

Subchapter 5: Use Regulations

5.2 Table of Allowed Uses

5.2.2 Organization of Table

cross-referenced in the last column of Table 5.2-A: *Table of Allowed Uses*. Uses marked with a “+” following the “P” or “S” in a zoning district indicates that use-specific standards apply to that use type in that zoning district. For example, “P+” indicates that a use is permitted by-right, but that additional standards apply in that zoning district.

5.2.2 Organization of Table

In Table 5.2-A: *Table of Allowed Uses*, land uses are classified into general use categories and specific uses based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts.

5.2.3 Table of Allowed Uses

| Table 5.2-A: Table of Allowed Uses | | | | | | | | | | | | | | | | | |
|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|----|----|----|----|----|-----------|----|----|----------|----|----------------------|----|----|----|------------------------|--------|
| P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply | | | | | | | | | | | | | | | | | |
| | Residential | | | | | | Mixed-Use | | | Corridor | | Other Nonresidential | | | | Use-Specific Standards | |
| | RR | R1 | R2 | R3 | R4 | R6 | R7 | MN | MD | MR | SC | HC | GO | LI | HI | | PF |
| Residential Uses | | | | | | | | | | | | | | | | | |
| HOUSEHOLD LIVING | | | | | | | | | | | | | | | | | |
| Single-Family Detached Dwelling | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | | | | | | | | | 5.3.3A |
| Townhome | | | | | S+ | p+ | p+ | p+ | p+ | p+ | | | | | | | 5.3.3B |
| Duplex | | | | | S+ | p+ | p+ | p+ | p+ | p+ | | | | | | | 5.3.3C |
| Triplex | | | | | | p+ | p+ | p+ | p+ | p+ | | | | | | | 5.3.3C |
| Fourplex | | | | | | p+ | p+ | p+ | p+ | p+ | | | | | | | 5.3.3C |
| Multifamily Dwelling | | | | | | | S+ | p+ | p+ | p+ | S+ | S+ | S+ | | | | 5.3.3D |
| Tiny Home Development | Subject to approval of a planned development (PD); see 5.3.3E | | | | | | | | | | | | | | | | |
| Work/Live Dwelling | p+ | | | | | | p+ | p+ | p+ | p+ | p+ | S+ | S+ | | | | 5.3.3F |
| Manufactured Home Development (HUD Code) | | | | | | S+ | S+ | | | | | | | | | | 5.3.3G |
| GROUP LIVING | | | | | | | | | | | | | | | | | |
| Chapter House | | | | | | | S | S | | | | | | | | | P |
| Community Home | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | | | | | | | 5.3.3I |
| Dormitory | | | | | | | S | S | P | | | | | | | | |
| Elderly Housing | | | | | | S+ | S+ | p+ | p+ | p+ | S+ | S+ | | | | | 5.3.3H |
| Group Home | S+ | S+ | S+ | S+ | S+ | S+ | S+ | S+ | S+ | S+ | | | | | | | 5.3.3J |
| Public, Institutional, Religious, and Civic Uses | | | | | | | | | | | | | | | | | |
| COMMUNITY AND CULTURAL FACILITIES | | | | | | | | | | | | | | | | | |
| Airport, City-Owned | | | | | | | | | | | | | | | | | P |
| Cemetery, City-Owned | | | | | | | | | | | | | | | | | P |

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Table 5.2-A: Table of Allowed Uses

