

8.6.1 SCHEDULE OF ZONING DISTRICT PERMITTED AND CONDITIONAL USES

Type of Use	Zoning District													
P-Permitted use														
C-Conditional use														
	RR	R-1	R-2	R-3	MH-1	OT	MX-1	MX-2	CG-1	CG-2	CR	I-1	I-2	PUD
RESIDENTIAL USES														
Single family dwelling	P	P	P	P		P	P	**	C	C	P			*
Two family dwelling, duplex			P	P			P	**	C	C				*
Multiple family dwelling			P	P			P	**	C	C				*
Accessory dwelling, including garage apartment and guest cottage	P	P	P	P		C	P	**						*
Accessory dwelling unit to a permitted business							C	**	C	C				*
Mobile home dwelling unit					P			**						*
Boarding house						C	C	**	C					*
Foster group home				C		C	C	**	C					*
Home office- Refer to Section 8.7.13	P	P	P	P	P	P	P	**	P	P				*
Home occupation- Refer to Section 8.7.13	C	C	C	C		C	C	**	P	P				*
Bed and breakfast homestay	C	C	C	C		C	C	**						*
Tourist/travel court						C ⁶								
Child care center					C ⁴			**	P	P				*
Family day care home	P	P	P	P	P	P	P	**						*
Assisted living facility- Refer to Section 8.7.19				C		C	C	**	C	C				*
Zero lot line or cluster subdivision- Refer to Section 8.7.17		C	C					**						*
COMMERCIAL USES														
Private club								**	P	P	C			*
Dental laboratory						C	P	**	P	P		P	P	*

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Medical laboratory								**	P	P		P	P	*
Emergency care facility or outpatient clinic							C	**	C	P				*
Financial institutions, including commercial banks and savings and loans (unless an automobile oriented use, then a conditional use)							C	**	P	P		P		*
Corporate offices.								**	P	P		P	P	*
Professional office						C	P	**	P	P		P	P	*
Business office					P ⁷	C	P	**	P	P		P	P	*
Studio for instructions in art, music						C	P	**	P	P		P		*
Package store (unless an automobile-oriented use, then a conditional use)								**	C	P				*
Funeral home, mortuary							P	**	P	P				*
Nursing or extended care facility				C		C	C	**	C	P				*
Pharmacy								**	P	P				*
Retail sales and services (unless an automobile-oriented use, then a conditional use)					P ⁷	C	P	**	P	P				*
Recreation and entertainment establishment, such as bowling alley, miniature golf course, billiard parlor.								**	C	P				*
Fitness center or health spa							C	**	P	P		P		*

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Retail sales of building, home and garden supplies, and like uses (but not including on-site manufacturing of products sold)								**	P	P		P		*
Plant nursery and sales, including incidental sales of garden supplies and equipment.								**	P	P		P		*
Taxi service								**	C	P		P		*
Courier /delivery service								**	C	P		P		*
Veterinary hospitals with boarding of animals in a completely enclosed building								**	P	P		P		*
Kennel								**		C		P	P	*
Restaurant, type A (unless automobile-oriented use, then a conditional use)							P	**	P	P		C		*
Restaurant, type B (unless an automobile-oriented use, then a conditional use)								**	P	P		P		*
Bar, cocktail lounge or saloon								**	C	P				*
Hotel, motel							C	**	C	P				*
Motion picture theater								**		P				*

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Sales, rentals and incidental servicing of new and used automobiles , motorcycles, trucks and tractors, recreational, farm and garden equipment, boats, mobile homes and like uses (but not including salvage yards and junkyards)								**		C		C		*
Sign and paint shop.								**	P	P		P	P	*
Car wash and/or detailing								**		C		P	P	*
Vehicle repair station, type A (entirely within a building)- Refer to section 8.7.14								**		P		P	P	*
Vehicle repair station, type B (entirely within a building)- Refer to section 8.7.14								**				P	P	*
Business warehouse								**	C	C		P	P	*
Sales of automotive parts and equipment entirely within a building, including installation								**	C	P		P		*
Data Processing.							P	**	P	P		P	P	*
INDUSTRIAL USES														
Craft industry							P	**	P	P		P		*
Light industry							P	**	P	P		P		*
Medium industry								**	C	C		P	P	*
Heavy industry								**				C	C	*
Laboratories, research and/or testing.								**	C	P		P	P	*
Laundries and linen services, not including laundromat.								**				P	P	*

