

ARTICLE 4: USE REGULATIONS

Sec. 17-4.1 Organization of this Article

Article 4, Use Regulations, is organized into three sections.

- (a) Sec. 17-4.2, Principal Uses, sets out which land uses are allowed as principal uses of a parcel, where they are allowed, what type of permit or review is required to establish them, and any special standards applicable to particular principal uses.
- (b) Sec. 17-4.3, Accessory Uses and Structures, identifies a number of land uses and structures commonly allowed as accessory to principal uses and sets out where they are allowed, what type of permit or review is required to establish them, general standards applicable to all accessory uses and structures, and any special standards applicable to particular accessory uses and structures.
- (c) Sec. 17-4.4, Temporary Uses and Structures, sets out which land uses or structures are allowed on a temporary basis, whether a Temporary Use Permit is required to establish them, general standards applicable to all temporary uses and structures, and any special standards applicable to particular temporary uses and structures.

Sec. 17-4.2 Principal Uses

(a) General

(1) Organization of this Section

The use table in Sec. 17-4.2(b), Principal Use Table, list principal uses and indicates whether they are allowed by right, allowed subject to use-specific standards, allowed as a special exception, or prohibited within each base district. The use table includes a reference to any use-specific standards applicable to the specific use, which are found in Sec. 17-4.2(c), Standards for Specific Principal Uses. Uses that are permitted or prohibited in planned development districts or specific overlay districts are identified in Article 3: Zoning Districts.

(b) Principal Use Table

(1) Organization of Principal Uses

The principal use table organizes allowable uses by use classifications, use categories, and use types. The use table and Sec. 17-9.3, Use Classification and Interpretation, together provide a systematic basis for identifying and consolidating uses, for distinguishing unidentified uses to determine whether a particular use is allowable in a particular zoning district, and in addressing future use additions to the use table.

a. Use Classifications

The use classifications identify broad general classifications of land use and include residential uses; public, civic, and institutional uses; commercial uses; agricultural uses; and industrial uses. Use classifications are further

broken down into a series of general “use categories” and specific “use types.”

b. Use Categories

The use categories describe the major sub-groups of the respective use classifications, and are based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how 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 broken down into a series of individual use types.

c. 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, live-work dwellings, single-family detached dwellings, townhouse dwellings; two-family dwellings; multifamily dwellings; mixed-use dwellings; and mobile home parks are use types in the Household Living use category.

(2) Abbreviations in Use Table Cells

a. Permitted Uses

A “P” in a cell of the principal use table indicates that the corresponding use category or use type is allowed by right in the corresponding base zoning district. Permitted uses are subject to all other applicable regulations of this Ordinance, including, but not limited to, those set forth in Article 3: Zoning Districts, Article 5: Development Standards, and Article 6: Land Development (Subdivision) Standards.

b. Conditional Uses

A “C” in a cell of the principal use table indicates that the corresponding use category or use type is allowed in the corresponding base zoning district on the condition that it complies with the use-specific standards referenced in the final column of the use table. References in the last column of the use table titled “Standards for Specific Principal Uses” refer to Sec. 17-4.2(c), Standards for Specific Principal Uses.

c. Special Exception Uses

An “S” in a cell of the principal 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 Exception Permit in accordance with Sec. 17-2.5(e), Special Exception Permit, and subject to any use-specific standards referenced in the final column of the use table. Uses requiring a Special Exception Permit are subject to all other applicable regulations of this Ordinance, including, but not limited to, those set forth in Article 3: Zoning

Districts, Article 5: Development Standards, and Article 6: Land Development (Subdivision) Standards.

d. Prohibited Uses

A blank cell in the principal use table indicates that the use type is prohibited in the corresponding zoning district.

(3) Unlisted Uses

The Zoning Administrator shall determine whether or not an unlisted use is part of an existing use category or use type as defined in Sec. 17-9.3, Use Classification and Interpretation, or is substantially similar to an already defined use type, using the standards in Sec. 17-9.3(b), Interpretation of Unlisted Uses.

