

**DIVISION 2: PRINCIPAL USES**

**A. GENERAL PROVISIONS**

**Sec. 21-5200. Land Use Table**

The principal uses allowed in each of the city’s zoning districts are established in the Land Use Table (table V-1. An “R” indicates that the use is allowed as a use-by-right in the district. A “P” means that the use will only be allowed if a use-by-permit is obtained. A “C” means that the use will only be permitted if a conditional use permit is obtained. If the cell is blank, the use is prohibited in that district. Some uses are subject to standards, limitations and conditions which are in addition to the general development standards of this article. Where the right column in table V-1 includes a section number, the provisions in the referenced section apply to the use in addition to the other applicable sections of this land development code. However, the information contained in the right hand column of the table is included only to aid users and is not intended to be an exhaustive or complete list of all applicable regulations. NAICS code numbers are included on this table to assist the city in classifying proposed uses. They are for reference only and shall not be binding in any classification decision.

**Sec. 21-5205. Unclassified Uses**

- (1) **General Prohibition.** Any specific use not listed in the use table above shall be prohibited unless the city determines, consistent with the provisions of paragraph (2) of this section, that the use falls into one of the listed use classifications.
- (2) **Review and Interpretation.** In the event that a proposed use is not specifically listed in the use table, an applicant may seek a written interpretation from the director that the use falls into one of the listed classifications allowed in the applicable zoning district. The director shall base this determination on the following considerations:
  - (a) Whether the proposed use is similar in terms of hours of operation, traffic impacts, environmental impacts, and the potential for adverse impacts on surrounding properties;
  - (b) Whether the proposed use is typically housed in buildings or structures similar and compatible to those used to house allowed uses in the zoning district; and
  - (c) Whether the proposed use is consistent with the purpose and intent of the particular zoning district.
- (3) **Appeal.** A determination by the director that the proposed use does not fall into a permitted use classification may be appealed pursuant to the

procedures outlined in article III of this land development code. Unless the director's decision is overturned on appeal, the proposed use shall be prohibited until this article is amended to indicate that such use is an allowed or special use permit in one or more zoning districts.

USES ALLOWED BY ZONING DISTRICT																	
R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE OG = OIL & GAS PERMIT BLANK CELL = EXCLUDED																	
USE CLASSIFICATION	SPECIFIC USE TYPE	NAICS CODE	R-1	R-2	R-3	R-4	MHP	C-1	C-2	C-3	MU-1	I-1	I-2	I-3	AG	PUBLIC	ADDITIONAL REGULATIONS
<b>AGRICULTURAL USES</b>																	
Agriculture	Crop production, including the sale of agricultural products directly from the grower to the consumer on land that is part of the farm unit	111														R	
	Dairy products manufacturing, exclusively grown on premises	3115														R	
	Food manufacturing, miscellaneous, all other, exclusively grown on premises	3119														R	
	Food manufacturing, specialty and fruit and vegetable preserving, exclusively grown on premises	3114														R	
	Grain and oilseed milling, exclusively grown on premises	3112														R	
	Wineries, processing fruits exclusively grown on premises	31213														R	
Agricultural Services	Agricultural support businesses and services	1151											C	C	R		
	Animal production, excluding NAICS 112990	112													R		21-5246
	Animal production support services	1152													R	R	
	Cattle feedlot, stockyard, and the commercial sale of livestock	112112												C	C		
	Firewood; commercial storage and sales	454319											R	R	R		
	Fish hatchery	112511													R		
	Poultry house or pigeon coop	1123													R		
	Riding stables/ equestrian training	115210													R		
	Rodeo	711310													C		
Veterinary services (livestock)	541940													R			
Horticulture & Nurseries	Community garden		R	R	R	R	R	R	R	R	R	P	P	P	R	R	21-5226
	Greenhouse/nursery/tree production (with no outdoor storage)	11142								R		R	R	R	R		21-5236
	Greenhouse/nursery/tree production (with outdoor storage)	11142											R	R	R		21-5236
	Sod farm	11142													R		
<b>COMMERCIAL USES</b>																	
Adult Businesses	Sexually Oriented Businesses											R	R	R			21-5262
Animal Services	Animal boarding (indoor/outdoor kennels) and training											P	P	P	R		21-5242
	Doggie day care centers									P	P	P	P	P	R		21-5228
	Veterinary offices or clinics							R	R	R	R	R	R	R	R		
Antennas	Antennas for commercial/industrial use accessory to principal use									P		R	R	R			
	Antenna and support structure for amateur radio communications		P	P	P	P	P								P		21-5216
	Radio or television broadcasting offices								R	R	R	R			C		
Building Materials & Services (Retail)	All other similar uses (plumbing, electrical, lumber & building equipment-without outdoor storage)									R	R	R	R	R			
	All other similar uses (plumbing, electrical, lumber & building equipment-with outdoor storage)												R	R			21-5254
	Landscape equipment, hardscape materials (without outdoor storage)											R	R	R	R		21-5236
	Landscape equipment, hardscape materials (with outdoor storage)												R	R	R		21-5254
Eating and Drinking Establishments	Bar, tavern, night club								R	R	R	R	R	R			21-5214
	Brewpub							R	R	R	R	R					21-5214
	Catering services							R	R	R	R	R	R				
	Restaurant with drive-thru/up								R	R		R					21-5230
	Restaurant without drive-thru/up							R	R	R	R	R					
Tasting Room							R	R	R	R	R					21-5214	
Financial Institutions	Bank or financial institution							C	R	R	R	R					

