

4.803 Uses		4.803 Nonresidential District Use Table															
Nonresidential Uses		Commercial						Industrial			Special Districts					In Res. Table	Supplemental Standards
		ER	E	FR	F	G	H	I	J	K	AG	Cf	O-1	O-2	PD/CUP		
Household Living	One-family detached dwelling										P*					< <	4.200 (AG) lots not > 10,000 sq. ft.
	One-family attached (townhouse, rowhouse)						P									< <	
	Multifamily dwelling apartment						P									< <	
	One dwelling unit when part of a business (also considered residence for security purposes)			P	P	P	P	P	P	P							
Group Living	Boarding home facility	P	P	P	P	P	P	P	P	P							5.153
	Community home											P*				< <	5.115
	Group home I											P*				< <	5.115
	Group home II											P*				< <	5.115
	Halfway house														CUP*	< <	5.147
	Shelter														CUP*	< <	5.155
PUBLIC AND CIVIC USES																	
Education	College or university			P	P	P	P	P	P	P	P	P					
	Day care center (child or adult)	P	P	P	P	P	P	P	P	P		P				< <	
	School, elementary or secondary (public or private)	P	P	P	P	P	P	P	P	P	P	P				< <	
Government	Animal shelter									P							
	Correctional facility							P	P	P							
	Government maintenance facility							P	P	P	P	P					
	Government office facility	P	P	P	P	P	P	P	P	P	P	P				< <	
	Governmental vehicle storage/junkyard								P	P							
	Museum, library or fine art center	P	P	P	P	P	P	P	P	P	P	P				< <	
	Probation or parole office			P*	P*	P*	P*	P*	P*	P*							5.127

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		ER	E	FR	F	G	H	I	J	K	AG	Cf	O-1	O-2	PD/ CUP		
Health Care Facilities	Ambulance dispatch station	P	P	P	P	P	P	P	P	P		P				< <	
	Assisted living facility		P	P	P	P	P	P	P	P		P					
	Blood bank			P	P	P	P	P	P	P		P					
	Care facility	P	P	P	P	P	P	P	P	P		P					
	Health services facility, including doctor's office or medical clinic	P	P	P	P	P	P	P	P	P		P					
	Hospice	P	P	P	P	P	P	P	P	P		P				< <	
	Hospital	P	P	P	P	P	P	P	P	P		P					
	Massage therapy and spa		P	P	P	P	P	P	P	P		P				< <	
	Nursing home (with full medical services)		P	P	P	P	P	P	P	P		P				< <	
Recreation	Center, community recreation or welfare	P	P	P	P	P	P	P	P	P	P	P	P	P		< <	
	Center, community recreation or welfare, private or non-profit	P	P	P	P	P	P	P	P	P	P	P	P	P		< <	
	Country club (private)	P	P	P	P	P	P	P	P	P	P	P	CUP	CUP		< <	
	Country club (public)	P										P	CUP	CUP			
	Golf course		P	P	P	P	P	P	P	P		P	P	P		< <	
	Golf driving range			P	P	P	P	P	P	P		P	P	P			
	Park or playground (public or private)		P	P	P	P	P	P	P	P	CUP	P	P	P*		< <	4.204(d)
Religious	Place of worship	P	P	P	P	P	P	P	P	P	P	P				< <	
Utilities	Electric power substation	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P	CUP	CUP	CUP	PD	< <	
	Gas lift compressor stations	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					Ch. 15, Gas city code, 5.140
	Gas line compressor stations							P*	P*	P*					PD		Ch. 15, Gas city code, 5.140
	Power plant or central station light								P	P	P	SE					
	Stealth telecommunications towers	SE*	P*	P*	P*	P*	P*	P*	P*	P*	SE*	SE*	SE*	SE*		< <	5.137
	Telecommunications antenna (on structure)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	SE*	SE*		< <	5.136

