

72-40.1. Explanation of Use Table.

- A. General. Table 72-40.2, Use Table, lists use types by base zoning district and indicates whether they are allowed by right, allowed with a use permit, or prohibited. The Use Table also includes references to any additional requirements or regulations applicable to the specific use type. References to additional requirements or regulations may not be all-inclusive.
- B. Organization of uses. The Use Table and § 72-83, Use classifications, categories, and use types, together, provide a systematic basis for determining whether a particular land use is allowed in a particular zoning district.
 - (1) Use classifications. The use classifications identify broad general classifications of uses and include residential uses, institutional uses, commercial uses, and industrial uses. Use classifications are further categorized into a series of general use categories and specific use types.
 - (2) Use categories. The use categories describe the major subgroups of the respective use classifications and are based on common physical characteristics or functions, such as the type and amount of activity, the types of customers or residents, the manner in which goods or services are sold or delivered, and site conditions. For example, the residential use classification is divided into the household living and group living use categories. Use categories are further divided into a series of individual use types.
 - (3) Use types. The specific use types are included in the respective use category. They identify the specific principal uses that are considered to fall within characteristics identified in the use category. For example, duplex dwellings, live/work dwellings, single-family detached dwellings, and single-family attached dwellings are use types in the household living use category.
- C. Uses allowed by right.
 - (1) A "P" in a cell of Table 72-40.2, Use Table, indicates that the corresponding use category or use type is permitted in the corresponding base zoning district by right, subject to compliance with any applicable use-specific standards referenced in the final column of the use table and issuance of a zoning permit (if applicable). Uses requiring a zoning permit are subject to all other applicable regulations of this

chapter, including those set forth in Article 72-5, Development Standards.

- (2) In some instances, uses typically allowed by right may be required to obtain special use permit approval if located within an overlay zoning district. Applicants should be aware of all overlay zoning district requirements applicable to a particular use or lot.
- D. Uses requiring a special use permit. An "S" in a cell of Table 72-40.2, Use Table, indicates that the corresponding use category or use type is allowed in the corresponding base zoning district only upon approval of a special use permit, in accordance with § 72-22.6, Special use permits, and any applicable use-specific standards referenced in the final column of the use table. Uses subject to a special use permit are also subject to all other applicable regulations of this chapter, including those set forth in Article 72-5, Development Standards.
- E. Prohibited uses. A cell which contains neither an "S" nor a "P" indicates that the specified use type is prohibited in the corresponding zoning district.
- F. Use-specific standards. When a particular use type is permitted in a zoning district, there may be additional regulations that are applicable to the use type. The existence of these use-specific standards is noted through a section reference in the last column of the use table titled "Additional Requirements." References refer to provisions found in § 72-41, Principal use standards. These standards apply to the corresponding use regardless of the base zoning district where it is proposed, unless otherwise specified.
- G. Use restricted or prohibited by Overlay Zoning District. Regardless of whether the summary use table identifies a particular use type as permitted by right or allowed by special use permit, the use type may be further restricted or prohibited in accordance with applicable overlay zoning district provisions in Article 72-3, Zoning Districts, or with provisions in this chapter.

72-40.2. Use Table. [Amended 1-28-2014 by Ord. No. 14-01; 2-11-2014 by Ord. No. 14-07; 8-11-2015 by Ord. No. 15-19; 10-27-2015 by Ord. No. 15-25; 1-10-2017 by Ord. No. 16-29; 10-24-2017 by Ord. No. 17-27]