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Food and Beverage Sales	Convenience store/grocery store (<5,000 sf)							R	R	R	R	R					
	Grocery store (>5,000 sf)								R	R	C	R					
	Liquor store								R	R	R	R					21-5214
	All other similar uses (e.g., delicatessen, retail bakery, specialty food market, coffee shop)							R	R	R	R	R					
Fuel Sales	Fuel sales with no vehicle repair								P	R		R	R				21-5235
	Fuel sales with minor vehicle repair								P	R		R	R	R			21-5235
	Fuel sales with major vehicle repair											R	R	R			21-5235
	Natural gas fuel sales									R		R	R				21-5235
	Natural gas fuel sales for trucks											R	R	R			21-5235
Funeral and Internment Services	Cemetery/pet cemetery/ mausoleum															R	R
	Crematory or mausoleum when incidental or supplemental to primary cemetery use															R	R
	Crematory as principal use												P	R			
	Funeral home							C	R	R		R					
Office	Business or professional (including medical/dental office/clinics)							R	R	R	R	R					
	Courier services							R	R	R	R	R	R				
	Massage therapy office/clinics							R	R	R	R	R					
	Substance Abuse Treatment Facility, Inpatient Residential											C	C	C	C	C	21-5238
	Substance Abuse Treatment Facility, Outpatient Clinic							P	R	R		R					
Personal Services	Instructional services, studios							R	R	R	R	R	R	R			
	Temporary/day labor facilities/offices									C		C	C	C			
	Bail bonds											P	P	P			21-5220
	All other similar uses							R	R	R	R	R	R				
Recreation or Amusement Facilities, Private	Bingo establishments/social gaming outlet/performance centers								R	R	R	R					
	Bowling, billiards, movie theaters & similar uses								R	R	R	R					
	Drive-in theater								C	C							21-5230
	Health clubs								R	R	R	R					
	Outdoor recreation				P				R	R						P	
	Race track (animal or vehicle)										C	C					
Repair Services (Not Including Vehicles)	Furniture or major household appliance repair									R	R	R	R	R			
	All other similar uses									R	R	R	R	R			
Retail Establishments	Flea markets, indoor/outdoor									P	P	P	P				
	Machinery sales, excluding truck trailers, heavy equipment, and farm machinery									R		R					
	Pawn shop									P		P					
	Retail business store < 25,000 square feet							R	R	R	R	R					
	Retail business store > 25,000 square feet							C	R	R	C	R					
	Tattoo parlor							P	R	R	R	R					
	Thrift/consignment store							R	R	R	R	R					

