

## Article 14 Allowed Uses and Use Classifications

BG District (ZC 99-10); LC District (ZC 98-67); RE District (ZC 00-68); RC District (ZC 00-68); RT District (ZC 98-69); CC District (ZC 98-68)

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### 14.100 Residential Districts Use Table

(ZC 2017-014; Ord. No. 2017-7-9)

- .1 The following symbols are applicable to the interpretation of the residential districts use table of this section.

Symbol or Designation	Meaning
"P"	Use is permitted in district indicated
"S"	Use may be approved in district indicated upon approval of a specific use permit (See Sec. <a href="#">6.100</a> )
"R"	Use is permitted in district indicated subject to compliance with Residential Adjacency Standards of <a href="#">Article 21</a> . If also designated by an "S," use may be approved in district indicated upon approval of a specific use permit (See Sec. <a href="#">6.100</a> ), subject to compliance with Residential Adjacency Standards of <a href="#">Article 21</a>
Blank	Use is prohibited in district indicated
Numbers	Indicate that additional conditions/restrictions apply. See the Table Notes in Sec. <a href="#">14.300</a>

- .2 The first column of the residential districts use table contains an alphabetical listing of use types. The second column of the use table assigns use types to broader "use categories." The use categories are as follows:

Use Category	Abbreviation
Accessory and Incidental Uses	Accessory & Incidental
Commercial, Manufacturing, and Industrial Uses	Comm., Mfg. & Ind.
Educational, Institutional, Public, and Special Uses	EIPS
Office and Professional Uses	Office & Prof.
Primary Residential Uses	Primary Res.
Retail Uses	Retail
Service Uses	Service
Transportation, Utility, and Communications Uses	Trans., Utility, & Comm.
Wholesale Uses	Wholesale
Vehicle and Related Uses	Vehicle & Related

- .3 Land and buildings in each of the residential zoning districts may be used for any of the uses identified as allowed in the following use table, but no land shall hereafter be used, and no building or structure shall hereafter be erected, altered, or converted which is arranged or designed or used for other than those uses specified for the district in which it is located.

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14.100: Residential Districts Use Table

Use Type	Use Category	RESIDENTIAL DISTRICTS																	
		A -Agricultural	ED-Estate Development	SF-20-Single-Family-20	SF-9-Single-Family-9	SF-7-Single-Family-7	SF-6-Single-Family-6	UR-Urban Residential	PH-Patio Home	SFA-Single-Family Attached	2F-Two-Family (Duplex)	GR-General Residential	MF-1-Multifamily-1	MF-2-Multifamily-2	MF-3-Multifamily-3	MH-Mobile Home	RCD-Residential Community Design (ZC2020-013; Ord. No. 2021-1-12)		
Accessory Building or Use (8)	Accessory & Incidental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Housing Shelter (Temporary) (ZC 11-13)	EIPS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Airport/Heliport (4)	EIPS	S																	
Amusement, Commercial (Indoor)	Service																		
Amusement, Commercial (Outdoor) (ZC 97-51) (15)	Service																		
Animal Exhibition (ZC 04-55)	EIPS	S																	
Antenna	Trans., Utility, & Comm.	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34
Antenna Support Structure (Commercial and Amateur) (ZC 99-43)	Trans., Utility, & Comm.	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34
Artisan's Workshop	Service																		
Asphalt/Concrete Batching Plant (Permanent)	Comm., Mfg. & Ind.																		
Asphalt/Concrete Batching Plant (Temporary)	Comm., Mfg. & Ind.	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36
Assembly Hall (ZC 03-21, ZC 97-80)	EIPS																		
Assisted Living Facility (ZC 03-21, ZC 00-83, ZC2019-009)	EIPS												P	P	P				
Backyard Cottage (ZC2018-033)	Accessory & Incidental			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Bank, Savings and Loan, or Credit Union	Service			51	51	51	51	51	51	51	51	51	51	51	51	51	51	51	51
Bed and Breakfast Inn	Service								P										S
Boarding/Rooming House	Primary Res.																		
Body Piercing (ZC 01-19)	Service																		
Building Material Sales (ZC 96-29)	Retail																		
Bus/Truck Leasing (ZC 99-46)	Vehicle & Related																		
Bus/Truck Repair (ZC 99-46)	Vehicle & Related																		
Business Service	Service																		
Cabinet/Upholstery Shop	Service																		
Cafeteria/Restaurant	Service																		
Car Wash (ZC 99-46)	Vehicle & Related																		
Caretaker's/Guard's Residence	Accessory & Incidental	S	S	S	S	S	S	P	S	S	S	S	P	P	P	S	S	S	
Cemetery/Mausoleum	EIPS	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
College/University (5)	EIPS	S	S	S	S	S	S		S	S	S	S	S	S	S			S	
Commissary (ZC 13-33)	Wholesale																		
Community Center (ZC 98-101)	EIPS	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

