

**SECTION 304 PERMITTED USE TABLE****12-304-1 Permitted Use Table****12-304-2 Unlisted Uses****12-304-3 Permitted Use Table****12-304.1 PERMITTED USE TABLE**

The Permitted Use Table in Section 12-304(b) lists the principal uses allowed within each of the Zoning Districts. The symbols used in the Use Table are explained below:

- a. [P] Permitted Uses  
A 'P' indicates that a use is permitted by-right, subject to compliance with all applicable local, state and federal regulations including the requirements of the Zoning Regulations.
- b. [C] Conditional Uses  
A 'C' indicates that the use is allowed only if reviewed and approved in accordance with the Conditional Use procedures of Section 12-307-2.
- c. A ['P'/'C'] indicates that in some instances the use is permitted-by-right, while in others a Conditional Use Permit is required. The use specific standards will provide the criteria for each.
- d. [A] Accessory Uses  
An 'A' indicates that a use is only permitted as accessory to a principal use, subject to compliance with all applicable local, state and federal regulations, including the requirements of the Zoning Regulations.
- e. [-] Uses not permitted.  
A dash indicates that the use is not permitted within that Zoning District.
- f. [\*] Use-Specific Standards  
Many permitted uses, whether permitted by-right, or as conditional or accessory uses, are subject to compliance with use-specific standards and conditions. An asterisk after the 'P', 'C', or 'A' use code identifies that the use is subject to use-specific standards and conditions. The sections in which these standards and conditions are located are identified in the far right column titled 'Use Specific Standard'.

**12-304-2 UNLISTED USES**

- a. If an application is submitted for a use that is not listed in the Permitted Use Table, the Director of Zoning and Codes is authorized to classify the unlisted use into an existing land use category that most closely fits the unlisted use using the following factors:
  - 1) The description of each activity in relationship to the characteristics of each use category;
  - 2) The relative amount of site or floor space and equipment devoted to each activity;

- 3) Relative amounts of sales from each activity;
  - 4) The relative number of employees in each activity;
  - 5) Hours of operation;
  - 6) Classification of the use in the North American Industry Classification System (NAICS);
  - 7) Building and site arrangement;
  - 8) Number and types of vehicles used with each activity;
  - 9) The relative number of vehicle trips generated by each activity;
  - 10) How the use advertises itself; and
  - 11) Whether each individual activity would be likely to be found independent of the other activities on the site.
- g.** If no similar use determination can be made, the Planning Director shall begin the initiation process to the text of the Zoning Regulations to define the use, establish any necessary use-specific standards, and clarify where such use shall be allowed.
- h.** If a specific use in a district requires a Conditional Use Permit, that specific use shall not be interpreted to fall within a more general use permitted by right in such district. The specific use shall require a Conditional Use Permit

**12-304-3 PERMITTED USE TABLE**

<b>A</b> = Accessory use <b>P</b> = Permitted use <b>C</b> = Requires Conditional Use Permit <b>PG</b> -Parking Group *=Specific Use Standards	AG-1	AG-2	CP	LS	LB	RT	GB	LI	GI	V	BSC	USE STDS
<b>Agricultural</b>												
Agriculture	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	306-3
Hobby Farm	P	P	P*	P	-	A	-	-	-	P	-	306-4
Agritourism	P*/C*	P*/C*	-	-	-	-	-	-	-	-	-	306-5 PG 2
Ancillary Agricultural Retail sales	P*/C	P*/C	-	-	A	A	P	-	-	C	P	306-7 PG 6
Commercial Grain Storage	C*	C*	-	-	-	-	P	P	P	C	C	PG 4
Commercial Riding Stable or Academy	C*	C*	-	-	P	P	P	-	-	C	P	306-35 PG 3
Commercial Slaughtering/ Processing General	-	-	-	-	-	-	-	-	C	-	-	PG 4
Commercial Slaughtering/ Processing Limited	C	C	-	-	-	-	C	C	C	-	C	PG X
Farm Stand	A*	A*	A*	A*	P*	P*	P*	P*	-	P*	P*	306-17 PG 6
Farmer's Market	C*	C*	A*	-	P*	P*	P*	P*		P*	P*	306-18 PG 5
Sale Barn/Auction House	C*	C*	-	-	-	-	P*	P*	P*	C*	P*	306-36 PG 17
Value Added Agricultural Business	P*/C*	P*/C*	-	-	A*	A*	C*	P*	P*	C*	P/C*	306-42 PG 14
<b>Residential</b>												
Accessory Dwelling Unit	A*	A*	A*	-	-	-	-	-	-	A*	A*	306-1 PG 1
Caretaker/Manager's Residence	-	-	-	-	A*	A*	A*	A*	A*	P*	A*	306-11 PG 1
Detached Dwelling including Residential Design Manufactured Homes	P*	P*	P*	P*	-	-	-	-	-	P*	P*	306-14 306-34 PG 1
Group Home, General	C*	C*	C*	C*	-	-	-	-	-	C	C	PG 1
Group Home, Limited	P*	P*	P*	P*	-	-	-	-	-	P	P	PG 1