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Vehicle/Equipment Sales and Services	Automobile rentals									R		R	R				21-5272	
	Automobile washing facility								R	R		R	R				21-5218	
	Limited moving truck (< 30 feet)/equipment self-rental facilities									P		R	R	R			21-5272	
	Major equipment repair											R	R	R				
	Mobile home dealer/sales												R	R				
	Motor vehicle dealer/sales, new and used automobiles < 3 acres										R		R					21-5272
	Motor vehicle dealer/sales, new and used automobiles > 3 acres										C		C					21-5272
	Motor vehicle dealer/sales, new and used RV's, trailers, and campers)												R	R	R			21-5272
	Tire shop											R	R	R	R			21-5271
	Towing Services with Impound Yard													R	R			21-5241
	Towing Services without Impound Yard												R	R	R			21-5241
	Vehicle repair, major (includes auto body repair, paint shops, and incidental sales of parts)												R	R	R			21-5271
	Vehicle repair, minor									P	R		R	R	R			21-5271
	Vehicle storage (inoperable vehicles)														C			
	Vehicle storage (operable vehicles only)													R	R			
Visitor Accommodations	Bed and breakfast establishments		P	P	P	P		R								R		
	Hotel or motel lodging establishments								P	R	R	R						21-5248
	Overnight campground														P	P		
<b>OFFICE FLEX</b>																		
Office Flex	Office flex												R	R	R			21-5251
<b>INDUSTRIAL USES</b>																		
Auction House or Yard	Auction house (inside)	453998											C	C	C			
	Auction house or yard (outside)	453998												C	C			
Contractor Operations	Building, developing, general contracting	236											R	R	R			
	Contractor's shop and storage yard	236-238											*	R	R			21-5254
	Contractor - landscaping	561730												R	R	R		
	Heavy construction equipment (new/used sales and storage)	237												R	R			
	Special trade contractors	238												R	R	R		
Manufacturing, Chemical	Basic chemical manufacturing	3251												C	R			
	Explosives, including ammunition and fireworks	32592													C			
	Fertilizer manufacture, organic or nonorganic, and pesticides	32531													C	C		
	Fiberglass manufacturing	327993												R	R			
	Glue, gelatin (animal), or caulking compound manufacturing	32552													C			
	Industrial launderers/dry cleaning plants	812332													C			
	Insecticides, fungicides, disinfectants, and related industrial and household chemical compounds (blending only)	3253													C			
	Nitrate manufacturing	32592													C			
	Paint, coating, and adhesive product manufacturing	3255													R			
	Pharmaceutical and medical product manufacturing	3254													R	R		
	Plastic product manufacturing, including extrusion of plastic	3261													R	R		
	Resin, synthetic rubber, artificial and synthetic fibers/fill manufacturing	3252													R	R		
	Rubber product manufacturing	3262													R	R		
	Soaps, cleaner and toilet preparation manufacturing	3259													R	R		
	Tire manufacturing	32621													C			

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Manufacturing, Food	Animal food manufacturing	311119												C				
	Bakeries, pasta and tortilla manufacturing	3118										R	R	R				
	Beverage manufacturing	3121										R	R	R				
	Brewery											P	R	R			21-5214	
	Dairy product manufacturing	3115										R	R	R				
	Distillery											P	R	R			21-5214	
	Fruit and vegetable preserving, and speciality food manufacturing	3114										R	R	R				
	Grain and oilseed milling, including grain elevator	3112													R	R		
	Meat products, including slaughtering	31161													C			
	Meat products, packing & processing (no slaughtering)	311612										R	R	R				
	Microbrewery								P	R	R	R	P				21-5214	
	Micro-winery							R	R	R	R	R					21-5214	
	Rendering and meat byproduct processing	311613													C			
	Other food manufacturing	311999											R	R	R			
	Poultry packing & slaughtering	311615													C			
	Sugar and confectionary product manufacturing	3113													C			
	Tobacco manufacturing	3122													C			
Winery								P	R	R	R	P				21-5214		
Manufacturing, Machinery	Aerospace product and parts manufacturing	3364											R	R				
	Commercial and service industry machinery manufacturing	3333										R	R	R				
	Computer and electronic product manufacturing	334										R	R	R				
	Electrical equipment, appliance and component manufacturing	335										R	R	R				
	Furniture and related product manufacturing	337										R	R	R				
	HVAC and commercial refrigeration equipment manufacturing	3334											R	R				
	Metalworking machinery	3335										R	R	R				
	Miscellaneous manufacturing	339											R	R	R			
	Motor vehicle and transportation manufacturing	3361												R	R			
	Power distribution and speciality transformer	335311													C			
	Relay and industrial control manufacturing	335314													C			
	Ship and boat building/repair	33661											R	R				
	Signs manufacturing	339950											R	R				
	Switchgear and switchboard apparatus	335313													C			
Manufacturing, Metal	Alumina refining and production	33131												C				
	Architectural metals manufacturing	3323											R	R				
	Boiler tank and shipping container manufacturing	3324												C				
	Coating/engraving/heat treating processes	3328												R				
	Cutlery and handtool manufacturing	3322										R	R	R				
	Electrometallurgical manufacturing	33111												C				
	Fabricated metal product manufacturing	332												R				
	Ferrous alloy product manufacturing	331112												C				
	Galvanizing	332812												C				
	Other fabricated metal product manufacturing	33299												R				
	Machinery shops; turn products; screw, nut, and bolt manufacturing	3327										R	R	R				
	Metal and metal ores, reduction, refining, smelting, and alloying	33131 / 33141												C				
	Primary metal manufacturing	331												C				
	Sandblasting operations - indoor	332813												C				
	Spring and wire product manufacturing	3326											R	R				
Steel and iron works and rolling mills (ferrous)	33111												C					