P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

| | Residential | | | | | | | Mixed-Use | | | Corridor | | Other Nonresidential | | | | Use-Specific Standards |
|-------------------------------------|-------------|----|----|----|----|----|----|-----------|----|----|----------|----|----------------------|----|----|----|------------------------|
| | RR | R1 | R2 | R3 | R4 | R6 | R7 | MN | MD | MR | SC | HC | GO | LI | HI | PF | |
| Cemetery, Privately-Owned | S+ | | S+ | | | | | | S+ | S+ | S+ | S+ | S+ | | | S+ | 5.3.4I |
| Club or Lodge | P | S | S | S | S | S | S+ | P+ | P | P+ | P | P | P | P+ | P+ | | 5.3.4A |
| Community Service | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Day Care, Adult or Child | P | S | S | S | S | S | P | P | P | P | P | P | P | P+ | | | 5.3.4B |
| Funeral and Internment Facility | | | | | | | | S | S | P | P | P | P | | | | |
| Homeless Shelter | S+ | | | | | | S+ | S+ | S+ | S+ | | | | | | P+ | 5.3.4C |
| Landfill, City-Owned | | | | | | | | | | | | | | | | P | |
| Park, Playground, Open Space | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Religious Assembly | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | 5.3.4D |
| EDUCATIONAL FACILITIES | | | | | | | | | | | | | | | | | |
| Business or Trade School | | | | | | | | P+ | P+ | P+ | P+ | P | P | P | P | | 5.3.4E |
| College or University | | | | | | | | | P | P | | | P | | | | |
| School, Private | P | S | S | S | S | S | S | P | P | P | P | P | P | | | P | |
| School, Public | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| School, Charter | P | P+ | P+ | P+ | P+ | P+ | P+ | P | P | P | P | P | P | P+ | P+ | P | 5.3.4J |
| HEALTHCARE FACILITIES | | | | | | | | | | | | | | | | | |
| Hospital Services | | | | | | | | | | P+ | P+ | P | P | | | | 5.3.4F |
| Medical Clinic | | | | | | | | S+ | S+ | P+ | P+ | P | P | P | | | 5.3.4G |
| Medical Office | | | | | | | P+ | P+ | P+ | P | P+ | P | P | P | | | 5.3.4H |
| Commercial Uses | | | | | | | | | | | | | | | | | |
| AGRICULTURAL AND ANIMAL USES | | | | | | | | | | | | | | | | | |
| General Agriculture | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | 5.3.5A |
| Commercial Stable | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | 5.3.5B |
| Community Garden | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Kennel | P+ | S+ | S+ | | | | | | | | P+ | P+ | S+ | P+ | P+ | | 5.3.5C |
| Urban Farm | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Veterinary Clinic | P | S | S | | | | | P | P+ | P | P | P | P | P | | | 5.3.5D |
| RECREATION AND ENTERTAINMENT | | | | | | | | | | | | | | | | | |
| Amenity Center | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | |
| Indoor Recreation Facility | P | | | | | | | P | P | P | P | P | P | P | | | |
| Outdoor Recreation Facility | P | P | P | P | P | P | P | S | S | S | P | P | P | P | | | |
| RV Park | S+ | | S+ | S+ | S+ | S+ | S+ | | | | | | | S+ | P+ | | 5.3.5E |
| FOOD AND BEVERAGE SERVICES | | | | | | | | | | | | | | | | | |
| Bar, Tavern, or Lounge | | | | | | | | S+ | P | P | P | P | P | P | | | 5.3.5F |
| Mobile Food Court | | | | | | | | S+ | S+ | S+ | S+ | S+ | S+ | S+ | | | 5.3.5G |

Subchapter 5: Use Regulations

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Table 5.2-A: Table of Allowed Uses