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Utilities	Telecommunications tower	SE*	SE*	SE*	SE*	P*		P*	P*	P*	SE*	SE*	SE*	SE*		< <	5.137
	Utility transmission or distribution line	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		< <	5.140
	Wastewater (sewage) treatment facility							P	P	P		CUP					
	Water supply, treatment or storage facility	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P	P	P			PD	< <	
Entertainment and Eating	Amusement, indoor		P	P	P	P	P	P	P	P							
	Amusement, outdoor			P	P	P	P	P	P	P				CUP			
	Baseball/softball facility; other ball fields (commercial)							P	P	P							
	Bowling alley			P	P	P	P	P	P	P							
	Bar, tavern, cocktail lounge, club, private or teen, dance hall				P	P	P	P	P	P							
	Circus								P	P				CUP			
	Club, commercial or business			P	P	P	P	P	P	P							
	Drive-in restaurant or business	CUP	P*	P*	P*	P*	P*	P*	P*	P*							5.112
	Event center or rental hall		P	P	P	P	P	P	P	P							
	Gambling facility (including bingo)														CUP*		
	Game rooms							PD	PD	PD							5.105
	Health or recreation club	P	P	P	P	P	P	P	P	P							
	Indoor recreation			P	P	P	P	P	P	P							
	Lodge or civic club		P	P	P	P	P	P	P	P		CUP					
	Massage parlor				P	P	P	P	P	P							
	Museum/cultural facility	P	P	P	P	P	P	P	P	P		P					
	Racing, horse, dog or automotive														CUP*		5.148
	Restaurant, café, cafeteria	CUP	P	P	P	P	P	P	P	P				CUP			Chap 9, Rest
	Sexually oriented business								P*	P*	P*						Art. 2
	Shooting or weapons firing range															CUP*	
Stable, commercial, riding, boarding or rodeo arena								P*	P*	P*				CUP*			5.132
Swimming pool, commercial		P*	P*	P*	P*	P*	P*	P*	P*	P*				CUP*			5.135
Theater, drive-in		CUP	CUP	CUP	CUP	CUP	CUP	P	P	P				SE			

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		ER	E	FR	F	G	H	I	J	K	AG	Cf	O-1	O-2	PD/ CUP		
Entertainment and Eating	Theater, movie theater or auditorium		P*	P	P	P	P	P	P	P							5.138
	Vender, food, mobile vendor food court	CUP*	CUP*	CUP*	CUP*	P*	CUP*	P*	P*	P*	CUP*	CUP*	CUP*	CUP*			5.406
Lodging	Bed and breakfast inn	P	P	P	P	P	P	P	P	P						< <	
	Hotel, motel or inn			P*	P*	P*	P	P*	P*	P*							5.116
	Recreational vehicle park			P*	P*	P*	P*	P*	P*	P*				CUP*			5.129
	Short term home rental	P	P	P	P	P	P	P	P	P							
Office	Bank, financial institution	P or CUP*	P	P	P	P	P	P	P	P							CUP if drive-thru , 5.112
	Offices	P	P	P	P	P	P	P	P	P				CUP			
Retail Sales and Service	Antique shop	P	P	P	P	P	P	P	P	P							
	Appliance, sales, supply or repair	P	P*	P*	P*	P*	P*	P*	P*	P*							5.134
	Bakery		P	P	P	P	P	P	P	P							
	Barber or beauty shop	P	P	P	P	P	P	P	P	P							
	Boat rental or sales			P	P	P	P	P	P	P			P	P			
	Book, stationary stores or newstand	P	P	P	P	P	P	P	P	P							
	Burglar alarm sales and service	P	P	P	P	P	P	P	P	P							
	Business college or commercial school		P	P	P	P	P	P	P	P							
	Caterer or wedding service	P	P	P	P	P	P	P	P	P							
	Clothing/wearing apparel sales, new	P	P*	P*	P*	P*	P*	P*	P*	P*							5.134
	Clothing/wearing apparel sales, used	P	P*	P*	P*	P*	P*	P*	P*	P*							5.134
	Convenience store		P	P	P	P	P	P	P	P							
	Copy store or commercial print without off-set printing	P	P	P	P	P	P	P	P	P							
	Dance studio		P	P	P	P	P	P	P	P							
	Dressmaking, custom; millinery shop	P	P	P	P	P	P	P	P	P							
	Duplicating services	P	P	P*	P*	P*	P*	P	P	P							5.126
	Farmers' market		P*	P	P	P	P										5.145
	Feed store, no processing/milling		P	P	P	P	P	P	P	P							
	Firewood sales		P*	P*	P*	P*	P*	P	P	P							5.113
	Furniture sales, new and used (office and residential) in a building		P*	P*	P*	P*	P*	P*	P*	P*							5.134