(4) Principal Use Table for Base Zoning Districts

TABLE 17-4.2(B)(4): PRINCIPAL USE TABLE FOR BASE ZONING DISTRICTS																												
P = PERMITTED BY RIGHT C = ALLOWED CONDITIONAL S = ALLOWED AS SPECIAL EXCEPTION BLANK CELL = PROHIBITED																												
Principal Use Category	Principal Use Type	Residential Districts									Mixed-Use, Activity Center, and Corridor Districts								Institutional and Campus Districts				Industrial Districts			Use-Specific Standards		
		T/C	LL-R	RSF-1	RSF-2	RSF-3	RD	RD-MV	RM-1	RM-2	MU-1	MU-2	NAC	CAC	RAC	O-I	DAC	GC	MC	INS-GEN	INS-U/M	INS-ZOO	INS-T/U	LI	HI		EC	
RESIDENTIAL USES																												
Household Living Uses	Cottage neighborhood development			P	P	P	P	P	P	P	P																	Sec. 17-4.2(c)(1)a.1
	Dwelling, live-work								C	C	C	C	C	C	C	C		C										Sec. 17-4.2(c)(1)a.2
	Dwelling, mixed-use										P	P	P	P	P	S	P	S	P								P	
	Dwelling, multifamily								P	P	P	P	P	P	P	S	P	S	P								P	
	Dwelling, single-family detached	P	P	P	P	P	P	P	P	P	P	P				P	S											
	Dwelling, townhouse								P	P	P	P	P			S	P		P								P	
	Dwelling, two-family						P	P	P	P	P					P	S	P										
	Mobile home park																											
Group Living Uses	Continuing care retirement community (CCRC)										S	S		C	C		C	C										Sec. 17-4.2(c)(1)b.1
	Dormitory, private																C/S		C/S		C/S							Sec. 17-4.2(c)(1)b.2
	Dormitory, public													P	P	S	P		P	S	P							

TABLE 17-4.2(B)(4): PRINCIPAL USE TABLE FOR BASE ZONING DISTRICTS																											
P = PERMITTED BY RIGHT C = ALLOWED CONDITIONAL S = ALLOWED AS SPECIAL EXCEPTION BLANK CELL = PROHIBITED																											
Principal Use Category	Principal Use Type	Residential Districts						Mixed-Use, Activity Center, and Corridor Districts								Institutional and Campus Districts				Industrial Districts			Use-Specific Standards				
		T/C	LL-R	RSF-1	RSF-2	RSF-3	RD	RD-MV	RM-1	RM-2	MU-1	MU-2	NAC	CAC	RAC	O-I	DAC	GC	MC	INS-GEN	INS-U/M	INS-ZOO		INS-T/U	LI	HI	EC
	Fraternity or sorority house									S	S		S			S		S			S						
	Residential care facility									S	S	S	S	S	S	S	S	S								Sec. 17-4.2(c)(1)b.3	
	Rooming house or boardinghouse										S		S		S	S				S						Sec. 17-4.2(c)(1)b.4	
PUBLIC, CIVIC, AND INSTITUTIONAL USES																											
Communication Uses	Broadcasting studio													P	P		P	P	P		P			P	P		
	Newspaper or periodical publishing establishment													P	P		P	P	P		P			P	P	P	
	Wireless communication facility[1]																									Sec. 17-4.2(c)(2)a.1	
Community Service Uses	Community recreation center			P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	P		P				P		
	Correctional facility																							S	S		
	Cultural facility		S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P			S		P	
	Day care facility		S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C					P	Sec. 17-4.2(c)(2)a.1
	Government office									P	P	P	P	P	P	P	P	P	P	P	P		P	P		P	
	Library			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P		P	
	Membership organization facility												P	P	P	P	P	P	S	P				P		P	
	Place of worship		S	S	S	S	S	S	S	S	C	S	C	C	C	C	C	C	C	C	C			C		C	Sec. 17-4.2(c)(2)b.2
	Public safety facility		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Social services facility										P	P	P	P	P	P	P	P	P	P				P		P		

