

**Article 3: Use Regulations**

**3.2: Table of Allowed Uses**

E: Table of Allowed Uses

- (2) If the Zoning Administrator determines that a proposed use falls within an existing use category or use type, written notification shall be sent to the applicant.
- (3) Appeal of the Zoning Administrator’s decision may be made to the Board of Zoning Appeals following the procedures under subsection 5.5C, *Appeal of Administrative Decision*.
- (4) On interpreting an unlisted use or structure as allowed in a zoning district, and finding that the use or structure is likely to be common or would lead to confusion if it remains unlisted, the Zoning Administrator may initiate an application for a text amendment to this Ordinance to list the use or structure in Table 3.1 as a permitted use or special use, as appropriate.

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USE CATEGORY	USE TYPE	Residential					Mixed-Use					Nonresidential/ Special Purpose			USE-SPECIFIC STANDARDS
		R1	R2	R3	R4	R5	MX-1	MX-2	MX-3	MX-4	MX-5	CM	LI	OS	
<b>RESIDENTIAL USES</b>															
Household Living	Dwelling, live/work		S	S	P	P	P	P	P	P	P				3.3A(1)
	Dwelling, multi-unit				P	P	S	P	P	P	P	P	P		3.3A(2)
	Dwelling, single-unit attached	P	P	P	P	P	P	P	S	S	S				3.3A(3)
	Dwelling, single-unit detached	P	P	P	P	P	P	P	P						
	Dwelling, two-unit		P	P	P	P	P	P	P						
	Mixed income development		P	P	P	P	P	P	P	P	P	P	P		3.3A(4)
Group Living	Boarding or rooming house				P	P	S	P	P	P					
	Chapter house				S	P		S							
	Dormitory				P	P		S	P	P	P	P			
	Residential care facility	S	S	S	S	S	S	S	S	S	S	P	P		3.3A(4)
<b>PUBLIC, INSTITUTIONAL, AND CIVIC USES</b>															
Community and Cultural Facilities	Assembly	P	P	P	P	P	P	P	P	P	P	P			3.3B(1)
	Civic building					P	P	P	P	P	P	P	P	P	
	Family support facility					P	P	P	P	P	P				
	Correctional facility											S	S		3.3B(2)

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	Cultural institution						P	P	P	P	P	S			
	Public safety facility	P	P	P	P	P	P	P	P	P	P	P	P	P	
Educational Facilities	College or university					P	S	P	P	P	P	P	P		
	School, public or private	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Vocational, arts, trade, or business					P	S	S	P	P	P	P	P		
Health Care	Clinic					S	S	S	P	P	P	P	P		
	Hospital							S	S	P	P	P	P		
Parks and Open Space	Cemetery	S	S	S	S	S	S							S	
	Golf course														P
	Park and recreation facility	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>COMMERCIAL USES</b>															
Agriculture-Related Uses	Community garden	P	P	P	P	P	P	P	P	P				P	3.3C(6)
	Urban agriculture	S	S	S	P	P	S	S	S	S	S	P	P	P	
Animal-Related Uses	Animal grooming and day care							P	P	P	P	P	P		3.3C(1)
	Kennel								S	S		P	P		3.3C(1)
	Veterinary hospital							S	P	P	S	P	P		3.3C(1)
Day Care	Day care center		S	P	P	P	S	P	P	P	P	P	P		3.3C(6)
	Family day care	P	P	P	P	P	P	P	P	P	P	P	P		3.3C(6)
Entertainment	Entertainment and Recreation, indoor							S	S	P	P	P	P	S	3.3C(8)
	Entertainment and recreation, outdoor									S	S	P	P	P	
	Recreation club, private				S	S	S	S	P	P	P	P	P		
Food and Beverage	Bar							S	S	P	P	P	P		3.3C(10)
	Beverage café						P	P	P	P	P	P	P		3.3C(10)

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	Commercial food preparation establishment							S	P	P	P	P	P		3.3C(10)
	Microbrewery or microdistillery							S	P	P	P	P	P		3.3C(10)
	Nightclub									S	P	P	P		3.3C(10)
	Restaurant ≤1,000 sq ft						S	P	P	P	P	P	P		3.3C(10)
	Restaurant >1,000 sq ft							S	P	P	P	P	P		3.3C(10)
Lodging	Bed and breakfast or inn		S	S	S	P	P	P	P	P	P				3.3C(5)
	Hotel or motel							S	P	P	P	P	P		
Office & Professional Service	Business services and supply					S	S	P	P	P	P	P	P		
	Financial institution							P	P	P	P	P	P		
	Office					S	P	P	P	P	P	P	P		
	Radio or television station						S	P	P	P	P	P	P		
Personal Services	Funeral home						S	S	S	P		P			
	Personal services, general ≤1,000 sq ft						P	P	P	P	P	P	P		
	Personal services, general >1,000 sq ft							P	P	P	P	P	P		
Retail Sales	Food and beverage retail							S	S	S	P	P	P		3.3C(9)
	Greenhouse or plant nursery, commercial							P	S	S		P	P		
	Liquor store							S	S	P	P	P	P		
	Retail, general <1,000 sq ft						P	P	P	P	P	P	P		
	Retail, general 1,000 -15,000 sq ft							P	P	P	P	P	P		
	Retail, general >15,000 sq ft								P	P	P	P	P		
Signs	Off-premise sign											P	P		4.9
Vehicles and Equipment	Automobile rental							S	S	S	S	P	P		3.3C(2)

