

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 Use (Residential Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses)											
Use Category	Specific Use	R-3	R-5	R-7	RM-5	RM-8	RM-12	RM-18	RM-26	RM-40	Standards
AGRICULTURAL USES											
Agriculture	Forestry and Crops	P	P	P	P	P	P	P	P	P	
	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											
Household Living	Single-family Detached Dwellings	P	P	P	P	P	P	P	P		
	Single-family Detached Dwellings, Zero Lot Line	U	U	U	U	U	U	U	U		30-8-10.1.N
	Duplexes				P	P	P	P	P		
	Traditional Houses	U	U	U	U	U	U	U	U		30-8-10.1.L
	Townhouses				U	U	U	U	U	P	30-8-10.1.K
	Twin Homes				P	P	P	P	P		
	Multi-family Dwellings				U	U	U	U	U	P	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										
Group Living	All Group Living except as listed below							S	S	S	
	Assisted Living Facilities					U	U	U	U	U	30-8-10.1.A
	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)

Use Category	Specific Use	R-3	R-5	R-7	RM-5	RM-8	RM-12	RM-18	RM-26	RM-40	Standards
Cultural and Community	All neighborhood-scale cultural and community uses except as listed below	U	U	U	U	U	U	U	U	U	30-8-10.2.G
	All community-scale cultural and community uses except as listed below	U	U	U	U	U	U	U	U	U	30-8-10.2.G
	Auditoriums, Coliseums, and Stadiums										
	Libraries, Museums, and Art Galleries										
Day Care	Day Care Homes	U	U	U	U	U	U	U	U		30-8-10.2.D
	Day Care Centers					U	U	U	U	U	30-8-10.2.D
Educational Facilities	All educational uses except as listed below										
	Colleges and Universities										
	Elementary/Secondary Schools, neighborhood-scale	U	U	U	U	U	U	U	U	U	30-8-10.2.G
	Elementary/Secondary Schools, community-scale	U	U	U	U	U	U	U	U	U	30-8-10.2.G
	Retreat Centers										
Truck Driving Schools											
Government Facilities	All government uses, except as listed below	P	P	P	P	P	P	P	P	P	
	Correctional Institutions										
Medical Facilities	All medical uses, except as listed below										
	Hospitals										
	Medical, Dental, and Related Offices										
	Specialty Hospitals										
Passenger Terminals (all prohibited in WCA; See 30-12-4)	All passenger terminal uses, except as listed below										
	Bus and Rail Terminals										
Religious Assembly	Neighborhood-scale	U	U	U	U	U	U	U	U	U	30-8-10.2.G
	Community-scale	U	U	U	U	U	U	U	U	U	30-8-10.2.G
Social Service Facilities	All social service facilities, except as listed below										
	Group Care Facilities							S,U	S,U		30-8-10.2.E
	Shelters, Temporary and Emergency	U	U	U	U	U	U	U	U	U	30-8-10.2.I
Utilities	Minor Utilities	U	U	U	U	U	U	U	U	U	30-8-10.2.F
	TV/HDTV/AM/FM Broadcast Facilities										
	Utility Equipment and Storage Yards										
	Utility Lines and Related Appurtenances	P	P	P	P	P	P	P	P	P	

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)

Use Category	Specific Use	R-3	R-5	R-7	RM-5	RM-8	RM-12	RM-18	RM-26	RM-40	Standards
	Wastewater Treatment Plant and Water Reclamation Facility										
	Water Treatment Facilities										
	Wireless Telecommunication Facilities	U	U	U	U	U	U	U	U	U	30-8-10.2.K
RECREATION USES		R-3	R-5	R-7	RM-5	RM-8	RM-12	RM-18	RM-26	RM-40	Standards
Common Elements Recreation and Service Facilities	All common elements recreation and service facilities	P	P	P	P	P	P	P	P	P	
Indoor Recreation	All indoor recreation, except as listed below										
	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
Outdoor Recreation	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
	Marina, Boating Facility										
	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										
	Swim and Tennis Clubs	S,U	S,U	S,U	S,U	S,U	S,U	S,U	S,U		30-8-10.3.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, AND 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										
	Business Incubators										30-7-7.3(B)
	Residential Office Conversion						U	U	U	U	30-8-10.4.L
Overnight Accommodations	Hotels and Motels										
	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)