Article 4: Use Regulations
 Sec. 17-4.2. Principal Uses
 (b) Principal Use Table

TABLE 17-4.2(B)(4): PRINCIPAL USE TABLE FOR BASE ZONING DISTRICTS																										
P = PERMITTED BY RIGHT C = ALLOWED CONDITIONAL S = ALLOWED AS SPECIAL EXCEPTION BLANK CELL = PROHIBITED																										
Principal Use Category	Principal Use Type	Residential Districts								Mixed-Use, Activity Center, and Corridor Districts								Institutional and Campus Districts				Industrial Districts			Use-Specific Standards	
		T/C	LL-R	RSF-1	RSF-2	RSF-3	RD	RD-MV	RM-1	RM-2	MU-1	MU-2	NAC	CAC	RAC	O-I	DAC	GC	MC	INS-GEN	INS-U/M	INS-ZOO	INS-T/U	LI		HI
	Zoo																					P				
Education Uses	College or university												P	P	P	P	P	P	P	P	P	P				P
	Elementary, middle, or high school		S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P				P	
	School, business or trade										S	P	P	P	P	P	P	P	P	P	P			P	P	
Health Care Uses	Hospital											P	P	P	P	P	P	P	P	P	P					
	Laboratory, medical or dental										P	P	P	P	P	P	P	P	P	P	P			P	P	
	Medical or dental clinic/office									P	P	P	P	P	P	P	P	P	P	P	P			P	P	
	Nursing care facility									P	S	P	P	P	P	P	P	P	P	P	P					
Parks and Open Space	Arboretum or botanical garden		S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P			
	Cemetery		S	S	S	S	S	S	S	S	S	P	P	P	P	P	P		P					P		
	Park or greenway	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 17-4.2(c)(2)c
Transportation Uses	Airport																					P	P	P		
	Park and ride										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Parking lot									C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 17-4.2(c)(2)d.1	
	Parking structure										S	C	C	C	S	C	S	C	C	C	C	C	C	C	Sec. 17-4.2(c)(2)d.2	
	Passenger terminal, surface transportation											S	P	P	S	P	P	P	P	P	P	P	P	P		
	Railroad facility											S		S		P							P		P	
Utility Uses	Solar energy conversion system (large scale)		C																C	C	C	C	C	C	Sec. 17-4.2(c)(2)e.1	
	Utility facility, major		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	S	

TABLE 17-4.2(B)(4): PRINCIPAL USE TABLE FOR BASE ZONING DISTRICTS																											
P = PERMITTED BY RIGHT C = ALLOWED CONDITIONAL S = ALLOWED AS SPECIAL EXCEPTION BLANK CELL = PROHIBITED																											
Principal Use Category	Principal Use Type	Residential Districts						Mixed-Use, Activity Center, and Corridor Districts						Institutional and Campus Districts				Industrial Districts			Use-Specific Standards						
		T/C	LL-R	RSF-1	RSF-2	RSF-3	RD	RD-MV	RM-1	RM-2	MU-1	MU-2	NAC	CAC	RAC	O-I	DAC	GC	MC	INS-GEN		INS-U/M	INS-ZOO	INS-T/U	LI	HI	EC
	Utility facility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
COMMERCIAL USES																											
Animal Care Uses	Animal shelter														S			S						P	P		
	Kennel														C	C	C	C	C					C	C	C	Sec. 17-4.2(c)(3)a.1
	Veterinary hospital or clinic											C	C	C	C	C	C	C					C	C	C	Sec. 17-4.2(c)(3)a.2	
Commercial Services Uses	Equipment rental														C		P	C		C			P	P		Sec. 17-4.2(c)(3)b.1	
	Laboratory, testing or research														P		P	P		P			P	P	P		
	Lawn, tree, or pest control services																P			P			P	P			
	Linen or uniform supply														P		P			P			P	P			
	Self-service storage														C	C		C	C				C	C		Sec. 17-4.2(c)(3)b.2	
	Sign fabricating establishment																			P			P	P			
Eating and Drinking Establishment Uses	Eating establishment only									C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	Sec. 17-4.2(c)(3)c.1	
	Eating and drinking establishment, Type 1									C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 17-4.2(c)(3)c.2	
	Eating and drinking establishment, Type 2									S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17-4.2(c)(3)c.3	
Funeral and Mortuary Services Uses	Crematory																						P	P			
	Funeral home or mortuary									P	P	P	P	P	P	P	P	P									