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		ER	E	FR	F	G	H	I	J	K	AG	Cf	O-1	O-2	PD/ CUP		
Retail Sales and Service	Furniture upholstery, refinishing or resale			P	P	P	P	P	P	P							
	General merchandise store		P*	P*	P*	P*	P*	P*	P*	P*							5.134
	Greenhouse or plant nursery	CUP*	P*	P*	P*	P*	P*	P*	P*	P	CUP		P	P		< <	5.114, 5.134
	Grocery store, meat market		P*	P*	P*	P*	P*	P*	P*	P*							5.134
	Gunsmithing, repairs or sales			P	P	P	P	P	P	P							
	Home improvement store	P	P*	P*	P*	P*	P*	P*	P*	P*							5.134
	Interior decorating	P	P	P	P	P	P	P	P	P							
	Kennel							P*	P*	P*							5.117
	Large retail store		P*	P*	P*	P*	P*	P*	P*	P*							5.134
	Laundry or dry cleaning collection office	P	P	P	P	P	P	P	P	P							
	Laundry, dry cleaning or washeteria		P	P	P	P	P	P	P	P							
	Leather goods shop	P	P	P	P	P	P	P	P	P							
	Liquor or package store		P		P	P	P	P	P	P							
	Locksmith	P	P	P	P	P	P	P	P	P							
	Medical supplies/equipment sales or rental	P	P	P	P	P	P	P	P	P		P					
	Mini-warehouses								P	P					PD		5.143
	Mortuary or funeral home		P	P	P	P	P	P	P	P							
	Newspaper distribution center			P*	P*	P*	P	P	P	P							5.124
	Optician	P	P	P	P	P	P	P	P	P							
	Pawn shop			P*	P*	P*	P*	P*	P*	P*							5.125, 5.134
	Pharmacy (drug store)	P	P	P	P	P	P	P	P	P							
	Photograph, portrait/camera shop or photo finishing	P	P	P	P	P	P	P	P	P							
	Recording studio		P	P	P	P	P	P	P	P							5.128
	Retail sales, general		P*	P*	P*	P*	P*	P*	P*	P*							5.134
	Retail smoke shop				P	P	P	P	P	P							5.152
	Saddle or harness, repair or sales			P	P	P	P	P	P	P							
	Shoe shine shop	P	P	P	P	P	P	P	P	P							
	Small box discount store														P		
Studio, art or photography	P	P	P	P	P	P	P	P	P								
Tailor, clothing or apparel shop	P	P	P	P	P	P	P	P	P								

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Retail Sales and Service	Tattoo parlor			P	P	P	P	P	P	P								
	Taxidermist shop		P	P	P	P	P	P	P	P								
	Veterinary clinic w/indoor kennels		P*	P*	P*	P*	P*	P*	P	P							5.142	
	Veterinary clinic w/outdoor kennels							P*	P*	P*							5.142	
Vehicle Sales and Service	Auto parts supply, retail			P	P	P	P	P	P	P								
	Automotive repair; paint and body shop			P*	P*	P*	P*	P*	P*	P*							5.104	
	Car wash;																	
	Self-service							P*	P*	P*							5.108	
	Automated-service		CUP*	CUP*	CUP*	CUP*	CUP*	P*	P*	P*							5.108	
	Full-service		CUP*	CUP*	CUP*	CUP*	CUP*	P*	P*	P*							5.108	
	Gasoline sales		P	P	P	P	P	P	P	P								
	Mobile home or manufactured housing sales							P	P	P								
	Parking area or garage, storage commercial or auxiliary	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*		CUP*		< <	6.202	
	Recreational vehicle (RV) sales/service							P	P	P								
	Service station			P*	P*	P*	P*	P	P	P								
	Towing yard with office							P	P	P								
	Truck stop w/fuel and accessory services							P	P	P								
	Vehicle junkyard								CUP*	CUP*							5.141	
	Vehicle sales or rental; including automobiles, motorcycles, boats or trailers			P	P	P	P	P	P	P								
	Vehicle steam cleaning							P	P	P								
LIGHT INDUSTRIAL																		
Light Industrial Services	Assaying							P*	P*	P							5.103	
	Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes							P	P	P								
	Blacksmithing or wagon shop							P	P	P								
	Bottling works, milk or soft drinks							P	P	P								
	Carpet and rug cleaning							P	P	P								
	Chicken battery or brooder								P	P								
	Coal, coke or wood yard							P	P	P								