Use Category	Specific Use	R-3	R-5	R-7	RM-5	RM-8	RM-12	RM-18	RM-26	RM-40	Standards
	Single Room Occupancy Residences (conversion)										30-8-10.4.O
	Single Room Occupancy Residences (new)				S,U	S,U	S,U	S,U	S,U	S,U	30-8-10.4.O
Parking, commercial	All commercial parking										30-8-10.4.D
	Park and ride facilities	S,U	S,U	S,U	S,U	S,U	S,U	S,U	S,U	S,U	30-8-10.4.K
Eating and Drinking Establishments	All eating and drinking establishments without drive-through facilities, except as listed below										
	All eating and drinking establishments with drive-through facilities, except as listed below										30-8-10.4.I
	Bars, Nightclubs, and Brewpubs										30-8-10.4 and 30-8-13
	Special Events Facilities										30-8-10.4.P and 30-8-13
	Mobile Food Vendor, Motorized										30-8-10.4.T
	Mobile Food Vendor, Pushcart										30-8-10.4.T
Personal and Professional Services	All personal and professional services without drive-through facilities, except as listed below										
	Banks, Savings & Loans, and Credit Union with drive-through facilities										30-8-10.4.I
	Dry cleaning pick-up/drop-off with drive-through facilities										30-8-10.4.I
	Funeral Homes and Crematoriums										
	Taxi Dispatch Terminals										
	Taxidermists										
	Veterinary Services, Pet Grooming, Kennels										30-8-10.4.R
Retail sales and service	All retail sales and service without drive-through facilities, except as listed below										30-8-10.4.M
	Retail sales and service with drive-through facilities										30-8-10.4.I
	ABC Stores (liquor)										
	Advertising Services, Outdoor										30-8-10.4.A
	Artisans and Crafts										30-8-10.4.B
	Convenience Stores with fuel pumps										30-8-10.4.H
	Flea Markets										30-8-10.4.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)

Use Category	Specific Use	R-3	R-5	R-7	RM-5	RM-8	RM-12	RM-18	RM-26	RM-40	Standards
	Manufactured and Modular home sales										
	Pawnshops										
	Sexually Oriented Businesses										30-8-10.4.N
	Truck Stops										30-8-10.4.N and 30-8-13
Self Storage Facilities	All self storage facilities										30-8-10.4.S
Vehicle Sales and Service	All vehicle sales and service, except as listed below										
	Automobile, Boat and Motorcycle Repair Services, Major										
	Automobile, Boat and Motorcycle Repair Services, Minor										
	Automobile Towing and Storage Services										30-8-10.4.C
	Car Washes										30-8-10.4.G
INDUSTRIAL AND MANUFACTURING USES		R-3	R-5	R-7	RM-5	RM-8	RM-12	RM-18	RM-26	RM-40	Standards
Light Industrial	All light industrial, except as listed below										
	Craft Distillery										
	Equipment Repairs and Rental, Light										30-8-10.5.B
	Laundry and Dry Cleaning Plants										
	Maintenance Yard and Facilities										
	Medical and Dental Laboratories										
	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											
Heavy Industrial	All heavy industrial, except as listed below										
	Asphalt Plants and other facilities for the manufacture and storage of Chemicals, Petroleum, Hazardous Materials, and Related Products										30-8-10.5.A
	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)

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

Use Category	Specific Use	R-3	R-5	R-7	RM-5	RM-8	RM-12	RM-18	RM-26	RM-40	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	C-M	C-H	C-B	Standards
AGRICULTURAL USES														
Agriculture	Forestry and Crops	P	P	P	P	P	P	P	P	P	P	P	P	
	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 USES														
Household Living	Single-family Detached Dwellings	P	P					P						
	Single-family Detached Dwellings, Zero Lot Line	U	U					U						30-8-10.1.N
	Duplexes	P	P		P	P	P	P						
	Traditional Houses	U	U					U						30-8-10.1.L
	Townhouses	U	U	P	U	U	U	U			U	U	P	30-8-10.1.K
	Twin Homes	P	P		P	P	P	P		P	P	P	P	
	Multi-family Dwellings	U	U	P	U	U	U	U			U	U	P	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	U	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)