Article 4: Use Regulations
 Sec. 17-4.2. Principal Uses
 (b) Principal Use Table

TABLE 17-4.2(B)(4): PRINCIPAL USE TABLE FOR BASE ZONING DISTRICTS																										
P = PERMITTED BY RIGHT C = ALLOWED CONDITIONAL S = ALLOWED AS SPECIAL EXCEPTION BLANK CELL = PROHIBITED																										
Principal Use Category	Principal Use Type	Residential Districts								Mixed-Use, Activity Center, and Corridor Districts								Institutional and Campus Districts				Industrial Districts			Use-Specific Standards	
		T/C	LL-R	RSF-1	RSF-2	RSF-3	RD	RD-MV	RM-1	RM-2	MU-1	MU-2	NAC	CAC	RAC	O-I	DAC	GC	MC	INS-GEN	INS-U/M	INS-ZOO	INS-T/U	LI		HI
Office Uses	Business/Professional office									P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	Contractor's office													P	P	P	P	P	P					P	P	P
Personal Services Uses	Bank, retail										P	P	P	P	P	P	P	P								
	Beauty salon or barbershop									P	P	P	P	P	P	P	P	P		P					P	
	Body piercing or tattoo establishment										C	C	C	C			C	C					C		Sec. 17-4.2(c)(3)d.1	
	Dry cleaning pick-up							C	C	C	C	C	C	C		C	C	C	S	C			C	C	C	
	Laundry, coin-operated									P	P	P	P	P		P	P	P		P			P	P		
	Nail salon									P	P	P	P	P		P	P	P		P					P	
	Non-depository personal credit institution														C		C	C	C					C	C	
Repair of personal goods											P	P	P	P		P	P	P		P			P	P		
Recreation/ Entertainment Uses	Amusement park														P		P						P			
	Arena, stadium, or outdoor theater														P		P	P	P	P	P		P			
	Banquet hall											P	P	P		P	P	P		P				P		
	Performing arts center											P	P	P	S	P	P	P	P	P	P					
	Recreation facility, indoor, not elsewhere listed										P	P	P	P		P	P	P		S	P			S		
	Recreation facility, outdoor, not elsewhere listed									P	P	S	P	P		P	P	P		S	P			S		
	Sexually-oriented business																						S	S		

TABLE 17-4.2(B)(4): PRINCIPAL USE TABLE FOR BASE ZONING DISTRICTS																											
P = PERMITTED BY RIGHT C = ALLOWED CONDITIONAL S = ALLOWED AS SPECIAL EXCEPTION BLANK CELL = PROHIBITED																											
Principal Use Category	Principal Use Type	Residential Districts						Mixed-Use, Activity Center, and Corridor Districts							Institutional and Campus Districts				Industrial Districts			Use-Specific Standards					
		T/C	LL-R	RSF-1	RSF-2	RSF-3	RD	RD-MV	RM-1	RM-2	MU-1	MU-2	NAC	CAC	RAC	O-I	DAC	GC	MC	INS-GEN	INS-U/M		INS-ZOO	INS-T/U	LI	HI	EC
Retail Sales Uses	Building supplies and equipment store											C/S		P			S	S						P			Sec. 17-4.2(c)(3)e.1
	Consumer goods store									P	P	C/S	P	P		C	P	C	P	P	P			P		P	Sec. 17-4.2(c)(3)e.1
	Convenience store												S	S	S		S	S	S		S			S		S	Sec. 17-4.2(c)(3)e.1; Sec. 17-4.2(c)(3)e.2
	Farmers' market	P	P							P	P	C/S	P	P	P	C	P	C	P	P	P	P	P	P		P	Sec. 17-4.2(c)(3)e.1
	Fuel sales (bulk)																	S						P	P		Sec. 17-4.2(c)(3)e.1
	Grocery store or food market								S	S	P	P	C	P	P		P	C	P		P					P	Sec. 17-4.2(c)(3)e.1
	Liquor store												S	S	S		S	S	S					S			Sec. 17-4.2(c)(3)e.1
	Pawn shop												S	S	S		S	S	S								Sec. 17-4.2(c)(3)e.1
Vehicle Sales and Services Uses	Commercial fuel depot																						P	P	P		
	Commercial vehicle repair and maintenance																			P			P	P	P		
	Commercial vehicle sales and rentals																	C						C		Sec. 17-4.2(c)(3)f.1	
	Gasoline sales and service station												C	C	C		C	C	C					C	C	Sec. 17-4.2(c)(3)f.2	
	Personal vehicle repair and maintenance													C	C		S	C						C	C	Sec. 17-4.2(c)(3)f.3	

