

ORD 2026-27 ATTACHMENT “A”

14.04.14 SCHEDULE OF USES

A. PERMITTED, PROHIBITED, AND CONDITIONAL USES

1. **Permitted Uses.** Where the letter “P” appears on the line of a permitted use and in the column of a district, the use is permitted in that district subject to the provisions of Section 14.04.04 Zoning Districts.
2. **Conditional Uses.** Where the letter “C” appears, this use is permitted subject to acquiring a conditional use permit and requires review and approval by the Planning Commission. A conditional use (otherwise known as uses on appeal) is a use that is not expressly permitted in a district, however, may be considered for compatible and appropriate with existing uses. The Planning Commission may put conditions on these, including but not limited to, operating limits, parking restrictions, landscaping, or timed renewal of the permit, as is required to mitigate any adverse impacts of the use.
3. **Prohibited Uses.** Where a use is listed but neither “P” nor “C” appears in a district column, the use is not permitted in the district. This prohibition may be appealed to the Board of Zoning Adjustment as a variance request; or an application can be made to the Planning Commission and handled as a proposed amendment to the zoning ordinance per Section 14.04.08.
4. **Uses Not Listed.** When a use is proposed that is not listed in the Schedule of Uses, the Planning Director shall recommend to the applicant the appropriate districts based on land uses that are similar in size, bulk, and traffic generation. The proposed use requires review and approval by the Planning Commission. If the applicant does not agree with this interpretation, he/she may appeal the interpretation to the Board of Adjustment. If the Planning Director fails to make an interpretation for the use in question, then the application shall be handled as a proposed amendment to the Zoning Code and processed in accordance with Section 14.04.08.
5. **Additional Review Requirement.** Any change of use from a non-assembly use to an assembly use shall require review and approval by the Planning Department prior to issuance of any building permit or certificate of occupancy. Such review shall be limited to verifying compliance with applicable development standards, including but not limited to the minimum off-street parking requirements set forth in Title 14 of this Code, as well as site access, circulation, and life safety considerations. If the proposed assembly use does not meet the minimum parking requirements or other applicable standards, the applicant shall be required to obtain approval of a variance or other applicable relief in accordance with this Code prior to establishment of the use. This review shall be considered administrative and non-discretionary in nature and shall not affect the permitted status of the use within the zoning district.
6. **Less Intensive Uses.** Less intensive uses may be allowed in a higher zone upon consideration and approval by the Planning Commission.

Schedule of Uses Table Listed on Next Page

Section 14.04.14 - SCHEDULE OF USES TABLE

	P=Permitted; C=Conditional	AG	RESIDENTIAL											COMMERCIAL			INDUSTRIAL	
	USES	A1	RE	R1	R2	R3-SF	R3-D	R3-MF	R4-MF	RTH-2	RTH-5	R C	MH	C1	C2	C3	I1	I2
	AGRICULTURE AND ANIMALS																	
1	Agricultural product processing & distribution	P															C	P
2	Homestead (farm crops/animals for personal use)	P																
3	Accessory On-Farm Sales (farm stand/small farm store)	P																
4	Animal Kennel/Boarding/Training/Shelter [MC6.04.14, 6.04.15]	P	C											C	P	C	P	P
5	Animal clinic/veterinary (small animals)	P												P	P	P	P	
6	Animal clinic/veterinary (large animals)	P													C		C	P
7	Apiculture (Bee Keeping) (*single family only)	P	P	C	C*	C								C	C	C	C	C
8	Grain Elevator or Feed Mill, Storage	P															C	P
9	Greenhouse/ Plant Nursery - Commercial	P	C											C	P	C	P	P
10	Livestock Market	P																C
11	Marijuana Cultivation	C															C	C
12	Tree Farm	P													C		P	P
13	Slaughterhouse	C																C
14	Stables (Commercial, Riding & Boarding)	P	C															
	AGRICULTURE RECREATION/TOURISM																	
15	Botanical Garden	P												P	P	C		
16	Fairgrounds or Rodeo Grounds	C																C
17	U-Pick Farms	P													C			
18	Corn Maze	P																
19	Petting Zoo	P													C			
20	Educational Farm/ Learning Center	P													C		C	
21	Horse Riding Experiences/Lessons	P																
22	Farmers Market	P												P	P	C	C	
23	Zoo	C												C	C		C	
	RESIDENTIAL																	
24	Dwelling – accessory living unit	P	P	P	P	P							P	C	C	C		
25	Dwelling – cottage court													C		C		
26	Dwelling – condominium (*must include mixed-use for commercial zones)											P		C*	C*	C*		
27	Dwelling – manufactured / modular	P	P	C		C							P					

