

Sec. 25-284. - District use regulations.

The following uses categories are not zoning districts. These categories group uses for regulatory purposes. The names of some use categories (for example "commercial" may be similar to names for zoning districts (such as "neighborhood commercial").

- (1) *Approach to categorizing uses.* The use categories found in the use table are set forth in this section. Any use not specifically set forth in this section is expressly prohibited, unless the planning and zoning manager or designee determines that the use is similar to a permitted use in accordance with this section. Where such similar permitted use is subject to limited use standards or conditional use approval, the proposed use shall also be subject to such standards or approval.
- (2) *Use table key—Types of uses.*
 - a. *Uses permitted by right (P).* A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable requirements of these regulations.
 - b. *Uses permitted as administrative limited uses (L).* An "L" indicates a use that will be permitted subject to the use limitations in section 25-339 L's are uses that require the approval of the community development director and the conditions expressed in section 25-339. Administrative limited uses are subject to all other applicable requirement of these regulations, including the additional standards contained in section 25-339, except where expressly modified by the community development director as part of the administrative limited use approval. A sign is required to be posted on property informing public of request for limited use. Request granted, granted with modifications, deferred for additional information, or denied by staff within ten (10) days if no written objections stating reasons for objections are received from interested parties. If written objection received, request is scheduled for consideration by planning commission's next scheduled meeting.
 - c. *Uses permitted as conditional uses (CU).* A "CU" indicates a use that is allowed only where approved as a conditional use by the city planning commission. Conditional uses are subject to all other applicable requirements of these regulations, including the additional standards contained in section 25-285, except where expressly modified by the commission as part of the conditional use approval.
 - d. *Uses not allowed.* A blank cell in the use table indicates that a use is not allowed in the respective district.

(3) Use table.

USE CATEGORY	SPECIFIC USE	RESIDENTIAL					COMMERCIAL, INDUSTRIAL AND MIXED USES							PUBLIC		
		RE-1	R1-A	R-1	R-2	R-3	C-1	C-2	C-3	CI-P	CB-D	PU-D	M-1	RP	P	I
RESIDENTIAL USES																
Household Living	Single-family detached	P	P	P	P	P	P	P	P	P	L	P		P	P	

	Single-family detached with Agricultural uses	L										P				
	Duplex				P	P	P	P	P	P	L	P		P	P	
	Triplex				P	P	P	P	P	P	L	P		P	P	
	Multifamily				C U	P	C U	C U	P	P	L	P		P	P	
	Manufactured home park/subdivision					C U						P			C U	
	Mobile Home					L						L			L	
	Guest House	L	L	L	L	L						P			C U	
	Security Guard Residence	L	L	L	L	L	L	L	L	L	L	P	P	P	P	
	Short term rental					L	P	P	P	P	P	P	L	L	C U	
	Live-work unit						L	L	L	L	L	P	L	P	C U	
	Upper story residential						P	P	P	P	L	P		P	C U	
Planned Residential	Cluster, mixed residential uses etc.	L	L	L	L	L						P			C U	CU
Group Living	All group living, except as listed below				L	L	P	P	P	P	P	P		P	C U	

	Group home, 6 or fewer residents					C U	P	P	P	P	L	L	P		P	C U	
	Group home, 7 to 15 residents					C U	P	P	P	P	L	L	P		P	C U	
	Group home, 16 or more residents					C U	P	C U	C U	P	P	L	P		P	C U	
PUBLIC AND CIVIC USES																	
Community Service	All community service							P	P	P	P	P	P		P	P	
Day Care	Family child care home, 5 or fewer	P	P	P	P	P	P	P	P	P			P		P	P	CU
	Large family child care home						P	P	P	P			P			P	CU
	Day care facility					C U	C U	P	P	P	L	L	P	L		P	CU
	Adult day care home (up to 6)						P	P	P	P	P	P	P			P	CU
	Adult day care facility (7 or more)					C U	C U	P	P	P			P			P	CU
Educational Facilities	College or university						C U	C U	P	P	P	P	P		P		P
	Day facility								P	P	P			P	P		P
	Elementary school				C U	C U	C U	C U	C U	P	P	CU	P		C U		P

	Middle school				C U	C U	C U	C U	C U	P	P	CU	P		C U		P
	High School				C U	C U	C U	C U	C U	P	P	CU	P		C U		P
	Vocational, trade or business school								P	P			P				P
Government Facilities	All government facilities, except as listed below					C U	C U	P	P	P	P	P	P	P	P	P	P
	Jail, prison, or work camp									C U		CU	P	C U		C U	
Medical Facilities	All major medical facilities (Hospitals, rehab centers etc.) except as listed below									C U	C U	CU	CU	P			P(1)
	Minor patient family accommodations							P	P	P	P	P	P				P
Parks and Open Areas	All parks and open areas, except as listed below	P	P	P	P	P	P	P	P	P	P	P	P	P		P	
	Cemetery, columbaria, mausoleum, memorial park						C U	C U	C U	C U			P	C U		P	
Passenger Terminals	All passenger terminals						C U	P	P				P	P		P	