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Manufacturing, Non-metallic Mineral	Brick, firebrick refractories and clay products	32712												R				
	Concrete/cement batching plant (ready-mix)	3273												C				
	Concrete product manufacturing													R				
	Construction/building, masonry/veneer/block, manufacturers/fabrication													R				
	Fly ash storage/distribution												P	P				
	Nonmetallic mineral product manufacturing	3271												R	R			
	Monument or gravestone processing and shaping, including sales	327991												R	R			
	Stucco manufacturing	327999												R				
Manufacturing, Oil and Gas	Asphalt batch plant	324121												C				
	Petroleum and coal products manufacturing	324												C				
	Petroleum product containment (including asphaltic oil)													C				
	Refining operations including bio-diesel													C				
	Support activities for oil and gas operations (pipelines, etc.)	213112	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Manufacturing, Textile	Apparel manufacturing	31521										R	R	R				
	Fabric mills	3132											R	R				
	Leather and allied product manufacturing	316												C				
	Leather and hide tanning and finishing	3161												C				
	Textile/fabric finishing/fabric coating mills	3132												C				
	Textile products mills	314												R	R			
Manufacturing, Wood Product	Basket and hamper (wood, reed, rattan, etc.) manufacturing	32192										R	R	R				
	Box and crate manufacturing	32192										R	R	R				
	Pulp good, pressed or molded (including paper mache products)	32229											R	R				
	Veneer, plywood, and engineered wood product manufacturing	3212												C				
	Wood preservation	321114												C	C			
	Wood product manufacturing	3212- 3219										R	R	R				
	Wood pulp or fiber; reduction or processing	3212												R				
	Wood pulp, paper, and paperboard mills	3221												C				
Marijuana Uses	Medical marijuana center									R		R	R	R			21-5249	
	Medical marijuana infused product manufacturer											R	R	R			21-5249	
	Optional premises cultivation operation											R	R	R			21-5249	
	Primary caregiver											R	R	R			21-5249	
	Retail marijuana cultivation facility											R	R	R			21-5249	
	Retail marijuana product manufacturing facility											R	R	R			21-5249	
	Retail marijuana store									R		R	R	R			21-5249	
	Retail marijuana testing facility											R	R	R			21-5249	
Motion Picture and Video Industry	Motion picture and video industry	51211								R	P	R	R	R				
Outdoor Storage	Above-ground storage tanks < 48,000 gallons											R	R	R			R	21-5212
	Above-ground storage tanks > 48,000 gallons													C			R	21-5212
	Above-ground storage tanks of propane < 10,000 cubic feet capacity		R	R	R	R	R	R	R	R	R	R	R	R	R	R		
	Modular nonresidential unit (sales, rental, or service)													R	R			21-5254
	Outdoor storage of vehicles (RVs, boats, or buses)													R	R			21-5254
	Outdoor storage												*	R	R			21-5254
Printing and Publishing	Printing and related support activities	3231										R	R	R				
	Publishing industry	511										R	R	R				

