

17.08.030D. Key to the District Land Use Table. The following notations are utilized in the district land use table in conjunction with the zoning districts established by this title and the land uses associated with those districts. Lack of one of the following notations in a cell of the district land use table indicates that the specific land use category is not permitted within that corresponding zoning district.

P—Permitted by right

PC—Permitted subject to specific conditions (Chapter 17.16, Article II)

SE—Permitted by special exception (Chapter 17.16, Article III)

A—Permitted as accessory to a principal uses (Chapter 17.16, Article IV)

O—Permitted only within an overlay district

ZONING DISTRICT LAND USE TABLE																																		
	AG	Residential					SP	Mixed Use				Office					Commercial				Downtown (DTC)				Shopping Center			Industrial						
	AG and AR2a	RS80 through RS3.75-A	R80 through R6-A	RM2 through RM20-A-NS	RM40 through RM100-A-NS	MHP	SP**	MUN, MUN-NS, MUN-A and MUN-A-NS	MUL, MUL-NS, MUL-A and MUL-A-NS	MUG, MUG-NS, MUG-A and MUG-A-NS	MUI, MUI-NS, MUI-A and MUI-A-NS	ON	OL	OG and OG-NS	OR20 through OR40-A-NS	ORI, ORI-NS, ORI-A and ORI-A-NS	CN, CN-NS, CN-A and CN-A-NS	CL, CL-NS, CL-A and CL-A-NS	CS, CS-NS, CS-A and CS-A-NS	CA and CA-NS	CF and CF-NS	North	South	West	Central	SCN and SCN-NS	SCC and SCC-NS	SCR and SCR-NS	IWD	IR	IG			
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* Refer to Chapter 17.16 for standards																																		
Residential Uses:																																		
Single-family	P	P	P	P	P			P	P	P	P	P			PC	P	P	PC	PC	PC	PC	P	P	P	P	PC	PC							
Two-family	PC		PC	P	P			P	P	P	P			PC	P	P	PC	PC	PC	PC	PC	P	P	P	P	PC	PC							
Multi-family				P	P			P	P	P	P			PC	P	P	PC	PC	PC	PC	P	P	P	P	P	PC	PC	P	SE	SE	SE			
Elderly housing				P	P			P	P	P	P			PC	P	P	PC	PC	PC	PC	P	P	P	P	P									
Mobile home dwelling	P					PC																												
Accessory apartment	A	A	A																			P	P	P	P									
Accessory dwelling, detached			PC	PC	PC									PC	PC																			
Boarding house				P	P			P	P	P	P				P	P					P	P	P	P	P									
Consignment sale	PC	PC	PC	PC	PC	PC		P	P	P	P				P	P					P	P	P	P	P		P							
Domesticated hens	P	A	A																															
Garage sale	A	A	A	A	A	A		A	A	A	A				A	A					A	A	A	A	A			A						
Historic bed and breakfast homestay	O	O	O	O	O	O		O	O	O	O	O	O	O	O	O	O	O	O	O	O	P	P	P	P	O	O	O	O	O	O	O	O	O
Historic home events	SE	SE	SE	SE	SE	SE		P	P	P	P	SE	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Home occupation	A	A	A	A	A	A		A	A	A	A	A			A	A					A	P	P	P	P			A						

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	AG and AR2a	RS80 through RS3.75-A	R80 through R6-A	RM2 through RM20-A-NS	RM40 through RM100-A-NS	MHP	SP**	MUN, MUN-NS, MUN-A and MUN-A-NS	MUL, MUL-NS, MUL-A and MUL-A-NS	MUG, MUG-NS, MUG-A and MUG-A-NS	MUI, MUI-NS, MUI-A and MUI-A-NS	ON	OL	OG and OG-NS	OR20 through OR40-A-NS	ORI, ORI-NS, ORI-A and ORI-A-NS	CN, CN-NS, CN-A and CN-A-NS	CL, CL-NS, CL-A and CL-A-NS	CS, CS-NS, CS-A and CS-A-NS	CA and CA-NS	CF and CF-NS	North	South	West	Central	SCN and SCN-NS	SCC and SCC-NS	SCR and SCR-NS	IWD	IR	IG	
Key: P-Permitted PC-Permitted w/conditions* SE-Special exception* A-Accessory* O-Overlay * Refer to Chapter 17.16 for standards																																
Rural bed and breakfast homestay	SE																															
Security residence											PC	PC	PC			PC	PC	PC	PC	PC					PC	PC	PC	PC	PC	PC	PC	
Short term rental property (STRP)—Owner occupied	A	A	A	A^	A^	A		A^	A^	A^	A		A^	A^	A^	A^	A^	A^	A^	A^	A	A	A	A	A^	A^	^	A	A	A		
Institutional Uses:																																
Correctional facility	SE																			P	P	P	P	P						P		
Cultural center	SE	SE	SE	SE	SE	SE		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SE	SE
Day care center (Up to 75)	SE	SE	SE	SE	SE	SE		PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	P	P	P	P	PC	PC	PC	PC	PC	PC		
Day care center (Over 75)	SE*	SE*	SE*	SE	SE	SE		PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	P	P	P	P	PC	PC	PC	PC	PC	PC		
Day care home—Large	SE	SE	SE	SE	SE	SE		PC	PC	PC	PC			PC	PC					PC	P	P	P	P								
Day care home—Small	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC			PC	PC					PC	P	P	P	P								
Day care—Parent’s day out	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
*Day care centers (over 75) as special exception uses in the AG, AR2a, RS80 through RS3.75 and R80 through R6 shall expire and are expressly repealed and shall no longer be in force and effect from and after July 1, 1999																																
School day care	A	A	A	A	A	A		A	A	A	A		A	A	P	P	A	A	A		P	P	P	P								
Monastery or convent	A			P	P			P	P	P	P		A	A	P	P	A	A	A		P	P	P	P								
Orphanage	P			P	P			P	P	P	P				P	P					P	P	P	P								
Religious institution	P	SE	SE	SE	SE	SE		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	
Educational Uses:																																
Business school									P	P	P		P	P	P	P		P	P	P	P	P	P				P	P	P			