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	Automobile repair, heavy												S	P		3.3C(2)
	Automobile repair, light								S	S			S	P		
	Automobile sales								S				P	P		3.3C(3)
	Automobile showroom							P	P	P	P		P	P		3.3C(3)
	Automobile storage and impoundment												S	S		
	Car wash								S				P	P		3.3C(4)
	Gasoline fueling station							S	S	S			P	P		3.3C(11)
	Gasoline fueling station with retail and/or restaurant							S	S	S			P	P		3.3C(11)
	Parking lot							S	S	S			P	P		4.4F
	Parking structure							S	S	P	P		P	P		3.3C(12)
<b>INDUSTRIAL USES</b>																
Industrial Services	Contractor yard								S				P	P		3.3D(1)b.12
	Fuel distribution facility													P		3.3D(3)
	Industrial service, general								S				P	P		
	Research and innovation							S	P	P	P		P	P		
Manufacturing and Production	Manufacturing, artisan							P	P	P	P		P	P		3.3D(6)
	Manufacturing, general							S	S	S			P	P		3.3D(7)
Transportation	Motor freight or fleet terminal								S			S	S	P		
	Transportation terminal								S	S	S		P	P		
Utilities and Infrastructure	Antenna or communication tower	P	P	P	P	P	P	P	P	P	P		P	P	P	3.3D(1)
	Utility, major				S	S	S	S	S	S	S		S	S	S	
	Utility, minor	P	P	P	P	P	P	P	P	P	P		P	P	P	
Warehouse and Freight Movement	Oil storage tank													S		3.3D(3)

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	Mini-storage											S	P	
	Storage yard											S	P	
	Warehouse								S	S	S	P	P	
	Wholesale establishment								S	S	S	P	P	
Waste and Salvage	Indoor dismantling facility											S	S	
	Indoor recycling center							S	S	S		P	P	3.3D(4)
	Junk yard												S	3.3D(5)
	Scrap metal processing												S	3.3D(5)
<b>MIXED-USE</b>														
Mixed-Use	Mixed-use development						P	P	P	P	P	P	P	

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**ACCESSORY USES AND STRUCTURES (See general standards in subsection 3.4C.)**

	Accessory dwelling unit	A	A	A	A	A	A	A	A								3.4D(1)
	Accessory animal uses	A	A	A	A	A	A	A	A	A			A	A			3.4D(2)
	Caretaker’s quarters		A	A	A	A	A	A	A	A	A	A	A				3.4D(3)
	Carport, garage, or utility shed	A	A	A	A	A	A	A									
	Drive-through/drop-off window uses												A	A			3.4D(4)
	Electric vehicle charging station				A	A	A	A	A	A	A	A	A	A			3.4D(5)
	Home occupation	A	A	A	A	A	A	A	A	A	A	A	A	A			3.4D(6)
	Outdoor display/sale								A	A			A	A			3.4D(7)
	Outdoor storage, accessory												A	A			3.4D(8)
	Produce stand		A	A	A	A	A	A	A	A	A	A	A	A	A		3.4D(9)
	Retail sale of products directly related to principal industrial use								A	A	A	A	A	A			
	Satellite dish antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A		3.4D(10)
	Solar energy collection system	A	A	A	A	A	A	A	A	A	A	A	A	A	A		3.4D(11)
	Swimming pool	A	A	A	A	A	A	A	A	A	A	A	A	A	A		3.4D(12)
	Wind energy conversion system	A	A	A	A	A	A	A	A	A	A	A	A	A	A		3.4D(13)

**TEMPORARY USES AND STRUCTURES (See general standards in subsection 3.5D.)**

	Special event	T	T	T	T	T	T	T	T	T	T	T	T	T	T		3.5E(3)
	Farmers’ market			T	T	T	T	T	T	T	T	T			T		
	Expansion or replacement facilities		T	T	T	T	T	T	T	T	T	T	T	T	T		3.5E(2)
	Mobile vendor cart						T	T	T	T	T	T	T	T	T		3.5E(4)
	Office and equipment storage					T	T	T	T	T	T	T	T	T			3.5E(1)

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	Produce stand, seasonal			T	T	T	T	T	T						T	

## 3.3 Use-Specific Standards

### A. Residential Uses

(1) **Dwelling, Live/Work**

- a. The nonresidential use shall be operated by a resident of the live/work dwelling. One additional employee may be allowed in the conduct of the profession, occupation, or trade.
- b. The nonresidential use shall not be otherwise prohibited in the permitted zoning district, and shall comply with any applicable use-specific standards of this Ordinance as applicable.
- c. A non-illuminated wall sign no more than two square feet in size and located no higher than the first floor of the building is permitted.
- d. Generally, the residential component shall not be located at the primary street entrance to the building. However, the City Planning Commission may allow the residential component to be located on the primary street entrance to the building, provided that residential uses on that level would be in keeping with the surrounding uses.

(2) **Dwelling, Multi-Unit**

In the MX districts, dwelling units are allowed on the ground floor provided they comply with the standards in subsection 4.6D(2), *Ground-Floor Residential Units*.

(3) **Dwelling, Single-Unit Attached**

- a. Each individual dwelling unit shall have legal means of access to a right-of-way.
- b. Minimum side yard setback requirements shall apply to end units only.
- c. All single-unit attached dwellings in a single grouping of attached dwellings must maintain the same front setback, with a deviation up to two (2) feet allowed.

(4) **Mixed Income Development**

- a. Mixed income development requirements by zoning district as described in Article 2: Zoning Districts are: