

ARTICLE 4 LAND USE TABLE

Section 4.01 Key to Designations in Tables of Uses.

SYMBOL	KEY	
P	Permitted Uses	Principal Uses
S		Special Condition Uses
A		Accessory Use
[Blank]	Prohibited Uses in the District	

Section 4.02 Table of Permitted Uses by District.

The uses of land in the following table have been organized, for ease of use and convenience, into use groups, based upon certain characteristics that the grouped uses may share. These use groups are described below:

1. **ANIMAL AND AGRICULTURAL USES.** These uses primarily involve the keeping, breeding or use of animals, the production or distribution of produce and farm-related products, and similar associated uses of a rural character or intensity.
2. **RESIDENTIAL USES.** These uses primarily involve housing of various types and densities, and associated uses typically found in a residential neighborhood.
3. **OFFICE AND SERVICE USES.** These are generally private-owned or operated uses, or uses of a for-profit nature, that include personal service establishments, financial, executive, administrative, medical and professional offices, workshops and studios, and similar associated uses.
4. **COMMUNITY USES.** These are generally public-owned or operated uses, or uses of a not-for-profit nature, that primarily involve benefits or services generally provided

DISTRICT NAME	SYMBOL
Single-Family Residential Districts	R-1, R-2, and R-3
Two-Family Residential District	R-T
Multiple-Family Residential District	RM-1
Manufactured Housing Park District	R-4
Office District	O
Local Business District	B-1
Downtown Business District	B-2
General Business District	B-3
Limited Industrial District	I-1
General Industrial District	I-2
Public/Semi-Public Services District	PSP

5. **COMMERCIAL USES.** These are uses of a generally for-profit nature, and may include retail sales, food service, entertainment, repair services and similar associated uses.
6. **INDUSTRIAL, RESEARCH AND LABORATORY USES.** These are uses that are generally of a light manufacturing, research, warehousing or wholesaling character, or that involve compounding, processing, packaging, assembly, storage or treatment of products or materials.
7. **TEMPORARY, SPECIAL EVENT AND OTHER USES.** These are uses that, because of unusual character, intensity or nuisance factors, do not fit well into the preceding use groups.

Section 4.02 Table of Permitted Uses by District.

USES	SYMBOL	KEY	DISTRICTS											SUPPLEMENTAL USE STANDARDS
	P	Principal Use	R-1, R-2, and R-3	R-T	R-M	R-4	O	B-1	B-2	B-3	I-1	I-2	PSP	
	S	Special Condition Use												
	A	Accessory Use												
		Prohibited Use												
ANIMAL AND AGRICULTURAL USES														
Farms	P		P	P	P	P	P	P	P	P	P	P		
Farm-Based Tourism and Entertainment Facilities	S		S	S					S				Section 6.101	
Greenhouses and Nurseries	A		A	A	A	A	P	P	P	A	A		Section 6.102	
Feed Stores	S		S	S			P	P	P				Section 6.102	
Garden Centers (retail sale of plants, soils & supplies)	S		S	S					S	P			Section 6.102	
Kennels and Animal Shelters	S					S			S	P	P		Section 6.103	
Private Riding Stables	A		A	A									Section 6.104	
Produce Stands and Farm Markets	S		S	S			P	P	P				Section 6.105	
Veterinary Clinics	S					P			P	P	P		Section 6.106	
RESIDENTIAL USES														
Accessory Dwelling Units	S						A	A					Section 6.201	
Adult Foster Care Family Home or Small Group Home	P		P	P										
Adult Foster Care Large Group Home				P									Section 6.202	
Bed and Breakfast Inns	S		S	S			S	S					Section 6.203	
Elderly Housing, Dependent				P		P							Section 6.208	
Elderly Housing, Independent				P									Section 6.208	
Foster Family Home or Group Home	P		P	P										
Family Child Day Care Homes	A		A	A									Section 6.204	
Group Child Day Care Homes	S		S	S									Section 6.204	
Home Occupations listed in Section 6.205	A		A	A	A								Section 6.205	