Table 72-40.2: Use Table

Table 72-40.2: Use Table		"P" = Permitted: Allowed by-right "S" = Special Use Permit Required "blank cell(•)" = Use is Prohibited																	
		Base Zoning District [Overlay Districts May Further Limit Allowable Uses]																	
Use Category	Use Type	Residential Districts						Nonresidential and Mixed-Use Districts						Planned Development Districts				Additional Requirements	
		R-2	R-4	R-8	R-12	R-16	R-30	R-MH	C-T	C-D	C-SC	C-H	I-1	I-2	PD-R	PD-C	PD-MU		PD-MC
RESIDENTIAL USE																			
Household Living	Dwelling, Duplex	•	•	P	P	P	P	•	P	P	•	•	•	•	P	S	P	•	§ 72-41.1B
	Dwelling, Live/Work	•	•	•	•	•	S	•	P	P	S	•	•	•	P	P	P	P	§ 72-41.1C
	Dwelling, Mobile Home	•	•	•	•	•	•	P	•	•	•	•	•	•	•	•	•	•	§ 72-41.1D
	Dwelling, Multifamily	•	•	S	P	P	P	•	•	P	P	P	•	•	P	P	P	P	§ 72-41.1E
	Dwelling, Single-Family Attached	•	•	P	P	P	P	•	P	P	P	P	•	•	P	S	P	P	§ 72-41.1F
	Dwelling, Single-Family Detached	P	P	P	•	•	•	•	P	P	•	•	•	•	P	S	P	P	§ 72-41.1G
	Dwelling, Upper Story (over nonresidential)	•	•	•	•	•	S	•	P	P	P	P	•	•	P	P	P	P	§ 72-41.1H

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Group Living	Convent or Monastery	•	•	•	•	•	•	•	•	•	•	•	•	•	P	•	•	•	§ 72-41.1A
	Dormitory	•	•	S	S	S	S	•	•	•	•	S	•	•	•	•	P	S	
	Fraternity or Sorority	•	•	S	S	S	S	•	•	•	•	S	•	•	•	•	P	•	
	Group Home	P	P	P	P	P	P	•	P	P	•	•	•	•	P	•	P	P	
	Institutional Housing	•	•	•	•	•	•	•	S	•	•	•	S	S	S	•	P	P	
INSTITUTIONAL USES																			
Community Services	Art Center and Related Facilities	•	•	•	•	•	•	•	S	P	•	•	•	•	•	•	•	•	
	Community Center	•	S	S	P	P	P	•	•	•	•	•	•	•	P	•	P	•	
	Cultural Facility	•	•	S	S	S	S	•	P	P	P	P	•	•	•	P	P	•	
	Library	S	S	S	P	P	P	S	P	P	P	P	•	•	•	P	P	•	
	Museum	S	S	S	S	S	S	S	P	P	P	P	•	•	•	P	P	•	
	Museum	S	S	S	S	S	S	S	P	P	P	P	•	•	•	P	P	•	

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		R-2	R-4	R-8	R-12	R-16	R-30	R-MH	C-T	C-D	C-SC	C-H	I-1	I-2	PD-R	PD-C	PD-MU		PD-MC
Day Care	Social Service Delivery								SP	SP	SP	SP	SP	SP		SP	SP	SP	
	Adult Day-Care Center	•	•	•	•	•	•	S	S	S	•	•	•	S	•	P	P		
	Child-Care Center	S	S	S	P	P	P	S	S	P	P	P	•	•	P	P	P	P	§ 72-41.2B
	Family Day Home (1-5 Children)	P	P	P	P	P	P	•	P	P	•	•	•	•	P	•	•	•	
Educational Facilities	Family Day Home (6-12 Children)	S	S	S	S	S	S	•	S	S	•	•	•	•	S	•	•	•	
	College or University	•	S	S	S	S	S	S	S	S	P	P	P	•	•	P	P	P	
	School, Elementary	S	S	S	S	S	S	S	P	P	P	•	•	•	P	P	P	S	§ 72-41.2E
	School, Middle	S	S	S	S	S	S	S	P	P	P	•	•	•	P	S	P	S	§ 72-41.2E
	School, High	S	S	S	S	S	S	S	P	P	S	•	•	•	S	S	S	•	§ 72-41.2E
	Vocational or Trade School	•	•	•	•	•	•	•	S	•	P	P	P	P	•	P	S	P	