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Railroad Services	Railroad spur												C	C				
	Rail transportation and support facilities including rail yard	482 & 4882											C	C				
Research and Development Services	Scientific R & D services	5417										R	R	R				
	Solar panel array, production and distribution													R				
	Testing laboratories, non-medical	54138										R	R	R				
	Testing of jet engines or rockets	54138												C				
	Trade and technical uses											R	R	R				
Resource Extraction	Borrow pit	212319												C	C		21-5222	
	Construction sand and gravel mining	21232												C	C			
	Minerals and earths: quarrying, extracting, grinding, mining, crushing, and processing	212												C	C			
	Ore dumps and elevators	212												C	C			
	Subsurface extraction (including oil and natural gas extraction)	211-213	OG	OG	OG	OG	OG	OG	OG	OG	OG	OG	OG	OG	OG	OG		21-5266
Toxic/Hazardous Uses	The parking and storage of toxic or hazardous material													C				
	The manufacturing, processing, use, sale, or storage of any flammable, corrosive, explosive, or toxic substance													C				
Truck/ Transportation Services	Private Bus Station with repair											P	R					
	Private Bus Station without repair										P	R	R					
	Transportation terminal	488490										C	R	R			21-5270	
	Transportation terminal where vehicles carry flammable, explosive, hazardous, or high toxic materials													C			21-5270	
	Trailer sales and service limited to use for private passenger motor vehicles									R		R	R	R			21-5272	
	Truck sales (non-trailer)												R	R	R			21-5272
	Truck stop (natural gas sales)	488490											C	C	C			21-5270
	Truck and/or truck trailer sales, repair, and/or maintenance (including oil, lube, and/or wash)	811111											*	R	R			21-5218
Warehousing & Distribution	Household moving center	4842										R	R	R				
	Motor freight transportation terminal and shipping, excluding couriers	4841										R	R	R				
	Mini-storage and warehouse with outdoor storage	531130												R	R		21-5250	
	Mini-storage and warehouse without outdoor storage	531130												R	R	R	21-5250	
	Produce storage and warehousing	49313												R	R	R		
	Retail sales in conjunction with warehouse establishment													R	R	R		
	Warehousing and storage, general	4931												R	R	R		
Waste-Management and Remediation Services	Composting facilities (non-hazardous)	56221												C	C			
	Hazardous waste collection, treatment, and disposal	562211												C	C	C	21-5258	
	Landfill, construction/demolition	562219												C	C	C	21-5244	
	Landfill, solid waste	562212												C	C	C	21-5244	
	Radioactive waste handling	562211												C				
	Recycling facilities/material resource recovery facility	56292												C		R	21-5256	
	Scrap metal collection and transfer facility	56292												C			21-5258	
	Solid waste combusters and incinerators	56221											C	R				
	Tire collection, reduction and transfer facility (including scrap tires)	56211												C			21-5260	
	Refuse transfer facility and/or transfer facility													C			21-5258	



