C 30-8-Car Washes P Р 10.4.G INDUSTRIAL AND MANUFACTURING LI Ш PΙ BP PNR TND Standards USES Р Р Р All light industrial, except as listed below Craft Distillery 30-8-Р Р Р Equipment Repairs and Rental, Light 10.5.B Laundry and Dry Cleaning Plants P Р Р Maintenance Yard and Facilities P P P Р Medical and Dental Laboratories Р **Light Industrial** P P Microbrewery Р Pest and Termite Control Services P P Р Printing and Publishing **Sheet Metal Shop** P P Truck Tractor & Semi Rental, Leasing & Service, Р Р Heavy Welding, Machine, and Tool Repair Shop Р Р All heavy industrial, except as listed below Asphalt Plants and other facilities for the 30-8manufacture and storage of Chemicals, Petroleum, S,U 10.5.A Hazardous Materials, and Related Products Metal Coating and Engraving S S Pulp and Paper Mills **Heavy Industrial** S Rubber and Plastics (raw) S Solvent Recovery Tires and Inner tubes S 30-8-S,U Salvage yards, junk yards, and scrap processing 10.5.F Research and Р Р Р All Research and Development **Development Resource Extraction** 30-8-S,U All Resource Extraction (mining and quarrying) (as a Principal Use) 10.5.D 30-8-Р Р Р All wholesale trade, except as listed below 10.5.H Wholesale Trade Wholesaling of Chemicals, Petroleum, and allied Р products All warehousing, storage, and freight handling, 30-8-Warehousing, Р Р U 10.5.G except as listed below Storage, and Freight Handling Р Р Trucking and Freight Terminals S All waste related services, except as listed below 30-8-U Р **Recycling Processing Centers** 10.5.E **Waste Related Services** Р Refuse and Raw Materials Hauling 30-8-S,U Land Clearing & Inert Debris Landfills, Major 10.5.C

	Table 8–1 Permitted Use (Industrial, PN See 30-7-7.1 for AG district uses and 30-7-					a)		
		LI	HI	PI	BP	PNR	TN	
Use Category	Specific Use							Standards
ACCESSORY USES AND STRUCTURES		LI	HI	PI	BP	PNR	TND	Standards
	Accessory Uses and Structures (customary)	U	U	U	U		U	30-8-11.1
	Accessory Dwelling Units						U	30-8-11.2
Accessory Uses and Structures	Animals and Livestock (horses, cows, sheep, goats)							30-8-11.3
	Animals and Livestock (poultry and bees)							30-8-11.3
	Caretaker Dwellings	U	U	U	U			30-8-11.4
	Home Occupations (including renting of rooms)				U		U	30-8-11.5
Structures	Junked Motor Vehicles	U	U	U	U		U	30-8-11.7
	Recycling Collection Points	Р	Р	Р	Р		Р	
	Satellite Dishes/TV and Radio Antennae Towers	U	U	U	U		U	30-8-11.8
	Swimming Pools	U	U	U	U		U	30-8-11.9
	Yard Sales (up to 2 per year)						Р	
TEMPORARY USES AN	D STRUCTURES							
	Arts and Crafts Shows	Р	Р	Р	Р		Р	
	Carnivals and Fairs	Р	Р	Р	Р			
	Christmas Tree Sales	Р	Р	Р	Р			
	Concerts, Stage Shows	Р	Р	Р	Р		Р	
	Conventions, Trade Shows	Р	Р	Р	Р			
	Craft Sales from Clubhouse or Community Center Bldg.				U		U	30-8-12.1
Temporary Uses and Structures	Land Clearing & Inert Debris Landfills, Minor	U	U	U	U		U	30-8- 12.2
	Outdoor Retail Sales							
	Outdoor Religious Events	Р	Р	Р	Р		Р	
	Portable Storage Units	U	U	U	U		U	30-8-12.3
	Temporary Construction Office, Construction Equipment Storage, Real Estate Sales and Rental Offices	U	U	U	U		U	30-8-12.4
	Temporary Wireless Telecommunication Facilities	U	U	U	U		U	30-8-12.5

(Amended by Ord. 11-76 on 5/3/2011, Ord. 11-144 on 7/19/11, Ord. 12-25 on 4/3/12, Ord. 12-130 on 11/7/12,

Ord.13-44 on 4/2/13, Ord. 13-101 on 7/16/13, Ord. 13-157 on 12/17/13, Ord. 14-48 on 4/15/14, and Ord. 15-154 on 12/15/15)

Effective on: 9/16/2014

30-8-2 Prohibited Uses

The following uses are prohibited throughout the city:

- A. Explosives manufacturing;
- B. Leather and leather products manufacturing involving tanning;
- C. All agricultural uses not otherwise permitted in the Permitted Use table, except those expressly allowed in the AG (special district); and