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		R-2	R-4	R-8	R-12	R-16	R-30	R-MH	C-T	C-D	C-SC	C-H	I-1	I-2	PD-R	PD-C	PD-MU	PD-MC	
Governmental Facilities	Courthouse	•	•	•	•	•	•	•	•	P	•	•	•	•	•	•	•	•	
	Governmental Facility	•	•	•	•	•	•	•	S	P	•	P	P	P	•	•	P	S	
	Governmental Office	•	S	S	P	P	P	•	S	P	•	•	P	P	P	P	P	P	
	Post Office	•	S	S	S	S	S	S	S	P	P	P	•	•	S	P	P	•	
Health Care Facilities	Hospital	•	•	•	•	•	•	S	S	•	S	S	•	•	•	P	•	P	§ 72-41.2D
	Medical Laboratory	•	•	•	•	•	•	•	•	•	•	S	P	•	•	P	P	P	
	Medical Treatment Facility	•	•	•	•	•	•	•	S	P	•	P	•	•	•	P	P	P	

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Institutions	Assisted Living Facility	•	•	S	S	P	P	•	S	•	•	•	•	•	P	S	P	P	
	Auditorium, Conference, and Convention Center	•	•	•	•	•	S	•	S	S	S	P	P	•	•	P	P	P	§ 72-41.2A
	Club or Lodge	•	•	•	•	•	S	•	S	P	P	P	•	•	•	P	P	•	
	Continuing Care Retirement Community	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	P	•	
	Nursing Home	•	•	S	S	P	P	S	•	•	•	•	•	•	S	•	P	P	
	Religious Institution	S	S	S	S	S	S	S	P	P	P	P	P	•	P	P	P	P	
Parks and Open Areas	Cemetery, Columbarium, Mausoleum	S	S	S	S	S	S	S	•	S	•	•	•	•	•	•	•	•	
	Arboretum or Garden	P	P	P	P	P	P	•	P	P	P	•	•	•	P	P	P	P	
	Community Garden/Gardening, Noncommercial	P	P	P	P	P	P	•	P	P	•	P	•	•	P	•	P	•	

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Public Safety	Community Garden/Gardening, Commercial	•	•	•	•	•	•	•	P	P	•	P	P	P	P	•	P	•	
	Park, Playground, or Plaza	S	P	P	P	P	P	S	P	P	P	•	•	•	P	P	P	P	
	Swimming Pool (public or private)	S	S	S	P	P	P	S	P	•	S	•	•	•	P	•	P	P	
	Fire/EMS Station	•	•	S	S	P	P	S	S	P	P	P	•	•	•	P	•	P	
	Police Station	•	•	•	•	•	S	•	S	P	P	P	•	•	•	•	•	•	

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Transportation	Airport	•	•	•	•	•	•	•	•	•	•	•	•	•	S	•	•	•	•	
	Airport	•	•	•	•	•	•	•	•	•	•	•	•	•	S	•	•	•	•	
	Heliport	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	P	•	P	§ 72-41.2C
	Passenger Terminal (surface transportation)	•	•	•	•	•	S	•	P	P	•	P	•	P	•	•	P	P	P	P
Utilities	Small Cell Facility, Co-Location	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 66-141 et seq., § 72-41
	Solar Array	•	•	•	•	•	S	•	S	S	P	P	P	P	•	S	P	P	P	§ 72-41.2F
	Telecommunication Facility, Structure	•	•	•	•	•	S	•	P	P	P	P	P	P	•	S	P	P	P	
	Telecommunication Facility, Co-Location	•	•	•	•	•	S	•	P	P	P	P	P	P	•	S	P	P	P	

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		R-2	R-4	R-8	R-12	R-16	R-30	R-MH	C-T	C-D	C-SC	C-H	I-1	I-2	PD-R		PD-C	PD-MU
	Telecommunication Facility, Tower	•	•	•	•	•	•	•	•	•	P/S	•	P/S	•	P/S	•	P/S	§ 72-41.2G
	Utility, Major	•	•	•	•	•	•	•	•	•	•	S	S	•	•	•	•	§ 72-41.2H
	Utility, Minor	S	S	S	S	P	P	•	P	P	P	P	P	P	P	P	P	
COMMERCIAL USES																		
Adult Establishments	All	•	•	•	•	•	•	•	•	•	S	S	•	•	•	•	•	§ 72-41.3A