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Compact Construction & Transportation Equipment Sales & Service (ZC2017-014)	Retail																
Concrete/Asphalt Batching Plant (Permanent)	Comm., Mfg. & Ind.																
Concrete/Asphalt Batching Plant (Temporary)	Comm., Mfg. & Ind.	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36
Construction Yard (Temporary) (9)	Accessory & Incidental	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	9 35
Continuing Care Facility (ZC 03-21, ZC 00-83, ZC2019-009)	EIPS											P 52	P 52	P 52			
Convenience Store (ZC 99-46, ZC 98-69)	Retail																
Country Club or Golf Course	EIPS	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S
Data Center (ZC 10-05)	Service																
Day Care Center (ZC 01-51, ZC 96-32, ZC 93-45, ZC2019-009) (13)	Service	S 52	S 52	S 52	S 52	S 52	S 52	S 52	S 52	S 52	S 52	P 52	P 52	P 52	P 52	P 52	S 13 52
Day Care Center (Accessory) (ZC-08-74, ZC2019-009)	Service											P 52	P 52	P 52			
Day Care Center (Adult)	Service																
Day Care (In-home) (ZC 12-21, ZC 08-74) (16)	Service	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42 16
Distribution Center/Warehouse (ZC 96-29)	Wholesale																
Dry Cleaning Plant	Service																
Electrical Power Generating Plant	Trans., Utility, & Comm.	S															
Electrical Substation	Trans., Utility, & Comm.	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Engine Repair Shop (Small) (ZC 99-46)	Service																
Exhibition Area (ZC 99-46)	Service	S															
Fairgrounds (ZC 99-46)	Service	S															
Farm, Ranch, Garden, or Orchard	EIPS	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P
Farmers Market (ZC2019-001)	Retail	S															
Feed Store	Retail																
Fire Station/Public Safety Building	EIPS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Fitness/Health Center (ZC 95-29)	Service																
Flea Market (Inside) (ZC 02-37)	Retail	S															
Flea Market (Outside)	Retail	S															
Flex Space (Live-Work)	Service																
Food/Grocery Store (ZC 96-29a)	Retail																
Food Truck Park (ZC-13-33)	Service																
Fraternal Organization, Lodge, or Civic Club	EIPS	S															

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Funeral Parlor/Mortuary (ZC 02-37)	Service																
Furniture and Appliances, Storage/Repair of (Inside) (ZC 98-69)	Service																
Furniture and Appliances, Storage/Repair of (Outside)	Service																
Furniture, Home Furnishings, and Equipment Store	Retail																
Garden Center (ZC 99-46)	Retail																
Golf Course or Country Club	EIPS	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Grocery/Food Store (ZC 96-29a)	Retail																
Guard's/Caretaker's Residence	Accessory & Incidental	S	S	S	S	S	S	P	S	S	S	S	P	P	P	S	
Gun Range (Indoor)	Service																
Hardware Store	Retail																
Health/Fitness Center (ZC 96-29)	Service																
Heliport/Airport (4)	EIPS	S															
Helistop (4)	EIPS																
Home Occupation (11)	Accessory & Incidental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P 11
Hospital (5)	EIPS																
Hotel/Motel	Service																
Household Care Facility (ZC 09-09, ZC 04-15, ZC 91-07, ZC 90-57)	EIPS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Household Care Institution (ZC 04-15, ZC2019-009)	EIPS											S 52	S 52	S 52			
Independent Living Facility (ZC 03-21, ZC 00-03, ZC2019-009)	EIPS											P 52	P 52	P 52			
Industrial Use (Hazardous or Nuisance)	Comm., Mfg. & Ind.																
Kennel (Indoor Pens)/Commercial Pet Sitting (ZC 05-04)	Service	S															
Kennel (Outdoor Pens)	Service	P															
Live-Work (Business Loft) (ZC2020-013; Ord. No. 2021-1-12)	Primary Res.																
Long-term Care Facility (ZC 03-21, ZC 00-83, ZC2019-009)	EIPS											P 52	P 52	P 52			
Machinery Sales & Storage, Heavy (ZC2017-014)	Retail																
Manufacturing (Heavy-intensity) (ZC 05-20)	Comm., Mfg. & Ind.																
Manufacturing (Light-intensity) (ZC 05-20)	Comm., Mfg. & Ind.																