Article 4: Use Regulations
 Sec. 17-4.2. Principal Uses
 (b) Principal Use Table

TABLE 17-4.2(B)(4): PRINCIPAL USE TABLE FOR BASE ZONING DISTRICTS																														
P = PERMITTED BY RIGHT C = ALLOWED CONDITIONAL S = ALLOWED AS SPECIAL EXCEPTION BLANK CELL = PROHIBITED																														
Principal Use Category	Principal Use Type	Residential Districts								Mixed-Use, Activity Center, and Corridor Districts								Institutional and Campus Districts				Industrial Districts			Use-Specific Standards					
		T/C	LL-R	RSF-1	RSF-2	RSF-3	RD	RD-MV	RM-1	RM-2	MU-1	MU-2	NAC	CAC	RAC	O-I	DAC	GC	MC	INS-GEN	INS-U/M	INS-ZOO	INS-T/U	LI		HI	EC			
	Personal vehicle sales and rentals																									C			Sec. 17-4.2(c)(3)f.1	
	Vehicle equipment supplies sales and rentals													P	P	P		P	P									P		
	Vehicle paint and finishing shop																										P	P		
	Vehicle towing and wrecker service																										C	C		Sec. 17-4.2(c)(3)f.5
Visitor Accommodations Uses	Bed and breakfast											C	C				C	C	C	C										Sec. 17-4.2(c)(3)g.1
	Campground	S	S																											
	Hotel or motel														P	P	P	P	P	P									P	
AGRICULTURAL USES																														
Agriculture and Forestry Uses	Agriculture and forestry uses, not elsewhere listed	P	P																							P	P	P		
	Community garden	C	C	C	C	C	C	C	C	C	C	C	C	C	C	S	C	S	C	C	C	C	C	C	C				Sec. 17-4.2(c)(4)a.1	
	Crop production and processing	P	P	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Forestry	P	P																											
INDUSTRIAL USES																														
Freight Movement, Warehousing, and Wholesale Uses	Contractor's yard																										P	P		
	Motor freight facility																										P	P		
	Petroleum bulk station or terminal																											P		
	Warehouse distribution and storage																			S							P	P	P	
	Wholesale sales, not elsewhere listed																			S							P	P	P	

TABLE 17-4.2(B)(4): PRINCIPAL USE TABLE FOR BASE ZONING DISTRICTS																										
P = PERMITTED BY RIGHT C = ALLOWED CONDITIONAL S = ALLOWED AS SPECIAL EXCEPTION BLANK CELL = PROHIBITED																										
Principal Use Category	Principal Use Type	Residential Districts									Mixed-Use, Activity Center, and Corridor Districts							Institutional and Campus Districts				Industrial Districts			Use-Specific Standards	
		T/C	LL-R	RSF-1	RSF-2	RSF-3	RD	RD-MV	RM-1	RM-2	MU-1	MU-2	NAC	CAC	RAC	O-I	DAC	GC	MC	INS-GEN	INS-U/M	INS-ZOO	INS-T/U	LI		HI
Manufacturing uses	Manufacturing, assembly, or fabrication, light										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17-4.2(c)(5)a.1
	Manufacturing, assembly, or fabrication, medium																		C/S					P	P	Sec. 17-4.2(c)(5)a.1
	Manufacturing, assembly, or fabrication, heavy																							P		
Resource Extraction Uses	Mining																							S		
Waste-Related Uses	Composting facility																							S	P	
	Junk, salvage, scrap, or wrecking yard																							S	S	
	Recycling center																							S	S	Sec. 17-4.2(c)(5)a.1
	Refuse processing facility																							S	C	Sec. 17-4.2(c)(5)b.2
	Refuse disposal																								P	
NOTES:																										
[1] Whether a wireless communication facility is permitted, prohibited, or requires a Special Exception Permit in a particular zoning district depends on the type of tower and its height (see Sec. 17-4.2(c)(2)a.1, Wireless Communication Facilities (Cell Tower)).																										