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Home Occupations, Type 1	P*	P*	P*	P*	-	-	-	-	-	P*	P*	306-21 PG 14
Home Occupations, Type 2	P*	C*	C*	C*	-	-	-	-	-	C*	C*	306-22 PG 14
Farm Employee Housing	C*	C*	-	-	-	-	-	-	-	-	-	PG 1
<b>Commercial Uses</b>												
Bank/Financial Institution	-	-	-	-	P	A	P	-	-	C	P	PG 7
Bar or Tavern	-	-	-	-	P	A	P	-	-	C	P	PG 10
Boat or Other Recreational Vehicles Sales/ Rental/ Service	-	-	-	-	P	A	P	P	P	C	P	PG 18
Contractor Shop/Yard	-	-	-	-	-	-	P	P	P	C	P	PG 9
Construction Sales & Services	-	-	-	-	-	-	P	P	P	-	P	PG 9
Commercial Dog Kennel	C*	C*	-	-	-	-	P*	P*	P*	-	P*	306-23 PG 17
Animal Services	-	-	-	-	-	-	P	P	-	C	P	PG X
Fireworks Sales	P*	P*	-	-	P*	-	P*	P*	P*	P*	P*	306-19
Gas and Fuel Sales	-	-	-	-	P	A	P	P	P	C	P	PG8
Heavy Equipment Sales and Rentals	-	-	-	-	-	-	P	-	P	-	P	PG 20
Animal Hospital or Clinic	C*	C*	-	-	-	A*	P*	P*	P*	C*	P*	306-8 PG X
Landscape and Lawn Care Businesses	-	-	-	-	-	-	P	P	P	C	P	PG 14
Light Equipment Sales and Rentals	-	-	-	-	-	-	P	P	P	-	P	306.24 PG 20
Offices	-	-	-	-	-	-	P	-	-	C	P	PG 7
Personal Services	-	-	-	-	P	A	P	-	-	C	P	PG 7
Meat Lockers	-	-	-	-	P	-	P	P	P	C	P	PG X
Restaurant	-	-	-	-	P	A	P	-	-	C	P	PG 9
Retail Sales	-	-	-	-	P*	A*	P*	-	-	C*	P*	306-46 PG 6
Sexually Oriented Business	-	-	-	-	-	-	C*	C*	-	-	C*	306-38 PG 9
<b>Community Facilities</b>												
Cemeteries	C	C	-	-	-	-	-	-	-	C	-	PG X
Colleges and Schools	-	C	-	-	-	-	P	P*	P*	C	P	306-47 PG 11

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Day Care Center	-	C*/A*	C*/A*	C*	C*	A*	P*	P*	P*	C*	P*	306-12 PG 14
Day Care Home	P*	P*	P*	P*	-	-	-	-	-	P*	P*	306-13 PG 14
Day Care Home Non-occupant Provider	C	C	C	C	-	-	-	-	-	C	P	PG 14
Fairgrounds	C	C	-	-	-	P	C	P	-	C	P	PG X
Community Center, Libraries, Museums or Art Galleries	C	C	-	-	P	P	P	-	-	C	P	PG 7
Non-profit Educational or Philanthropic Institutional Uses	C	C	-	-	-	-	P	-	-	C	P	PG X
Government Buildings	C	C	C	C	P	-	P	P	P	C	P	PG 7
Religious Institution, Small	C*	C*	C*	C*	P*	A*	P*	-	-	P*	P*	306-33 PG 13
Religious Institution, Large	-	C*	-	-	-	-	P*	-	-	C*	P*	306-33 PG 13
<b>Industrial/Warehouse</b>												
Asphalt or Concrete Batch Plant	-	-	-	-	-	-	-	P	P	-	-	PG 4
Boat/RV Storage	-	C	-	-	P	C	P	P	P	-	P	PG X
Landfill	C*	C*	C*	-	C*	C*	C*	C*	C*	-	C*	306-24 PG 14
Exterior Storage	-	-	-	-	A*	A*	A*	A*	P*	A*	A*	306-16 PG X
Farm Implement Repair Service	C	C	-	-	-	-	P	P	P	C	P	PG 18
Heavy Equipment Repair/Service	-	-	-	-	-	-	-	P	P	C	-	PG 18
Equipment Storage (Light or Heavy)	C*	C*	-	-	-	-	-	P*	P*	C*	-	306-25 PG 14
Light Equipment Repair/Service	-	-	-	-	-	-	P	P	P	C	P	PG 18
Manufacturing & Production, General	-	-	-	-	-	-	-	-	P*	-	-	306-26 PG 4
Manufacturing & Production, Light	-	-	-	-	-	-	-	P*	P*	C*	-	306-26 PG 4
Mini- or Self-Storage	-	C*	-	-	C*	-	P*	P*	P*	-	P*	306-28 PG 19
Small Scale Industrial Uses	C*	C*	-	-	-	-	P*	P	P	C*	P*	306-39 PG 14
General Service and Repair Establishment	-	-	-	-	-	-	P	P	P	C	P	PG 14