Places of Worship	All places of worship	CU	CU	C U	L	L	P	P	P	P	CU	P		C U	C U	P
Social Service Institutions	All social service institutions, except as listed below						C U	C U	C U			P				P
	Neighborhood resource center					C U	L	P	P			P	P			P
Utilities	Major utilities		CU	C U	C U	C U	P	P	P	P	CU	P	P	P	P	
	Minor utilities		P	P	P	P	P	P	P	P	P	P	P	P	P	
	Off-site stormwater facility		CU	C U	C U	C U	P	P	P	P	CU	P	P	P	P	
	Transmission Tower (See Sec. 25-771 et seq.)															
COMMERCIAL USES																
Indoor Recreation	All entertainment, except as listed below						C U	C U	C U			P				P
	Bar						C U	C U	P	P	P	P	P			C U
	Clubs and lodges						C U	P	P	P	P	P				C U
	Entertainment, indoor					C U	C U	C U	C U	P	CU	P	P			C U

	Firing, paintball or archery range, indoor							C U	C U	C U	P		P	C U		C U		
	Gymnastics facility, indoor sports academy							P	P	P	P	CU	P			C U		
Office	All offices							P	P	P	P	P	P	P	P	P		
	Building Trades and Contractors, administrative									P	P		P	P	P	P		
Outdoor Recreation	All recreation, except as listed below							C U	C U	C U			P	P		P		
	Circus grounds, winter quarters or training quarters												P	P		P		
	Community recreation facility							P	P	P	P	P	P	P		P		
	Dog or horse track, jai-alai fronton									C U	P		P	P		C U		
	Firing, paintball or archery range, outdoor													P	P	C U	L	
	Golf course, clubhouse, yacht club, tennis club, country club	CU	CU	C U	C U	C U					C U	P		P			P	
Recreational vehicle											P		P			P		

	park/campground															
	Riding academy or public stable	CU							P		P				P	
	Sports academy								P		P				P	
Parking, Commercial	Ground parking					CU	P	P	P	P	P	P	P	P	P	
	Parking structures						CU	CU	CU	P	P	P	P	P	P	
Personal Services	Beauty and barber salons, tanning, florist etc.						P	P	P	P	P	P			P	
Restaurants	All restaurants, except as listed below						P	P	P	P	P	P	P		P	
	Drive-thru (drive-in)						L	L	L	P	P	P	L		P	
Retail Sales and Service	All retail sales and service, except as listed below						P	P	P	P	P	P	L		P	
	Animal hospital, veterinary clinic, animal boarding enclosed						CU	CU	P	P		P			P	P
	Convenience store with gas pumps, gas station						L	L	L	L	L	P	L		L	

	Convenience store without gas pumps						L	L	L	L	L	P	L		L	
	Drive-thru retail sales or service						L	L	L	L	L	P	L		L	
	Kennel, outdoor									L		P	L		L	
	Package store							P	P	P	CU	P	P		C U	
	General repairs (lawn mower, etc.)						L	P	P	L	L	P	P		L	
Self-Service Storage	All self-service storage (mini-storage)							L	L	L		P	P		L	
Transient Accommodations	All transient accommodations, except as listed below					P		C U	P	P	P	P	C U		P	
	Bed and breakfast				C U	P		L	L	L	L	P			C U	
	Hotel, Motel etc.								P	P	P	P	C U		P	
Vehicle Sales and Service	Car wash, full or self-service							L	P	P	CU	P	P		P	
	Truck stop								P	P		P	P		P	
	Vehicle sales, leasing or rental							L	P	P	CU	P	P		P	

	Vehicle service, intensive							C U	C U	P	CU	P	P		P
	Vehicle service, limited							L	P	P	CU	P	P		P
Water-Oriented	Boat livery/marina							P	P	P	CU	P	P		P
	Boat sales not accessory to boat livery							L	C U	P	CU	P	P		P
	Dock, pier or wharf (commercial)								P	P		P	P		C U
INDUSTRIAL USES															
Light Industrial Service	All light industrial service, except as listed below								C U	P		P	P		C U
	Adult Entertainment (See Sec 25-292)												C U		C U
	Crematorium									P		P	C U		C U
	Research laboratory without manufacturing facility							P	P	P		P	P		P
Open Storage	All Open Storage							L	L		P	P		L	
	All warehouse and freight movement,								C U	CU			P		P

Warehouse and Freight Movement	except as listed below															
	Warehouse, storage without flammable liquids								C U	CU		L	P		P	
	Stockpiling									CU			C U		P	
Waste-Related Service	All waste-related services									CU			C U		C U	
	Recycling equipment and facilities									CU			C U		P	
Wholesale Trade	All wholesale trade								P	P		P	P		P	
Heavy Industrial	All heavy industrial									CU			C U		C U	