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Wholesale building materials storage and sales.								**				P	P	*
Contractor's shop, storage and equipment yard								**		C		P	P	*
Distribution and storage facilities, including wholesalers, storage warehouses, trucking terminals, and the like.								**				P	P	*
Distribution centers.								**	C	C		P	P	*
Essential services.	P	P	P	P	P	P	P	**	P	P		P	P	*
Helipads.								**		C		P	P	*
Mini-warehouses								**	C	C		P	P	*
Research and technology uses.								**	C	C		P	P	*
Moving and storage companies.								**	C	C		P	P	*
Printing and publishing and related facilities								**	C	C		P	P	*

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Truck or freight transfer terminals.								**				C	P	*
Truck, automobile, boat, mobile recreational vehicle and shelter, motorcycle and trailer storage.								**		C		P	P	*
Warehouses.								**				P	P	*
Utilities substations, sewage treatment plants, water storage facilities and the like.		C	C	C	C	C	C	**	C	C		C	C	*
Outdoor storage								**				C	C	*
Excavation of mineral resources								**					C	*
Communication tower and antennas (refer to Section 8.7.20 of this Chapter.)								**				C	C	*
Pest exterminators.								**	C	P		P	P	*
Pain management clinics- Refer to section 8.8												P	P	
Internet cafes- Refer to Section 8.7.18													P	
Recovered materials processing facility-														*
INSTITUTIONAL USES														

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Parks and recreation areas accessory to residential developments.	P	P	P	P	P	P	P	**						*
Publicly owned parks and recreation area	P	P	P	P	P		P	**	P	P				*
Houses of worship		C	C	C	C ⁴	C	C	**	P	P				*
Hospital								**		C				*
Cemeteries	C	C	C	C				**		C				*
Emergency Services		C	C	C	C ⁴	C	P	**	P	P		P	P	*
Government building, community center and library	C	C	C	C	C ⁴	C	C	**	C	C				*
Public school	P ³	P ³	P ³	P ³	P ³	P ³	P ³	**	P	P				*
Private school		C	C	C	C ⁴	C	C	**	C	P				*
AGRICULTURAL USES														
Hobby breeding	P							**						
Raising of crops and keeping of animals accessory to a single-family	P							**						
Riding stable (minimum parcel size requirement of 2 1/2 acres)	C							**						
* Refer to the PUD district and supplemental regulations of section of Chapter 8.														
** Approval of permitted uses is subject to PUD rezoning, except that existing development shall not be subject to PUD rezoning and the permitted conditional uses on existing developed parcels shall comply with said uses allowed in the CG-1 zoning district.														
Notes:														
1. Uses not listed are prohibited. The DSD may permit a prohibited use if the DSD determines that said use is similar to the zoning district's permitted uses.														

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2. Conditional uses are subject to review and approval under chapter 3 of this code and shall also demonstrate compliance with Chapter 3, Section 3.7.4.															
3. Public schools shall be permitted in residential zoning districts upon approval of a planned unit development rezoning.															
4. Child care centers, houses of worship and other conditional uses shall be allowed in MH-1 common area buildings only.															
5. Outdoor storage and display that is accessory to a permitted used in the commercial and light industrial zoning districts shall be considered for approval as a conditional use and comply with the following:															
	a. Located at least 10 feet from the front line.														
	b. Located at least 5 feet from the side and rear lot lines.														
	c. Street frontage landscaping including the type, amount and location of plant material shall be approved by the Planning Commission.														
	d. Side and rear yards that abut residential property shall be buffered with plant material and/or solid barriers approved by the Planning Commission.														
6. The provisions of section 8.6.8 and section 8.7.1 shall apply. Any conditional use granted from a tourist/travel court must include a limitation of guest stays, not to exceed 90 days.															
7. Permitted commercial uses in MH-1 shall be ancillary to the operation of the mobile home park.															