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College or university									P	P			P	P	P						P	P	P	P	P							
Community education	PC	PC	PC	PC	PC	PC		P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Dormitory				P	P			P	P	P				P	P						P	P	P	P	P							
Fraternity/sorority house					P					P				P	P						P	P	P	P	P							
Personal instruction								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Vocational school									PC	P	P		P	P	P		P	P	PC	P	P	P	P	P			PC	P	P			
Office Uses:																																
Alternative financial services								PC	PC	PC	PC		PC	PC	PC	PC		PC	PC	PC	PC					PC	PC	PC	PC			
Financial institution								PC	P	P	P	PC	P	P	P	P	PC	P	P	P	P	P	P	P	P	P	P	P	P			
General office								PC	P	P	P	PC	P	P	P	P	PC	P	P	P	P	P	P	P	PC	P	P	P	P	P	PC	
Leasing/sales office	A	A	A	A	A	A		P	P	P	P	PC	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Medical Uses:																																
Animal hospital																														P	P	
Assisted-care living	P			P	P			P	P	P	P		P	P	P		P	P		P	P	P	P	P								
Hospice	P			P	P			P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P								
Hospital										P	P			P				P		P	P	P	P	P								
Medical appliance sales								P	P	P	P		A	A	A	P		P	P		P	P	P	P	P	P	P	P	P			
Medical office								PC	P	P	P	PC	P	P	P	P	PC	P	P		P	P	P	P	P	P	P	P				

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Audio/video tape transfer								P	P	P	P		P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Communications hut	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Multi-media production								P	P	P	P		P	P	P			P	P	P	P	P	P	P				P	P	P	P		
Printing and publishing								PC	P	P	P		P	P	P	PC	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Radio/TV studio										P	P		P	P	P			P	P	P	P	P	P	P				P	P	P	P		
Satellite dish	A	A	A	A	A	A		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Telecommunication facility	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Industrial Uses:																																	
Artisan distillery																			PC	P	P	P	P	P				P	P	P	P		
Asphalt plant																															PC	PC	
Building contractor supply																		PC		P	PC	PC	PC					P	P	P	P	P	
Compressor station																												P	P	P	P	P	
Concrete plant																																PC	PC
Distributive business/wholesale									PC	PC	PC							PC		P	PC	PC	PC					P	P	P	P	P	
Fuel storage	A										A		A	A				A	A	A	A	A	A				A	A	A	A	P	P	
Heavy equipment, sales and service																												P	P	P	P	P	
Hazardous operation																																SE	SE
Manufacturing, artisan									PC	PC	PC							PC		PC	PC	PC	PC					PC	PC	PC	PC	PC	

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Manufacturing, heavy																															P	
Manufacturing, medium																														PC	PC	
Manufacturing, light																		PC		P	PC	PC	PC						P	P	P	
Microbrewery																				P	P	P	P	P					P	P	P	
Research service															P				P	P	P	P	P						P	P	P	
Scrap operation																															P	
Tank farm																														PC	PC	P
Tasting room																														A	A	A
Warehouse										PC	PC	PC							PC		P	PC	PC	PC					P	P	P	
Transportation Uses:																																
Airport, medium or large commercial service	PC																		PC											PC	PC	PC
Airport/heliport	SE																													SE	SE	
Boat dock (commercial)										P	P									P	P	P	P						P	P	P	
Bus station/landport	SE													SE						P	SE	P	P	P					SE	SE	SE	
Bus transfer station	SE	SE	SE	SE	SE	SE		SE	SE	P	P	SE	SE	P	SE	P	P	P	P	P	P	P	P	P	SE	P	P	P	P	P	P	
Commuter rail	SE	SE	SE	SE	SE	SE		SE	SE	SE	P	SE	SE	P	SE	P	SE	SE	P	P	P	P	P	P	SE	P	P	P	P	P	P	
Helistop										SE	SE								SE		SE	SE	SE	SE					SE	SE	SE	
Motor Freight																														P	P	P

****Land uses shall be as specifically listed in the site specific SP ordinance.**

^ Short Term Rental Property—Owner Occupied and Short Term Rental Property—Not Owner Occupied uses shall be prohibited from NS Districts.