P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

| | Residential | | | | | | | Mixed-Use | | | Corridor | | Other Nonresidential | | | | Use-Specific Standards |
|---------------------------------------------------------------------------------------------|-------------|----|----|----|----|----|----|-----------|----|----|----------|----|----------------------|----|----|----|------------------------|
| | RR | R1 | R2 | R3 | R4 | R6 | R7 | MN | MD | MR | SC | HC | GO | LI | HI | PF | |
| Private Club | P+ | | | | | | | P+ | P+ | P+ | P+ | | | P+ | P+ | | 5.3.5H |
| Restaurant | | | | | | | | P+ | P | P | P | P | P | P | | | 5.3.5I |
| Restaurant, with Drive-Through | | | | | | | | S+ | S+ | P+ | P+ | P+ | P+ | P+ | | | 5.3.5J |
| OFFICE, BUSINESS, AND PROFESSIONAL SERVICES | | | | | | | | | | | | | | | | | |
| Administrative, Professional, and Government Office | | | | S+ | S+ | S+ | P+ | P+ | P+ | P | P | P | P | P | P | P | 5.3.5K |
| Bank or Financial Institution | | | | | | | S+ | P+ | P+ | P | P | P | P | P | | | 5.3.5L |
| Musician Studio | | | | | | | | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | | 5.3.5M |
| Credit Access Business | | | | | | | | S+ | P+ | P | P | P | P | P | | | 5.3.5N |
| Printing, Copying, and Publishing Establishment | | | | | | | | S | P | P | P | P | P | P | P | | |
| PERSONAL SERVICES | | | | | | | | | | | | | | | | | |
| Laundry Facility, Industrial | | | | | | | | | | | | S | S | P | P | | |
| Laundry Facility, Self-Service | | | | | | | S+ | P+ | P+ | P+ | P | P | P | P | P | | 5.3.5O |
| Personal Service, General | | | | | | | | P | P | P | P | P | P | P | | | |
| Tattoo and Body Piercing Parlor | | | | | | | | P+ | P+ | P+ | P+ | P+ | | | | | 5.3.5P |
| RETAIL SALES | | | | | | | | | | | | | | | | | |
| Building Materials and Supply Store | | | | | | | | | | | S | P | | P | P | | |
| General Retail Unless Otherwise Specified, Less than 5,000 Square Feet | | | | | | | S+ | P | P | P | P | P | P | P | P | P | 5.3.5Q |
| General Retail Unless Otherwise Specified, Between 5,000 Square Feet and 15,000 Square Feet | | | | | | | | P | P | P | P | P | P | P | P | | |
| General Retail Unless Otherwise Specified, More than 15,000 Square Feet | | | | | | | | S | S | P | P | P | P | P+ | P+ | | 5.3.5R |
| Smoke Shop | | | | | | | | | P | P | P | P | | | | | |
| LODGING FACILITIES | | | | | | | | | | | | | | | | | |
| Bed and Breakfast | P+ | | | | S+ | S+ | S+ | P+ | P+ | P+ | P+ | | | | | | 5.3.5S |
| Boarding or Rooming House | | | | | | | | S | P | P | P | | | | | | |
| Hotel | | | | | | | | P | P | P | P | P | P | P | | | |
| Motel | | | | | | | | | | P | P | P | P | P | | | |
| Short-Term Rental | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | | | | | | | | | 5.3.5T |
| VEHICLES AND EQUIPMENT | | | | | | | | | | | | | | | | | |
| Auto Wash | | | | | | | | | | P | P | P | P | P | P | | |
| Automotive Fuel Sales | | | | | | | | S+ | S+ | P+ | P+ | P+ | P+ | P+ | P+ | | 5.3.5U |

Subchapter 5: Use Regulations

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| | RR | R1 | R2 | R3 | R4 | R6 | R7 | MN | MD | MR | SC | HC | GO | LI | HI | PF | |
| Automotive Repair Shop, Major | | | | | | | | | | P+ | P+ | P+ | S+ | P+ | P+ | | 5.3.5V |
| Automotive Repair Shop, Minor | | | | | | | | S+ | | P+ | P+ | P+ | P+ | P+ | P+ | | 5.3.5W |
| Automotive Sales or Leasing | | | | | | | | | | | | P | | | | | |
| Automotive Wrecking Service, Impound Lot, Junkyard, and Salvage Yard | | | | | | | | | | | | | | S+ | P+ | | 5.3.5X |
| Equipment Sales and Rental | | | | | | | | | | | | S+ | | S+ | P+ | | 5.3.5Y |
| Parking Lot as a Principal Use | | | | | | | | | P | P | P | P | P | P | P | | |
| Travel Plaza | | | | | | | | | | | | P | | P | P | | |
| ADULT ENTERTAINMENT ESTABLISHMENTS | | | | | | | | | | | | | | | | | |
| Sexually Oriented Business | | | | | | | | | | | | | | | S+ | | 5.3.5Z |
| Industrial Uses | | | | | | | | | | | | | | | | | |
| MANUFACTURING AND PROCESSING | | | | | | | | | | | | | | | | | |
| Craft Alcohol Production | | | | | | | | S | P+ | P+ | P+ | P | P | P | P | | 5.3.6A |
| Feedlot, Slaughterhouse, or Packaging Plant | S | | | | | | | | | | | | | | S | | |
| Food Processing, Less than 2,500 Square Feet | | | | | | | | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | | 5.3.6B |
| Food Processing, More than 2,500 Square Feet | | | | | | | | S+ | S+ | P+ | P+ | P+ | P+ | P+ | P+ | | 5.3.6C |
| Gas Well | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | Subchapter 6: Gas Wells |
| Manufacturing, Artisan | | | | | | | | P+ | P+ | P | P | P | P | P | P | | 5.3.6D |
| Manufacturing, Low-Impact | | | | | | | | | S+ | P+ | P+ | P+ | P+ | P | P | | 5.3.6E |
| Manufacturing, Medium-Impact | | | | | | | | | | | | | S | S | P | | |
| Manufacturing, High-Impact | | | | | | | | | | | | | | | S | | |
| Commercial Incinerator, Transfer Station | | | | | | | | | | | | | | | S | | |
| Data Center, Modular | | | | | | | | | | | | | | S+ | S+ | S+ | 5.3.6I |
| Data Center, Warehouse | | | | | | | | | | S+ | S+ | S+ | P+ | P+ | P+ | P+ | 5.3.6J |
| STORAGE AND WAREHOUSING | | | | | | | | | | | | | | | | | |
| Outdoor Storage (as a Primary Use) | | | | | | | | | | | | | | S+ | S+ | S+ | 5.3.6F |
| Self-Service Storage | | | | | | | | S+ | S+ | S+ | P+ | S+ | P+ | P+ | P+ | | 5.3.6F.1 |
| Storage of Hazardous Materials | | | | | | | | | | | | | | | S | | |
| Warehouse and Wholesale Facility | | | | | | | | | | S+ | S+ | P | P | P | P | | 5.3.6G.4.a |