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	RESIDENTIAL cont'd																	
28	Dwelling – multi-family (*must include mixed-use for commercial zones)							P	P					C*	C*	C*		
29	Dwelling – single family	P	P	P	P	P	P	P	P				P					
30	Dwelling – two-family (duplex)				P		P	P	P									
31	Dwelling – twin home (two single-family attached)									P								
32	Dwelling – townhouse (multiple single-family attached / row houses)										P							
33	Home Occupation – (*requires HOP) [MC 14.04.10A]	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*					
34	Home Occupation [MC 14.04.10B]	C	C	C	C	C	C	C	C	C	C	C	C					
35	Manufactured Home Park												P					
36	Residential Facility – Assisted living					C	C	C	C	C	C	C		C	P	C		
37	Residential Facility – Extended Medical Care (Nursing Home)													C	P	C		
38	Residential Facility – Group Home (temp shelter, youth center, half-way home, ...)	C				C	C	C	C					C	P	C		
39	Residential Facility – Rehabilitation													C	P	C		
	MUNICIPAL/EDUCATION/PUBLIC ASSEMBLY																	
40	Cemetery / Mausoleum	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
41	Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
42	Community/Recreation/Senior Activity Center/Adult Day Services	C												P	P	P		
43	Educational Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
44	Emergency Services (fire/police, etc)	P	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P
45	Governmental Agencies/Offices	C												P	P	C	P	P
46	Jail / Detention Facility	C												C	C			
47	Prison/ Correctional Facility	C															C	C
48	Library	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P		
49	Post Office													P	P	P		
50	Religious Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	TOURISM, ATTRACTIONS & ENTERTAINMENT																	
51	Arena /Auditorium / Convention Center													P	P		C	
52	Aquarium													C	P			
53	Country Club / Clubhouse (private)	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C		
54	Event/Music/Dance Venue - Indoor	C												C	C	C		
55	Event/Music/Dance Venue – Outdoor	C												C	C	C	C	

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	TOURISM, ATTRACTIONS & ENTERTAINMENT cont'd																	
56	Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
57	Museum, Art Gallery, or Other Similar Public Use		C	C	C	C	C	C	C	C	C	C	C	P	P	C		
58	Gun Range (Indoor)	C													C		P	P
59	Gun Range (Outdoor)	C															C	C
60	Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
61	Recreational Classes (Dance / Gymnastics/ Karate Studio, etc.)													P	P	P		
62	Recreation Facility – Indoor	C												P	P	C	P	P
63	Recreation Facility – Outdoor	C												C	C	C	C	C
64	RV Park	C											P		C		C	
65	Theater (indoor)													P	P			
66	Theater Drive-In (outdoor)	C													C		C	
	RETAIL & SERVICES																	
67	ATM Machine													P	P	P	P	P
68	Alcohol Sales – Off Premise Consumption													C	P	C		
69	Alcohol Sales – On Premise Consumption	P												P	P	P		
70	Auction House - Indoor													C	P	C	P	P
71	Auction – Outdoor (Auto or Large Equipment)	C													C		P	P
72	Auto Detail/Repair	C												C	P		P	P
73	Auto Rental Agency													C	P		P	P
74	Auto Sales														P		P	P
75	Bank/Financial Institutions													P	P	P		
76	Bar/Tavern													P	P	C		
77	Barber, Beauty Shop, Nail Salon													P	P	P		
78	Building Materials & Supplies Sales													C	P		P	P
79	Cabinet or Woodworking Shop	P												C	P	C	P	P
80	Car Wash														P		P	P
81	Catering													P	P	P	C	
82	Child Care – Licensed Center	C												P	P	P		
83	Child Care – Registered Family Home (Up to 8 children)	C	C	C	C	C	C			C	C	C	C					
84	Coffee Shop/Bakery													P	P	P		
85	Contractors (Electrical, Plumbing, HVAC, Painting, Masonry, Roofing, etc.)	P												C	P		P	P