[1] Club is only permitted in ORI-A, not ORI.

(Ord. BL2022-1216 § 1, 2022; Ord. BL2022-1073 § 2, 2022; Ord. BL2021-721 § 1(Exh. A), 2021; Ord. BL2019-111 § 1(Exh. A, §§ 5, 6), 2020; Ord. BL2019-32 § 2, 2019; Ord. BL2019-1633 § 1, 2019, eff. 1-1-2022; Ord. BL2018-1457 § 1, 2019; Ord. BL2017-899 § 2, 2017; Ord. BL2017-608 §§ 2—4, 2018; Ord. BL2017-799 §§ 1, 2, 2017; Ord. BL2016-415 § 2, 2016; Ord. BL2016-327 § 1, 2016; Ord. BL2016-267 §§ 1, 2, 2016; Ord. BL2016-132 §§ 3, 4, 2016; Amdt. 1 to Ord. BL2016-117 § 3, 2016; Ord. BL2016-117 § 3, 2016; Ord. BL2015-14 § 2, 2015; Ord. BL2015-13 § 1, 2015; Ord. BL2015-1210 § 2, 2015; Ord. BL2015-1153 §§ 3, 11, 2015; Ord. BL2015-1121 §§ 2, 7, 9, 12, 15, 17, 19, 2015; Ord. BL2015-1099 § 2, 2015; Ord. BL2015-1098 §§ 2, 3, 2015; Ord. BL20151036 § 1, 2015; Ord. BL2014-909 § 2, 2015; Ord. BL2014-908 § 2, 2014; Ord. BL2014-747 § 2, 2014; Ord. BL2014-740 § 2, 2014; Ord. BL2014-739 § 2, 2014; Ord. BL2014-651 § 2, 2014; Ord. BL2013-418 §§ 1—7, 2013; Ord. BL2013-394 § 1, 2013; Ord. BL2012-312 § 1, 2012; Ord. BL2012-249 § 2, 2012; Ord. BL2012-204 § 2, 2012; Ord. BL2012-182 § 2, 2012; Amdt. 1 to Ord. BL2012158 § 2, 2012; Ord. BL2012-158 § 2, 2012; Ord. BL2012-117 § 1, 2012; Ord. BL2011-47 § 3, 2012; Ord. BL2011-900 § 2, 2011; Ord. BL2011-898 § 6, 2011; Ord. BL2010-782 § 1, 2010; Ord. BL2010-745 § 1, 2010; Ord. BL2010-647 § 1, 2010; Ord. BL2010-635 § 2, 2010; Ord. BL2009-586 § 1(Exh. A, §§ 8, 9), 2010; Ord. BL2009-537 § 2, 2009; Ord. BL2009-479 § 2, 2009; Ord. BL2009477 § 2, 2009; Amdt. 1 to Ord. BL2008-299 § 2, 2008; Ord. BL2008-299 § 2, 2008; Amdt. 1 to Ord. BL2008-169 § 2, 2008; Ord. BL2008-169 § 2, 2008; Ord. BL2008-243 § 1, 2008; Ord. BL2008282 § 2, 2008; Ord. BL2008-202 § 1, 2008; Ord. BL2008-167 § 2, 2008; Ord. BL2008-150 § 1, 2008; Ord. BL2006-1260 § 1, 2007; Ord. BL2006-1283 § 2, 2007; Ord. BL2006-973 § 2, 2006; Ord. BL2006-972 § 2, 2006; Ord. BL2005-762 § 3, 2005; Ord. BL2005-704 § 1, 2005; Ord. BL2005-630 § 2, 2005; Ord. BL2004-492 § 1, 2005; Ord. BL2004-233 § 2, 2004; Ord. BL2004-220 § 1 (part), 2004; Ord. BL2004-156 § 1 (part), 2004; Ord. BL2003-92 § 1, 2004; Ord. BL2002-1226 § 1 (part), 2003; Ord. BL2002-1011§ 1 (part), 2002; Ord. BL2001-674 § 1 (part), 2001; Ord. BL2000-319 § 1, 2000; Ord. BL2000-242 § 1 (part), 2000; Ord. BL2000-241 § 1, 2000; Ord. BL2000-203 § 1,2000; Ord. BL2000-171 § 1, 2000; Ord. BL99-117 § 1 (part), 2000; Amdt. 1 (part) with Ord. 99-1644 § 1 (part), 1999; Ord. 99-1642 § 1 (part), 1999; Ord. 99-1616 § 1 (part), 1999; Amdts. 1 and 2 to Ord. 98-1321 § 1 (part), 8/7/98; Ord. 98-1268 § 1 (part), 1998; Ord. 98-1267 § 1, 1998; § 2(1) of Amdt. 1 with Ord. 96-555 § 2.3, 1997)