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	S	Special Condition Use												
	A	Accessory Use												
	Prohibited Use													
RESIDENTIAL USES (continued)														
Home Occupations not listed in Section 6.205		S	S	S	S									Section 6.205
Manufactured Housing Parks					P									Section 6.206
Multiple-Family Dwellings and Developments				P										Section 6.207
Senior Housing			P	P										Section 6.208
Single Family Dwellings, Detached		P	P	P	P									Section 6.209
State-Licensed and Other Managed Residential Facilities not otherwise listed in this table				S										Section 6.202
Townhouses and Stacked Flats			P	P			S	S						Section 6.207
Two-Family or Duplex Dwellings			P	P										Section 6.209
OFFICE AND SERVICE USES														
Banks and Financial Institutions							P	P	P	P	A	A		Section 6.503
Body Art Parlors and Body Piercing Salons							P	P	P	P				Section 6.301
Barber Shops, Beauty Salons and Nail Care							P	P	P	P				
Catering Facilities							A	A	A	P	P			Section 6.302
Funeral Parlors or Mortuaries							S	S	S	P				Section 6.303
Hospitals and Urgent Care Centers							P	P		P	P		P	Section 6.304
Massage Therapists		A	A				P	P	P	P	P			Section 6.305
Medical, Osteopathic, Chiropractic, Optical or Dental Offices, Clinics or Rehabilitation Centers							P	P	S	P	P			
Offices for Professional, Executive, or Administrative Uses, Attorneys, Accountants, Realtors, Architects, Insurance and Similar Occupations							P	P	P	P	P	A		

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	S	Special Condition Use												
	A	Accessory Use												
	Prohibited Use													
OFFICE AND SERVICE USES (continued)														
Video Rental Establishments								P	P	P				
Workshops and Studios							P	P	P	P	P			Section 6.306
COMMUNITY USES														
Cemeteries		P	P	P									P	Section 6.401
Child or Adult Day Care Centers and Child Caring Institutions		S	S	S	S	P				P	A	A		Section 6.402
Fire and Police Stations		S	S	P		P	P	P	P	P	P	P	P	
Government Offices		S				P	P	P	P	P	P	P	P	
Health Club or Fitness Center				A	A	P	P	S	P	A	A			
Institutional Uses		S	S	S	S	P	P	S	P				P	Section 6.403
Public Utility and Essential Service Structures and Uses		S	S	S	S	S	S	S	S	P	P			Section 6.404
Public Works or Road Maintenance Yards										P	P			Section 6.404
Recreation Facilities, Indoor		S	S	A	A					P	S	S		Section 6.405
Recreation Facilities, Outdoor		P	P	P	P					S	A	A		Section 6.405
COMMERCIAL USES														
Amusement Centers, Indoor – Arcades, Bowling Alleys, Pool or Billiard Halls or Similar Facilities								S	S	P				Section 6.501
Amusement Centers, Outdoor - Miniature Golf, Batting Cages or Similar Facilities								S	S	S				Section 6.508
Antique Shops and Art Galleries							P	P	P	P				

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	S	Special Condition Use												
	A	Accessory Use												
	Prohibited Use													
COMMERCIAL USES (continued)														
Auto Parts Stores								P	P	P				
Bakeries								P	P	P	P	P		
Car Washes, Automatic or Self-service										P				Section 6.502
Copy Centers							A	P	P	P	A			
Dealership Showroom (indoor only) for Sales or Rentals of Motor Vehicles, Recreational Vehicles, Equipment, Machinery or Similar Durable Goods								P	P	P				
Drive-In or Drive-Through Lanes or Facilities							S			S				Section 6.503
Gunsmiths and Licensed Firearms Dealers										S				
Hardware, Home Improvement, and Building Supply Stores (indoor only)								P	P	P				Section 6.513
Hotels and Inns								S	S	P				Section 6.504
Laundromat and Dry Cleaning Customer Pick-up/Drop-Off Only								P	S	P				
Manufactured Housing Sales					S					S				Section 6.509
Motion Picture Cinemas, Indoor								P	P	P				Section 6.506
Motion Picture Cinemas, Outdoor										P				Section 6.506
Motor Vehicle Fueling Stations										S				Section 6.507
Motor Vehicle Repair Stations										S	S	P		Section 6.507
Motor Vehicle Service Centers										S	P	P		Section 6.507
Outdoor Cafés and Eating Areas							P	P	P	P				Section 6.508

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	S	Special Condition Use												
	A	Accessory Use												
	Prohibited Use													
COMMERCIAL USES (continued)														
Open Air Businesses, Outdoor Display Areas, and Dealership Sales Lots								S	S	S				Section 6.509
Package Liquor Stores								P	P	P				Section 6.510
Pawnshops								P	P	S				Section 6.511
Pharmacies, Drugstores and Medical Supply Stores							A	P	P	P	A			Section 6.503
Recording Studios							S	S	S	P				Section 6.512
Restaurants, Coffeehouses, Doughnut Shops or Delicatessens							P	P	P	P	A			Section 6.503
Retail Stores, and other COMMERCIAL USES with up to 10,000 square feet of total gross floor area.								P	P	P				
Retail Stores, and other COMMERCIAL USES with 10,000 to 40,000 square-feet of total gross floor area								S	S	P				
Retail Stores, and other COMMERCIAL USES with more than 40,000 square-feet of total gross floor area										S				Section 6.513
Tavern, Pub, Brewpub, Cocktail Lounge or Night Club								S	S	P				
Tobacconist or Cigar/Cigarette Shop								P	P	P				
INDUSTRIAL, RESEARCH AND LABORATORY USES														
Blacksmithing, Furniture or Cabinet Repair or Manufacture, Machine Shops and Welding Shops, Stone Finishing and Carving, Printing, Bookbinding, or Publishing, Woodworking Shops and Similar Uses												P	P	