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		A -Agricultural	ED-Estate Development	SF-20-Single-Family-20	SF-9-Single-Family-9	SF-7-Single-Family-7	SF-6-Single-Family-6	UR-Urban Residential	PH-Patio Home	SFA-Single-Family Attached	2F-Two-Family (Duplex)	GR-General Residential	MF-1-Multifamily-1	MF-2-Multifamily-2	MF-3-Multifamily-3		MH-Mobile Home	
Manufacturing (Moderate-intensity) (ZC 05-20)	Comm., Mfg. & Ind.																	
Massage Therapy, Licensed	Service																	
Mausoleum/Cemetery	EIPS	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Mid-Rise Residential (ZC 13-33)	Primary Residential																	
Mini-Warehouse/Public Storage (ZC 01-51, ZC 96-29)	Wholesale																	
Mobile Home/Trailer Display and Sales	Service																	
Mobile Home/Trailer Park	Primary Res.																P	
Mortuary/Funeral Parlor (ZC 02-37)	Service																	
Motel/Hotel	Service																	
Motorcycle Sales & Service (ZC2017-014, ZC 99-46)	Vehicle & Related																	
Multifamily Residence (ZC2019-009) (1)	Primary Res.												P 52	P 52	P 52			P 52 53
Nursery (ZC 96-50)	Retail	S																
Office (Field) (9)	Accessory & Incidental	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	9 35
Office (Medical)	Office & Prof.																	
Office (Professional/General Administrative)	Office & Prof.																	
Office (Showroom/Warehouse)	Wholesale																	
Paint Shop	Retail																	
Park/Playground (ZC2019-009)	EIPS	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52
Pawn Shop (ZC 02-37)	Retail																	
Personal Service Shop	Service																	
Pet Sitting, Commercial/Kennel (Indoor Pens) (ZC 05-04)	Service	S																
Playground/Park (ZC2019-009)	EIPS	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52
Portable Building Sales (ZC 99-46)	Retail																	
Post Office (Government and Private)	EIPS																	
Print Shop (Major) (ZC 02-48)	Service																	
Print Shop (Minor)	Service																	
Private Club (19)	Service																	
Private Recreation Facility	EIPS	S	S	S	S	S	S	S	P	P	S	P	P	P	P	P	S	
Public Safety Building/Fire Station	EIPS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Storage/Mini-Warehouse (ZC 01-51, ZC 96-29)	Wholesale																	
Railroad Freight Depot or Dock	Trans., Utility, & Comm.																	

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Recreational Vehicle Parking Lot/Garage (ZC2017-014, ZC 99-46, ZC 95-53)	Vehicle & Related																
Recreational Vehicle Sales & Service (ZC2017-014, ZC 99-46, ZC 95-53)	Vehicle & Related																
Rehabilitation Care Facility	EIPS	S	S	S	S	S	S		S	S	S	S	S	S	S	S	
Rehabilitation Care Institution	EIPS																
Religious Facility (ZC 10-06) (5)	EIPS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Repair/Storage of Furniture and Appliances (Inside) (ZC 98-69)	Service																
Repair/Storage of Furniture and Appliances (Outside)	Service																
Research and Development Center	Office & Prof.																
Restaurant (Drive-in) (ZC 01-51)	Service																
Restaurant/Cafeteria	Service																
Retail/Service (Incidental) (ZC 96-29)	Retail																
Retail Store	Retail																
Rooming/Boarding House	Primary Res.																
Salvage or Reclamation of Products	Comm., Mfg. & Ind.																
Sand, Gravel, Stone, or Petroleum Extraction	Comm., Mfg. & Ind.																
School, (Private) (ZC2019-009) (5)	EIPS	S 52	S 52	S 52	S 52	S 52	S 52	S 52	S 52	S 52	S 52	S 52	S 52	S 52	S 52	S 52	
School, (Public or Parochial) (5)	EIPS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Service Contractor (ZC2017-014, ZC 05-13)	Service																
Service Yard (Public or Utility) (ZC 16-015)	Trans., Utility, & Comm.	S 50	S 50	S 50	S 50	S 50	S 50	S 50	S 50	S 50	S 50	S 50	S 50	S 50	S 50	S 50	
Service/Retail (Incidental) (ZC 96-29)	Retail																
Sewage Treatment Plant	Trans., Utility, & Comm.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Shopping Center (ZC 02-37)	Retail																
Single-Family Residence (Attached) (ZC 02-47, ZC 02-37)	Primary Res.									P 48			P	P	P	P	
Single-Family Residence (Detached)	Primary Res.	P	P 48	P 48	P 48	P 48	P 48	P	P 48	P 48	P	P	P	P	P	P	
Stable (ZC 2004-55)	EIPS	S															
Storage, Open (ZC2017-014)	EIPS																
Studio (Dance, Gymnastics and/or Martial Arts)	Service																