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	RETAIL & SERVICES cont'd																	
86	Contractors – Heavy Equipment	P															P	P
87	Crematory														C		P	P
88	Dry Cleaning / Laundromat													P	P	C		
89	Flea Market / Antique Shop	C												C	P	C	P	
90	Fuel Station/EV Charging Station	C												C	P	C	P	P
91	Funeral Home													C	P	C		
92	Gas Propane Refill Station	C															C	P
93	Health Spa													P	P	P		
94	Landscape Material Sales – Outdoor/Bulk	C													C		P	
95	Lodging – Short Term Rental (<30 days)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
96	Lodging – Bed & Breakfast/Inn (<16 guests)	C												P	P	P		
97	Lodging – Motel/Hotel (>16 guests)													C	P			
98	Machinery, Light Equipment Sales & Svc	C												C	P		P	P
99	Machinery, Heavy Equipment Sales & Svc	P													C		P	P
100	Medical Services - Hospitals	P												C	P			
101	Medical Services – Doctor office/Clinic													P	P	P		
102	Medical Services – Laboratory													C	P	C	P	P
103	Medical Services – Substance abuse or mental health treatment clinic	C												C	P			
104	Microbrewery/Restaurant													P	P	C		
105	Mobile Food Vendor/Food Truck [MC 4.28.01]	C												C	C	C	C	C
106	Modular/Manufactured Home Sales														C		P	P
107	Office Equipment Sales & Services													P	P		P	P
108	Office – General or Professional (<5,000 sf)													P	P	P		
109	Office – General or Professional (>5,000 sf)													C	P			
110	Pawn Shop													C	P		P	
111	Pet Grooming	C												P	P	P	C	
112	Pharmacy / Marijuana Dispensary													C	P	C		
113	Pool Sales & Supplies													C	P		P	P
114	Portable Building Sales														C		P	P
115	RV/Boat Sales & Rentals														C		P	P
116	Repair Services – Large Equipment	P													P		P	P
117	Restaurant/Diner – Small Scale (<4,000 sf)	C												P	P	P		
118	Restaurant/Diner – Large Scale (>4,000 sf)	C												P	P	C	C	

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	RETAIL & SERVICES cont'd																	
119	Retail Stores - Small scale (≤4,000 gross sf) (includes Convenience Stores)													P	P	P	P	
120	Retail Stores – Large Scale (>4,000 gross sf) (includes Convenience Stores)													C	P	C	C	
121	Sidewalk Café													C	C	C		
122	Sign Shop													C	P		P	P
123	Sexually Oriented Businesses [MC 7.36]														C			
124	Taxidermy	P												C	P		P	P
	INDUSTRIAL AND WAREHOUSING																	
125	Alcohol Manufacturing & Distribution														C		P	P
126	Artisan/craft product manufacturer (brick, pottery, tile and terra cotta)	C												C	C	C	P	P
127	Batch Plant / Concrete Mix Quarry																	P
128	Canning Plant																	P
129	Cold Storage Plants																C	P
130	Construction Facility / Maintenance Yard																P	P
131	Data Center																	C
132	Distribution, hauling, & trucking																C	P
133	Extraction of Petroleum	C																P
134	Fabrication / Assembly														C		P	P
135	Frozen Food Locker																	P
136	Industrial - Light																P	P
137	Industrial - Intensive																P	P
138	Laboratory – Experimental & Testing														C		P	P
139	Laboratory - Manufacturing																P	P
140	Landfill																	C
141	Machine, Metal or Welding Shop	C															P	P
142	Manufacturing														C		P	P
143	Millwork Production & Sales	C															P	P
144	Mining	C																C
145	Monument & Stone Manufacturing																P	P
146	Recycling and Reclamation																C	P
147	Salvage Yard																	C
148	Septic Tank Cleaning/Port-A-Potty Svc																C	P
149	Stockpiling																C	P

150	Vehicle Storage																P	P
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	USES	A1	RE	R1	R2	R3-SF	R3-D	R3-MF	R4-MF	RTH-2	RTH-5	R C	MH	C1	C2	C3	I1	I2
	INDUSTRIAL AND WAREHOUSING cont'd																	
151	Warehouse Mini-Storage														C		P	P
152	Warehouse/Storage Facility																P	P
153	Wholesaling														C		P	P
	COMMUNICATION, TRANSPORTATION & UTILITIES																	
154	Airport Facilities	C															C	C
155	Broadcasting & Recording Studio	P												P	P	C	P	P
156	Electric Generating Plant	C															C	C
157	Electric Regulating Station	C													C		C	C
158	Parking facility (as principal use)													P	P	C	P	P
159	Utility & Street Maintenance Facility	C													C		P	P
160	Sewage Containment & Disposal Facility	C															C	C
161	Transportation facilities excluding airports													C	C	C	P	P
162	Solid Waste Disposal & Transfer Facility	C																C
163	Wastewater Treatment Plant	C																C
164	Water Towers / Storage Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
165	Water Treatment Plant	C															C	C
166	Wind Energy System, large	C																C
167	Wireless Communication Facility (small cell)	P												P	P	P	P	P
168	Wireless Communication Facility (cell towers)	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P
	OTHER																	
169	Plan Unit Development (PUD)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
170	Mixed Use	C	C	C	C	C	C	C	C	C	C	C		C	C	C		
171	Temporary Uses	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	- Recreational Vehicles [MC 8.12]																	