Use Category	Specific Use	MU	MU	MU	AO	UMU	NS	O	C-N	C-L	C-M	C-H	C-B	Standards
		-L	-M	-H										
Group Living	All Group Living except as listed below		P	P	P		P	P			P		P	
	Assisted Living Facilities		U	U	U	U	U	U			U	U	U	30-8-10.1.A
	Fraternities and Sororities		U	U	U	U	U	U					U	30-8-10.1.C
	Life Care Communities		U		U		U	U						30-8-10.1.D
	Private Dormitories		U	U			U	U	S,U					30-8-10.1.I
	Rooming and Boarding Houses	U	U						U					
PUBLIC AND CIVIC USES		MU	MU	MU	AO	UMU	NS	O	C-N	C-L	C-M	C-H	C-B	Standards
Animal Shelters	All animal shelters										U	U		30-8-10.2.A
Cemeteries	All cemeteries	U	U	U				U	U	U	U	U	U	30-8-10.2.C1)
Cultural and Community	All neighborhood-scale cultural and community uses except as listed below	P	P	P	P	P	P	P	P	P	P	P	P	30-8-10.2.G
	All community-scale cultural and community uses except as listed below	U	U	U	U	U	U	U	U	U	U	U	U	30-8-10.2.G
	Auditoriums, Coliseums, and Stadiums			U	U	U					U	U	U	30-8-10.2.B
	Libraries, Museums, and Art Galleries	P	P	P	P	P	P	P	P	P	P	P	P	
Day Care	Day Care Homes	U	U					U						30-8-10.2.D
	Day Care Centers	U	U	U	U	U	U	U	U	U	U	U	U	30-8-10.2.D
Educational Facilities	All educational uses except as listed below	P	P	P	P	P	P	P	P	P	P	P	P	
	Colleges and Universities			P	P	P	P				P	P	P	
	Elementary/Secondary Schools, neighborhood-scale	P	P	P	P	P	P	P	P	P	P	P	P	30-8-10.2.G
	Elementary/Secondary Schools, community-scale	U	U	U	U	U	U	U	U	U	U	U	U	30-8-10.2.G
	Retreat Centers				P	P	P	P			P	P	P	
Truck Driving Schools				P										
Government Facilities	All government uses, except as listed below	P	P	P	P	P	P	P	P	P	P	P	P	
	Correctional Institutions												S	

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	MU	MU	AO	UMU	NS	O	C-N	C-L	C-M	C-H	C-B	Standards
		-L	-M	-H										
Medical Facilities	All medical uses, except as listed below	P	P	P	P	P	P	P		P	P	P	P	
	Hospitals			P										
	Medical, Dental, and Related Offices	P	P	P	P	P	P	P	P	P	P	P	P	
	Specialty Hospitals		P	P	P	P	P	P			P		P	
Passenger Terminals (all prohibited in WCA; See 30-12-4)	All passenger terminal uses, except as listed below													
	Bus and Rail Terminals		P	P	P	P	P				P	P	P	
Religious Assembly	Neighborhood-scale	P	P	P	P	P	P	P	P	P	P	P	P	30-8-10.2.G
	Community-scale	U	U	U	U	U	U	U	U	U	U	U	U	30-8-10.2.G
Social Service Facilities	All social service facilities, except as listed below										U		U	30-8-10.2.H
	Group Care Facilities	S,U	U	U				U					U	30-8-10.2.E
	Shelters, Temporary and Emergency	U	U	U	U	U	U	U	U	U	U	U	U	30-8-10.2.I
Utilities	Minor Utilities	U	U	U	U	U	U	U	U	U	U	U	U	30-8-10.2.F
	TV/HDTV/AM/FM Broadcast Facilities		U	U	U	U	U				U		U	30-8-10.2.J
	Utility Equipment and Storage Yards													
	Utility Lines and Related Appurtenances	P	P	P	P	P	P	P	P	P	P	P	P	
	Wastewater Treatment Plant and Water Reclamation Facility													
	Water Treatment Facilities													
	Wireless Telecommunication Facilities	U	U	U	U	U	U	U	U	U	U	U	U	30-8-10.2.K
RECREATION USES		MU	MU	MU	AO	UMU	NS	O	C-N	C-L	C-M	C-H	C-B	Standards
Common Elements Recreation and Service Facilities	All common elements recreation and service facilities	P	P	P	P	P	P	P				P	P	
Indoor Recreation	All indoor recreation, except as listed below				P	P				P	P	P	P	
	Clubs and Lodges	U	U	U	U	U		U		U	U	U	P	30-8-10.3.B 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)