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Studio (Photographer, Musician, Artist, Radio, and/or TV)	Service																
Studio Residence	Primary Res.							P									P 53
Superstore (ZC 00-48)	Retail																
Tattooing and Permanent Cosmetics (ZC 00-98)	Service																
Temporary Accessory Housing Shelter (ZC 11-13)	EIPS	P 45	P 45	P 45	P 45	P 45	P 45	P 45	P 45	P 45	P 45	P 45	P 45	P 45	P 45	P 45	
Theater (Drive-in) (ZC 99-46, ZC 96-24)	Service																
Theater (Neighborhood) (ZC 96-24)	Service																
Theater (Regional) (ZC 96-24)	Service																
Trade Schools	EIPS																
Trailer/Mobile Home Display & Sales (ZC2017-014)	Service																
Trailer/Mobile Home Park	Primary Res.															P	
Transit Center/Station (ZC2011-36; ZC 96-29)	Trans., Utility, & Comm.																
Transmission Line/Utility Distribution	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Transportation and Utility Structures/Facility	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Truck Parking Lot (ZC 99-46)	Vehicle & Related																
Truck Sales (Heavy Trucks) (ZC 99-46)	Vehicle & Related																
Truck Terminal (ZC 99-46)	Vehicle & Related																
Truck/Bus Leasing (ZC 99-46)	Vehicle & Related																
Truck/Bus Repair (ZC 99-46)	Vehicle & Related																
Two-Family Residence	Primary Res.									P	P	P	P	P	P	P	P 53
Two-Family Residence (Attached) (ZC2020-013; Ord. No. 2021-1-12)	Primary Res.																P 53
University/College (5)	EIPS	S	S	S	S	S	S		S	S	S	S	S	S	S		S 5
Upholstery/Cabinet Shop	Service																
Utility Distribution/Transmission Line	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility, Private (other than listed)	Trans., Utility, & Comm.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Veterinary Clinic	Service	S															
Vehicle Dealer (New) (ZC2017-014, ZC 99-46) (7)	Vehicle & Related																
Vehicle Dealer (Used) (ZC2017-014, ZC 99-46) (7)	Vehicle & Related																

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Vehicle Leasing and Renting (ZC2017-014, ZC 99-46)	Vehicle & Related																
Vehicle Parking Lot/Garage (Primary) (ZC2017-014)	Vehicle & Related																
Vehicle Parts Sales (Inside) (ZC2017-014)	Vehicle & Related																
Vehicle Parts Sales (Outside) (ZC2017-014)	Vehicle & Related																
Vehicle Repair (Major) (ZC2017-014, ZC 99-46, ZC 96-29)	Vehicle & Related																
Vehicle Repair (Minor/Fueling Station) (ZC2017-014, ZC 02-37, ZC 99-46, ZC 96-29,)	Vehicle & Related																
Vehicle Storage (ZC2017-014)	Vehicle & Related																
Warehouse/Distribution Center (ZC 96-29)	Wholesale																
Water Treatment Plant	Trans., Utility, & Comm.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Winery (ZC 05-24)	Service	S															
Wrecking Yard	Vehicle & Related																

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