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	S	Special Condition Use												
	A	Accessory Use												
	Prohibited Use													
INDUSTRIAL, RESEARCH AND LABORATORY USES (continued)														
Bottling Works, Feed or Flour Mills, Grain Elevators, Smoking, Curing or Packing Plants and similar Food Processing Uses											P	P		
Brewery, Distillery or Winery									S		P	P		
Carpet and Rug Cleaning and Similar Cleaning Businesses											P	P		
Crematoriums, Blast Furnaces, Incinerators, Lumber Mills and Similar Uses												S	Section 6.602	
Dry Cleaner Central Cleaning/Processing Facilities											P	P		
Electroplating, Welding and Sheet Metal Shops, Paint Mixing or Spraying, Metal Casting, Smelting, Plating, Fabricating, Buffing, Dyeing, or Similar Uses											S	P	Section 6.602	
Fabrication, Manufacture or Assembly of Motor Vehicles, Recreational Vehicles, Boats, Trailers, Bicycles, Electronic Equipment, Manufactured/ Modular Housing, Machinery and Similar Products											P	P	Section 6.602	
Injection Molding and Automatic Screw Machines, Rolling Mills, Stamping Plants, Tool, Die, & Machine Shops, Shearing, Punching and Similar Uses											S	P	Section 6.602	
Manufacture, Compounding, Processing, Packaging, or Treatment of Cosmetics, Pharmaceuticals, Toiletries, Food products, Hardware and Cutlery, or Similar Products											P	P		

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	S	Special Condition Use												
	A	Accessory Use												
	Prohibited Use													
INDUSTRIAL, RESEARCH AND LABORATORY USES (continued)														
Manufacture of Products from Aluminum, Brass, Other Metals, Brick, Clay, Fabric, Glass, Shale, Tile, Terra Cotta, Bone, Leather, Paper, Plastics, Rubber or Similar Materials												P	P	
Manufacture, Processing, Production or Wholesale Storage of Chemicals, Petroleum or Paper Products, Cement, Lime, Gypsum or Similar Materials												S	S	Section 6.602
Outdoor Storage, General										S	P	P		Section 6.603
Outdoor Storage, Dismantling or Recycling of Motor Vehicles, Recreational Vehicles, Manufactured Houses, and Similar Items													S	Section 6.604
Power Plants, Hazardous Materials Storage, Petroleum Refineries or Storage or Waste Tire Facilities													S	Section 6.601 Section 6.602
Recycling Collection Facilities and Composting Centers												S	P	Section 6.605
Research and Development Facilities, Technical Centers, and Laboratories							S					P	P	
Self-Storage Warehouses										P	P	P		Section 6.606
Slaughter Houses, Rendering Plants, Tanneries, Commercial Stockyards, Glue and Soap Factories, and Similar Uses													S	Section 6.607
Truck and Freight Terminals, Distribution Facilities, Rail/Truck Transfer Facilities, and Truck Storage												S	P	Section 6.603 Section 6.608

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	S	Special Condition Use												
	A	Accessory Use												
	Prohibited Use													
INDUSTRIAL, RESEARCH AND LABORATORY USES (continued)														
Warehousing and Bulk Indoor Storage Facilities											P	P		Section 6.608
TEMPORARY, SPECIAL EVENT AND OTHER USES														
Off-Street Parking Lots		A	A	A	A	A	A	A	A	A	A	A	P	Article 9
Accessory Structures and Uses		A	A	A	A	A	A	A	A	A	A	A	A	Article 7
Adult Regulated Uses										P				Section 6.701
Airports, Heliports, and Related Uses													S	Section 6.702
Circuses, Fairs, Carnivals, and Similar Uses		P	P	P	P	P	P	P	P	P	P	P	P	Section 6.703
Construction Buildings and Uses		P	P	P	P	P	P	P	P	P	P	P	P	
Garage Sales, Estate Sales, and Private Auctions		P	P	P	P	S	S	S	S				S	Section 6.704
Mining and Extraction Uses											S	S		Section 6.705
Non-Enclosed Multiple-Family and Non-Residential Parking Structures (Carports)				S		S	S	S	S	S	S	S	S	Section 6.706
Temporary Structures and Uses		P	P	P	P	P	P	P	P	P	P	P	P	Section 6.707
Topsoil Removal or Stockpiling		P	P	P	P	P	P	P	P	P	P	P	P	Section 6.708

Effective Date: May 3, 2005

Article 4 – Land Use Table