Use Category	Specific Use	MU	MU	MU	AO	UMU	NS	O	C-N	C-L	C-M	C-H	C-B	Standards
		-L	-M	-H										
	Movie and Other Theaters		P	P	P	P					P	P	P	
	Physical Fitness Centers, Sports Instructional Schools	P	P	P	P	P	P	P	P	P	P	P	P	
	Shooting Ranges				U						U			30-8-10.3.H
Outdoor Recreation	All outdoor recreation, except as listed below				U	U	U			U	U	U	U	30-8-10.3.D
	Amusement and Water Parks, Fairgrounds				U						U			30-8-10.3.A
	Campgrounds and Recreational Vehicle Parks										U			30-8-10.3.F
	Golf Course, Driving Ranges, Country Clubs	U	U											30-8-10.3.C
	Marina, Boating Facility													
	Riding Stables													30-8-10.3.G
	Shooting Ranges, Archery, Skeet													30-8-10.3.I
	Sporting and Recreational Camps				U	U								30-8-10.3.J
	Sports Instructional Schools				P	P	P						P	
	Swim and Tennis Clubs	U	U		U	U	U	U						30-8-10.3.K
Parks and Open Areas	All parks and open areas	U	U	U	U	U	U	U	U	U	U	U	U	30-8-10.3.E
OFFICE, RETAIL, AND COMMERCIAL USES		MU	MU	MU	AO	UMU	NS	O	C-N	C-L	C-M	C-H	C-B	Standards
Office	All office uses, except as listed below	P	P	P	P	P	P	P	P	P	P	P	P	
	Business Incubators				P	P	P	P					P	30-7-7.3(B)
	Residential Office Conversion	U	U	U				U	U				U	30-8-10.4.L
Overnight Accommodations	Hotels and Motels		P	P	P	P	P	P			P	P	P	
	Tourist Homes (Bed & Breakfast)	U	U		P	P	U	U	U	U	P		P	30-8-10.4.Q
	Single Room Occupancy Residences (conversion)		U	U				U			U		U	30-8-10.4.O
	Single Room Occupancy Residences (new)		U	U				U					U	30-8-10.4.O
Parking, commercial	All commercial parking			U	U	U	U				U	U	U	30-8-10.4.D
	Park and ride facilities	U	U	U	U	U	U	U	U	U	U	U	U	30-8-10.4.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	MU	MU	MU	AO	UMU	NS	O	C-N	C-L	C-M	C-H	C-B	Standards
		-L	-M	-H										
Eating and Drinking Establishments	All eating and drinking establishments without drive-through facilities, except as listed below	P	P	P	P	P	P		P	P	P	P	P	
	All eating and drinking establishments with drive-through facilities, except as listed below				U	U	U				U	U		30-8-10.4.I
	Bars, Nightclubs, and Brewpubs	U	U	U	U	U			U	U	U	U	P	30-8-10.4.F and 30-8-13
	Special Events Facilities			U	U	U					U	U	P	30-8-10.4.P and 30-8-13
	Mobile Food Vendor, Motorized				U	U					U	U	U	30-8-10.4.T
	Mobile Food Vendor, Pushcart				U	U	U				U	U	U	30-8-10.4.T
Personal and Professional Services	All personal and professional services without drive-through facilities, except as listed below	P	P	P	P	P	P	P	P	P	P	P	P	
	Banks, Savings & Loans, and Credit Union with drive-through facilities		U		U	U	U	U		U	U	U	U	30-8-10.4.I
	Dry cleaning pick-up/drop-off with drive-through facilities		U		U	U	U			U	U	U	U	30-8-10.4.I
	Funeral Homes and Crematoriums		P		P			P			P		P	
	Taxi Dispatch Terminals										P		P	
	Taxidermists										P			
	Veterinary Services, Pet Grooming, Kennels		U	U	U	U	U			U	U	U	U	30-8-10.4.R
Retail sales and service	All retail sales and service without drive-through facilities, except as listed below	P	P	P	P	P	P		P	P	P	P	P	30-8-10.4.M
	Retail sales and service with drive-through facilities				U	U					U	U		30-8-10.4.I
	ABC Stores (liquor)				P	P					P	P	P	
	Advertising Services, Outdoor				U	U	U				U			30-8-10.4.A