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| | Residential | | | | | | | Mixed-Use | | | Corridor | | Other Nonresidential | | | | Use-Specific Standards |
|-------------------------------------------------------------------------|----------------------------------------------------------------|----|----|----|----|----|----|-----------|----|----|----------|----|----------------------|----|----|----|------------------------|
| | RR | R1 | R2 | R3 | R4 | R6 | R7 | MN | MD | MR | SC | HC | GO | LI | HI | PF | |
| Public and Semi-Public Utility Uses | | | | | | | | | | | | | | | | | |
| Basic Utilities | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Power Stations, Electric Substations, Interchanges, and Switch Stations | P+ | | | | | | | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | 5.3.7A |
| Solar Collector as Principal Use | S+ | | | | | | | | | | | | S+ | S+ | S+ | P+ | 5.3.7B |
| Wind Energy Conversion System (WECS) | | | | | | | | | | | | | | | S+ | S+ | 5.3.7C |
| Wireless Telecommunications | See Section 5.6: <i>Wireless Telecommunications Facilities</i> | | | | | | | | | | | | | | | | |
| Accessory Uses | | | | | | | | | | | | | | | | | |
| Accessory Dwelling Unit | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | | | | | | | | | 5.4.4A |
| Donation Box | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | 5.4.4B |
| Home Occupation | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | | | | | | | 5.4.4C |
| Outdoor Storage, Accessory | | | | | | | | | | | | P+ | P+ | P+ | P+ | P+ | 05.4.4D |
| Sale of Produce and Plants Raised on Premises | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | 5.4.4D.1 |
| Solar Collector, (Ground- or Building-Mounted) | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | 5.4.4F |
| Wind Energy Conversion System (WECS), Small (Ground-Mounted) | P+ | S+ | S+ | S+ | S+ | S+ | S+ | S+ | S+ | S+ | S+ | S+ | S+ | P+ | P+ | P+ | 5.4.4G |
| Wind Energy Conversion System (WECS), Small (Building-Mounted) | P+ | S+ | S+ | S+ | S+ | S+ | S+ | S+ | S+ | S+ | S+ | S+ | S+ | P+ | P+ | P+ | 0 |
| Temporary Uses | | | | | | | | | | | | | | | | | |
| Temporary Storage Containers and Other Portable Storage Units | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | 5.5.6A |
| Concrete or Asphalt Batching Plant, Temporary | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | 5.5.6B |
| Farmer's Market or Open-Air Market | | | | | | | | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | 5.5.4 |
| Field or Construction Office | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | 5.5.6C |
| Seasonal Sales | | | | | | | | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | 5.5.4 |
| Special Event | | | | | | | | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | 5.5.4 |
| Portable Wireless Telecommunications Facility | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | 5.5.4 |