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		R-2	R-4	R-8	R-12	R-16	R-30	R-MH	C-T	C-D	C-SC	C-H	I-1	I-2		PD-R	PD-C	PD-MU	PD-MC
Agriculture	Agritourism	•	•	•	•	•	•	•	•	•	•	•	S	•	•	•	•		
	Microbrewery	•	•	•	•	•	•	•	S	P	P	P	P	P	•	P	P	•	§ 72-41.3B
Alcoholic Beverage Production	Local Brewery	•	•	•	•	•	•	•	•	S	S	S	S	P	•	S	S	•	§ 72-41.3B
	Local Distillery	•	•	•	•	•	•	•	•	S	S	S	S	P	•	S	S	•	§ 72-41.3B
	Local Winery	•	•	•	•	•	•	•	•	S	S	S	S	P	•	S	S	•	
	Regional Brewery	•	•	•	•	•	•	•	•	•	•	•	•	S	•	S	•	•	
	Regional Winery	•	•	•	•	•	•	•	•	•	•	•	•	S	•	S	•	•	
	Regional Distillery	•	•	•	•	•	•	•	•	•	•	•	S	•	S	•	•		

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		R-2	R-4	R-8	R-12	R-16	R-30	R-MH	C-T	C-D	C-SC	C-H	I-1	I-2	PD-R	PD-C	PD-MU	PD-MC	
Animal Care	Animal Grooming	•	•	•	•	•	•	•	P	P	P	P	•	•	•	P	P	•	§ 72-41.3B
	Animal Shelter/Kennel	•	•	•	•	•	•	•	•	•	S	P	P	P	•	P	P	•	§ 72-41.3B
	Veterinary Clinic	•	•	•	•	•	•	•	P	S	P	P	P	P	•	P	P	•	§ 72-41.3B
Eating Establishments	Bakery	•	•	•	•	•	•	•	P	P	P	P	•	•	•	P	P	•	§ 72-32.1
	Microbrewery	•	•	•	•	•	•	•	S	P	P	P	P	P	•	P	P	•	§ 72-32.1
	Restaurant, Fast-food	•	•	•	•	•	•	•	S	P	P	P	S	•	•	P	S	•	§ 72-32.1
	Restaurant, Indoor and Outdoor Seating	•	S	S	•	•	•	•	P	P	P	P	P	P	P	P	P	P	§§ 72-41.3S; 72-32.1
	Specialty Eating Establishment	•	•	•	•	•	S	•	P	P	P	P	P	•	P	P	P	P	§ 72-32.1

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		R-2	R-4	R-8	R-12	R-16	R-30	R-MH	C-T	C-D	C-SC	C-H	I-1	I-2	PD-R		PD-C	PD-MU	PD-MC
Recreation, Indoor Parking	Business and Professional Services	•	•	•	•	•	•	•	P	P	P	P	P	P	P	P	P	P	
	Medical and Dental	•	S	S	•	•	S	•	P	P	P	P	P	P	P	P	P	P	§ 72-41.3O
	Parking Garage	•	•	•	S	S	•	•	•	P	P	P	P	P	•	P	P	P	§ 72-41.3P
	Parking Lot (commercial)	•	•	S	S	P	P	•	P	P	P	P	P	P	•	P	•	P	
	Fitness Center	•	•	•	•	S	S	•	P	P	P	P	S	P	P	P	P	P	
	Recreation, Indoor	•	•	•	•	•	S	•	•	S	P	S	•	•	•	P	P	•	
	Theater	•	•	•	•	•	•	•	•	P	P	P	S	•	•	P	P	P	