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Mining, Excavation and/or Extraction of Natural Resources	C*	C*	-	-	C*	C*	C*	C*	C*	-	C*	306-27 PG 4
Salvage Yards	-	-	-	-	-	-	-	-	C*	-	-	306-37 PG 14
Wholesale Storage & Distribution/ Warehousing	-	-	-	-	-	-	P*	P	P	-	P	306-43 PG 4
Research Facility, Ag Related	P/C	P/C	-	-	-	-	P	P	P	-	P	PG 4
<b>Medical</b>												
Medical or Dental Clinics or Offices	-	-	-	-	-	-	P	-	-	C	P	PG 7
Extended Care Facility	-	-	-	-	-	-	C*	-	-	C*	C*	306-29 PG 16
<b>Utilities</b>												
Major Utilities	C	C	C	-	-	-	-	P	P	C	-	PG 4
Minor Utilities	P	P	P	P	P	P	P	P	P	P	P	PG 14
Wind Turbine/Residential or Accessory	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	
Wind Energy Conversion System/ Commercial	C*	-	-	-	-	-	C*	C*	C*	-	C*	306-44 PG 14
<b>Communications</b>												
Amateur and Receive Only Antennas	P	P	P	-	P	P	P	P	P	P	P	
Radio, Television, and Microwave Towers	C*	C*	C*	-	C*	306-31 PG 14						
Wireless Facilities	C*	C*	C*	-	C*	306-45 PG 14						
<b>Temporary</b>												
Special Event	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	306-40 PG X
Temporary Business Use	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	306-41 PG X
Temporary Housing During Construction	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	306-2 PG X
<b>Lodging (transient accommodations)</b>												
Vacation Rentals	C	C	C	C	C	P	-	-	-	C	P	PG 1
Bed & Breakfast	C*	C*	C*	-	P*	P*	-	-	-	C*	P*	306-9 PG15
Campgrounds, Developed and Primitive	C*	-	-	-	P*	P*	-	-	-	-	-	306-10
Camping, Personal and Special Event	P*/A*	A*	A*	-	P*	P*	-	-	-	-	P*	306-10
Motel/Hotel	-	-	-	-	P	P	P	-	-	C	P	PG 15
<b>Recreation and Entertainment</b>												
Event Center/ Public Assembly	C	C	-	-	P	P	P	-	-	C	P	306-15 PG 13

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Indoor Sports or Recreation Facility	-	C	-	-	-	A	P	P	C	C	P	PG 13
Nature Preserve	P	P	P	P	P	P	P	P	P	P	P	
Outdoor Sports or Recreation Facility	-	C*	-	-	P*	P*	C*	P*	-	C*	C*	306-30 PG X
Public Parks/ Playgrounds	P/C	P/C	P/C	-	P	P	P	P	P	P	P	PG X
<b>Recycling</b>												
Commercial Compost	C	C	-	-	-	-	-	P	P	-	-	PG 14
Recycling Collection Center	C*	C*	C*	-	P*	306-32 PG 9						
Recycling Processing	-	-	-	-	-	-	-	P	P	-	-	PG 4
<b>Transportation</b>												
Private Airstrip/ Heliport (Public or Private)	C*	C*	-	-	-	-	-	C*	C*	-	-	306-6 306-20