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

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

Use Category	Specific Use	MU	MU	MU	AO	UMU	NS	O	C-N	C-L	C-M	C-H	C-B	Standards	
		-L	-M	-H											
Accessory Uses and Structures	Accessory Uses and Structures (customary)	U	U	U	U	U	U	U	U	U	U	U	U	30-8-11.1	
	Accessory Dwelling Units	U	U					U						30-8-11.2	
	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	U	U	U	U	U	U	U	U	30-8-11.4	
	Home Occupations (including renting of rooms)	U	U	U				U					U	U	30-8-11.5
	Junked Motor Vehicles	U	U	U				U	U	U	U	U	U	U	30-8-11.7
	Recycling Collection Points	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Satellite Dishes/TV and Radio Antennae Towers	U	U	U	U	U	U	U	U	U	U	U	U	U	30-8-11.8
	Swimming Pools	U	U	U	U	U	U	U	U	U	U	U	U	U	30-8-11.9
	Yard Sales (up to 2 per year)	P	P					P							
TEMPORARY USES AND STRUCTURES															
Temporary Uses and Structures	Arts and Crafts Shows		P	P	P	P	P		P	P	P	P	P		
	Carnivals and Fairs				P	P	P				P	P	P		
	Christmas Tree Sales				P	P	P			P	P	P	P		
	Concerts, Stage Shows			P	P	P						P	P		
	Conventions, Trade Shows			P	P	P		P			P	P	P		
	Craft Sales from Clubhouse or Community Center Bldg.	U	U	U				U					U	U	30-8-12.1
	Land Clearing & Inert Debris Landfills, Minor	U	U	U				U	U	U	U	U	U	U	30-8-12.2
	Outdoor Retail Sales				P	P	P				P	P	P		
	Outdoor Religious Events			P	P	P	P						P	P	
	Portable Storage Units	U	U	U	U	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	U	U	U	U	30-8-12.4
Temporary Wireless Telecommunication Facilities	U	U	U	U	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. 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, PNR, and TN Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses)								
Use Category	Specific Use	LI	HI	PI	BP	PNR	TN	Standards
AGRICULTURAL USES								
Agriculture	Forestry and Crops	P	P	P	P	P		
	Community Gardens						U	30-8-10.6.C
	Urban Farms						S,U	30-8-10.6.D
RESIDENTIAL USES								
Household Living	Single-family Detached Dwellings						P	
	Single-family Detached Dwellings, Zero Lot Line						P	30-8-10.1.N
	Duplexes						P	
	Traditional Houses						U	30-8-10.1.L
	Townhouses				U		P	30-8-10.1.K
	Twin Homes						P	
	Multi-family Dwellings				U		P	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
Group Living	All Group Living except as listed below			P				
	Assisted Living Facilities			U				30-8-10.1.A
	Fraternities and Sororities			U				30-8-10.1.C
	Life Care Communities			U				30-8-10.1.D
	Private Dormitories			U				30-8-10.1.I
	Rooming and Boarding Houses							
PUBLIC AND CIVIC USES								
Animal Shelters	All animal shelters	U	P					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	P	P	P	P		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)

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

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)

Use Category	Specific Use	LI	HI	PI	BP	PNR	TN	Standards
Indoor Recreation	All indoor recreation, except as listed below	P			P		P	
	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	P			P		P	
	Shooting Ranges	U	U					30-8-10.3.H
Outdoor Recreation	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
	Marina, Boating Facility					P		
	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	P			P			
	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
Office	All office uses, except as listed below	P	P	P	P		U	
	Business Incubators	P	P	P	P		U	30-7-7.3(B)
	Residential Office Conversion							30-8-10.4.L
Overnight Accommodations	Hotels and Motels	P			P			
	Tourist Homes (Bed & Breakfast)						U	30-8-10.4.Q
	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 Establishments	All eating and drinking establishments without drive-through facilities, except as listed below	P	P		P		P	
	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)

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

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)

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

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)

Use Category	Specific Use	LI	HI	PI	BP	PNR	TN	Standards
ACCESSORY USES AND STRUCTURES		LI	HI	PI	BP	PNR	TND	Standards
Accessory Uses and Structures	Accessory Uses and Structures (customary)	U	U	U	U		U	30-8-11.1
	Accessory Dwelling Units						U	30-8-11.2
	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
	Junked Motor Vehicles	U	U	U	U		U	30-8-11.7
	Recycling Collection Points	P	P	P	P		P	
	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)						P	
TEMPORARY USES AND STRUCTURES								
Temporary Uses and Structures	Arts and Crafts Shows	P	P	P	P		P	
	Carnivals and Fairs	P	P	P	P			
	Christmas Tree Sales	P	P	P	P			
	Concerts, Stage Shows	P	P	P	P		P	
	Conventions, Trade Shows	P	P	P	P			
	Craft Sales from Clubhouse or Community Center Bldg.				U		U	30-8-12.1
	Land Clearing & Inert Debris Landfills, Minor	U	U	U	U		U	30-8-12.2
	Outdoor Retail Sales							
	Outdoor Religious Events	P	P	P	P		P	
	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