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		R-2	R-4	R-8	R-12	R-16	R-30	R-MH	C-T	C-D	C-SC	C-H	I-1	I-2		PD-R	PD-C	PD-MU	PD-MC
Recreation, Outdoor	Arena or Stadium	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	§ 72-41.3C
	Fairgrounds	•	•	•	•	•	•	•	•	•	•	•	P	•	•	•	•	•	
	Golf Course	•	•	S	S	S	S	S	•	•	S	•	•	•	P	P	P	•	
	Marina	•	•	•	•	•	•	•	•	•	•	•	S	•	•	•	•	•	§ 72-41.3N
	Recreation, Outdoor	•	•	•	•	•	•	•	P	•	P	P	S	•	•	P	P	•	
Retail Sales and Services	Artist Studio	•	•	•	•	•	•	•	P	P	•	•	P	•	•	P	P	•	
	Auction House	•	•	•	•	•	•	•	•	•	•	S	•	•	•	•	•	•	
	Convenience Store (with gasoline sales)	•	•	•	•	•	•	•	•	•	P	P	S	S	•	S	S	•	§ 72-41.3G
	Convenience Store (without gasoline sales)	•	S	S	•	•	S	•	S	P	P	P	P	•	P	•	P	•	§ 72-41.3H

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	Crematorium	•	•	•	•	•	•	•	•	•	•	•	•	P	•	•	•	•	
	Financial Institution	•	•	•	•	•	S	•	P	P	P	P	P	•	P	P	P	P	
	Funeral Home	•	•	•	•	•	S	•	S	S	P	P	•	•	•	•	•	•	§ 72-41.3I
	Gasoline Sales	•	•	•	•	•	•	•	•	S	S	P	S	P	•	•	•	•	§ 72-41.3J
	Grocery Store	•	•	•	•	•	•	•	S	P	P	P	•	•	•	P	P	•	
	Historic Dependency Limited Office/Retail	•	S	S	•	•	•	•	S	S	•	•	•	•	•	•	•	•	§ 72-41.3K
	Laundromat	•	•	•	•	S	S	S	•	S	P	P	•	•	P	•	P	•	
	Lumber/Building Materials	•	•	•	•	•	•	•	•	•	S	S	P	P	•	•	•	•	
	Open-Air Market	•	•	•	•	•	•	•	•	P	•	•	•	•	•	•	•	•	
	Personal Services Establishment	•	S	S	•	•	•	•	P	P	P	P	S	•	P	P	P	S	§ 72-41.3Q
	Pharmacy	•	S	S	•	•	S	•	S	P	P	P	S	•	P	P	P	P	

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Use Category	Use Type	Residential Districts						Nonresidential and Mixed-Use Districts						Planned Development Districts				Additional Requirements		
		R-2	R-4	R-8	R-12	R-16	R-30	R-MH	C-T	C-D	C-SC	C-H	I-1	I-2	PD-R	PD-C	PD-MU		PD-MC	
Seasonal Event	Plant Nursery	•	•	•	•	•	•	•	•	S	P	P	P	•	•	•	•			
	Repair Service Establishment	•	S	S	•	•	•	•	P	P	P	P	P	•	P	P	P	•	§ 72-41.3R	
	Retail Sales Establishment	•	•	•	•	•	S	•	S	P	P	P	•	•	S	P	P	P		
	Shopping Center	•	•	•	•	•	•	•	•	•	P	•	•	•	•	P	S	•	§ 72-41.3T	
	Tattoo/Piercing Establishment	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	•	•	§ 72-41.3V
	All	•	•	•	•	•	•	•	•	P	•	•	•	•	•	P	P	•	§ 72-41.3U	