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Wholesale Establishments (Including Accessory Offices)	Auto crushing													C				
	Auto dismantling, storage or used parts sales (inoperable vehicles)													C				
	Building materials, garden equipment, and supply dealers	4441										R	R	R				
	Food Production	4244										R	R	R				
	Grocery and related product wholesale	4244										R	R	R				
	Junkyards, open or enclosed													C				
	Machinery, equipment and supplies, wholesale	4234											R	R				
	Metal and mineral (except petroleum) wholesale	4235											R	R				
	Retail sales in conjunction with wholesaling									C			R	R	R			
	Salvage yard	493190													C			
	Warehousing and wholesaling establishments excluding explosives and live animals												R	R	R			
	Wholesale establishments incidental to other principal uses										C		R	R	R			
	Wholesale houses and distributors (including warehouse clubs)	45291									R		R	R	R			
<b>PUBLIC, INSTITUTIONAL &amp; CIVIC USES</b>																		
Airport/Heliport	Public or private airport or heliport											C	C	C	C	C		
Ambulance Service	Garage and office for ambulance service							R	R	R		R	R	R			R	
Clubs and Lodges	Private lodge or club							P	R	R	R	R	R	R				
	Gun club (indoor)											R	R	R			R	
	Gun club (outdoor)														C		C	
Community Services	Events center < 15,000 sf								R	R		R	R	R				
	Events center > 15,000 sf									R		R	R	R				
Day Care Facilities, Adult or Child	Child care center		P	P	P	P	P	R	R	R	R	R				P	21-5224	
	Adult day care center		P	P	P	P	P	R	R	R	R	R				P		
	Day care home		R	R	R	R	R	R	R								21-5224	
Golf Course	Golf course/driving range								C	C					P		R	
Hospitals	Hospital								C	R		R					R	
	Outpatient surgical centers								R	R		R					R	
Public Lands, Parks, and Buildings	Library				P	P		R	R	R	R	R					R	
	Public administrative office or service building							R	R	R	R	R	R	R			R	
	Public park or recreational facilities		R	R	R	R	R	R	R	R	R	R	R	R			R	
	Public stadium, arena, or auditorium																R	
	Police or fire station																R	
	Other public facility																R	
Religious Institutions	Church or religious institution		P	P	P	P	P	R	R	R	R	R						
Educational Facilities	Elementary and secondary education schools		P	P	P	P	P	R	R	R	P	R			P	R	21-5232	
	Private business, trade, and vocation schools		P	P	P	P	P	R	R	R	P	R	R		P	P	21-5232	
	Post secondary colleges and universities								C	C	C	C					R	
	Schools of special instruction		P	P	P	P	P	R	R	R	P	R			P		21-5232	
Transportation Facilities	Private automobile parking lots or parking garages as a principal use									C		C	C	C				
	Parking garage									R	R	R	R	R			R	
	Public parking lot																R	
Utilities	Electric substation or gas regulator station							C	C	C		C	C	C	C	C	21-5234	
	Power plant													C				
	Public utility installation		C	C	C	C	C	C	C	C	C	C	C	C	C	C		
	Public utility office								R	R	R	R					R	
	Public utility storage yard												R	R				
	Water or wastewater treatment facility													C			C	
Zoos, Arboretum, Botanical Gardens	Zoos, arboretum, botanical gardens		P	P	P	P	P	P	P	P	P	P	P	P	P	P	21-5264	
										C					C	R		

USES ALLOWED BY ZONING DISTRICT																	
R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE OG = OIL & GAS PERMIT BLANK CELL = EXCLUDED																	
USE CLASSIFICATION	SPECIFIC USE TYPE	NAICS CODE	R-1	R-2	R-3	R-4	MHP	C-1	C-2	C-3	MU-1	I-1	I-2	I-3	AG	PUBLIC	ADDITIONAL REGULATIONS
<b>RESIDENTIAL USES</b>																	
Group Living Facilities	Group Home - Type A		R	R	R	R	R				R	R			R		21-5238, 5259
	Group Home - Type B		C	C	C	C	C					C			C		21-5238, 5259
	Correctional institution or halfway house												C	C	C	C	21-5238, 5259
Household Living	Foster care home		R	R	R	R	R				R				R		21-5259
	Mobile home						R										21-5259
	Multi-family dwelling				R	R					R						21-5259
	Single-family detached dwelling		R	R											R		21-5259
	Single-family attached dwelling			R	R												21-5259
	Boarding or rooming house				R	R					R						21-5259
	Home occupation		R	R	R	R	R				R				R		21-5240
Senior Housing	Assisted living facility				R	R		P	R	R	R						21-5259
	Nursing homes				P	P		P	R	R	P						21-5259

\*In accordance with Section 21-5254

- Table V-1 amended by Ord. 1785, June 2010
- Table V-1 amended by Ord. 1854, April 2011
- Table V-1 amended by Ord. 1887, July 2012
- Table V-1 amended by Ord. 1897, July 2012
- Table V-1 amended by Ord. 1891, August 2012
- Table V-1 amended by Ord. 1956, June 2013
- Table V-1 amended by Ord. 2020, February 2015
- Table V-1 amended by Ord. 2048, June 2015
- Table V-1 amended by Ord. 2068, January 2016
- Table V-1 amended by Ord. 2078, April 2016