Table 72-40.2: Use Table		"P" = Permitted: Allowed by-right "S" = Special Use Permit Required "blank cell(•)" = Use is Prohibited																	
		Base Zoning District [Overlay Districts May Further Limit Allowable Uses]																	
Use Category	Use Type	Residential Districts							Nonresidential and Mixed-Use Districts					Planned Development Districts	Additional Requirements				
		R-2	R-4	R-8	R-12	R-16	R-30	R-MH	C-T	C-D	C-SC	C-H	I-1	I-2		PD-R	PD-C	PD-MU	PD-MC
Vehicle Sales and Service	Automotive Sales and Rental	•	•	•	•	•	•	•	•	•	•	P	•	•	•	P	S	•	§ 72-41.3D
	Automotive Service	•	•	•	•	•	•	•	•	•	S	P	P	P	•	S	•	•	§ 72-41.3E
	Automobile Towing and Impoundment	•	•	•	•	•	•	•	•	•	•	•	S	P	•	•	•	•	
	Car Wash	•	•	•	•	•	•	•	•	•	P	P	•	•	•	P	•	•	

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		Base Zoning District [Overlay Districts May Further Limit Allowable Uses]																	
Use Category	Use Type	Residential Districts							Nonresidential and Mixed-Use Districts					Planned Development Districts				Additional Requirements	
		R-2	R-4	R-8	R-12	R-16	R-30	R-MH	C-T	C-D	C-SC	C-H	I-1	I-2	PD-R	PD-C	PD-MU		PD-MC
Visitor Accommodations	Bed-and-Breakfast Inn	S	S	S	•	•	•	•	P	P	•	•	•	•	P	P	P	•	§ 72-41.3F
	Historic Dependency Lodging	•	S	S	•	•	•	•	P	P	•	•	•	•	•	•	•	•	§ 72-41.3L
	Hotel or Motel	•	•	•	•	S	•	•	•	P	P	P	S	•	•	P	P	S	
INDUSTRIAL USES																			
Industrial Services	Commercial Laundry	•	•	•	•	•	•	•	•	•	•	•	S	S	•	S	•	•	§ 72-41.4A
	Contractor Office	•	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	§ 72-41.4A
	Equipment Rental and Sales	•	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	§ 72-41.4B

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Use Category	Use Type	Residential Districts							Nonresidential and Mixed-Use Districts					Planned Development Districts		Additional Requirements			
		R-2	R-4	R-8	R-12	R-16	R-30	R-MH	C-T	C-D	C-SC	C-H	I-1	I-2	PD-R		PD-C	PD-MU	PD-MC
Manufacturing	General Industrial Service/Repair	•	•	•	•	•	•	•	•	•	•	•	P	P	•	S	•	•	§ 72-41.4A
	Research and Development	•	•	•	•	•	•	•	P	P	•	P	P	P	P	P	P	•	§ 72-41.4A
	Abattoir	•	•	•	•	•	•	•	•	•	•	•	•	S	•	•	•	•	
	Manufacturing, Heavy	•	•	•	•	•	•	•	•	•	•	•	•	S	•	•	•	•	§ 71-41.4C
	Manufacturing, Light	•	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	S	
Warehousing and Storage	Bulk Storage	•	•	•	•	•	•	•	•	•	•	•	•	S	•	•	•	•	
	Outdoor Storage	•	•	•	•	•	•	•	•	•	•	•	S	S	•	•	•	•	§ 72-41.4D
	Self-Service Storage	•	•	•	•	•	•	•	•	•	•	S	P	P	•	•	•	•	
	Freight Terminal	•	•	•	•	•	•	•	•	•	•	•	S	P	•	•	•	•	
	Warehouse	•	•	•	•	•	•	•	•	S	•	•	P	P	•	P	•	P	§ 72-41.4F

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Use Category	Use Type	Residential Districts							Nonresidential and Mixed-Use Districts						Planned Development Districts				Additional Requirements
		R-2	R-4	R-8	R-12	R-16	R-30	R-MH	C-T	C-D	C-SC	C-H	I-1	I-2	PD-R	PD-C	PD-MU	PD-MC	
Waste-Related	Incinerator	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Recycling Center	•	•	•	•	•	•	•	•	•	•	•	•	S	•	•	•	•	§ 72-41.4E
Wholesale Sales	Wholesale Sales	•	•	•	•	•	•	•	•	P	•	•	P	P	•	P	•	•	§ 72-41.4G