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Light Industrial Services	Crematorium							P	P	P							
	Data center							P	P	P							
	Electroplating							P	P	P							
	Fabricating or manufactured housing, temporary or office building							P	P	P							
	Food processing (no slaughtering)							P	P	P							
	Furniture or cabinet repair or construction							P	P	P							
	Furniture sales, with outside storage/display (new/used)							P	P	P							
	Galvanizing, small utensils							P	P	P							
	Machine shops							P*	P	P							
	Manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning/polishing preparations, boats under 28 ft. in length, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade							P*	P	P							
	Manufacture of aluminum, brass or other metals or from bone, paper, rubber, leather and plastics							P*	P	P							
	Manufactured home/RV repair							P	P	P							
	Monument/marble works, finishing and carving only							P	P	P							
	Monument works, stone							P	P	P							
	Outdoor sales and storage including yards, contractors, lumber or storage, automobiles, storage yards, building materials							P*	P*	P*				CUP*			5.133 CUP if no primary use
	Paint mixing or spraying							P	P	P							
	Paper box manufacture							P	P	P							
	Pattern shop							P	P	P							
	Printing, lithographing, book-binding, newspapers or publishing						P	P	P	P							

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Light Industrial Services	Rubber stamping, shearing/punching							P	P	P							
	Rubber stamp manufacture						P	P	P	P							
	Sheet metal shop							P*	P*	P							5.131
	Warehouse or bulk storage							P*	P*	P*							5.143
	Welding shop, custom work (not structural)							P	P	P							
MEDIUM AND HEAVY INDUSTRIAL																	
Heavy Industrial Manufacturing	Animal by-products processing								P	P							
	Batch plant, concrete or asphalt (permanent)							CUP*	CUP*	CUP*							5.156
	Brewery, distillery or winery								P	P							
	Brick, clay, glass, shale, tile or terra cotta products manufacture								P	P							
	Cement products plant								P	P							
	Cement, lime, gypsum or plaster of Paris manufacture																
	Cotton gin, cotton oil mill, bailing or compress									P							
	Creosite, treatment/manufacture																
	Egg cracking or processing									P							
	Furnace, blast, forge plant, boiler works manufacture									P							
	Galvanizing, sheet or structural shapes									P							
	Gas (natural or artificial) manufacture processing/storage									P							
	Glue manufacture									P							
	Grain elevator								P	P							
	Magnesium casting, machining or fabricating									P							

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	Manufacture of acetylene or oxygen gas, alcohol, computers and related electronic products, airplanes, automobiles, trucks and tractors (including assembly plants), ball or roller bearings, steel tanks, candles and celluloid, cash registers, cutlery, disinfectants, dextrin, dyestuff, electrical machinery, farm tools, type writers and vinegar									P							
Heavy Industrial Manufacturing	Manufacture of basket material, bicycles, boots, boxes other than paper, caskets, shoes								P	P							
	Manufacture of dyes, cores, die-casting molds								P	P							
	Manufacture, processing/production of hazardous chemicals														CUP		
	Metal casting								P*	P*							5.121
	Metal foundry plant or fabrication plant									P*							5.122
	Metal smelting, reclamation or ore reduction														CUP		
	Metal stamping, dying, shearing or punching								P*	P							5.123
	Mill, feed or flour									P							
	Mining quarry, dredging or excavation of rock, dirt, gravel, sand, stone including rock and cement crushers														CUP*		5.150
	Packing plant														CUP		
	Paper or pulp manufacture														CUP		
	Petroleum, refining or wholesale storage														CUP		
	Planing mill or woodworking shop									P	P						
	Poultry killing or dressing									P	P						

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Heavy Industrial Manufacturing	Rolling mill														CUP		
	Soap manufacture									P							
	Soda or compound manufacture									P							
	Stoneyard, building stone, cutting, sawing or storage									P							
	Tar distillation/manufacturing									P							
	Tobacco (chewing) manufacture or treatment									P							
	Welding shop									P							
Transportation	Airport, aviation field, helistop or landing area														PD		
	Passenger station			P	P	P	P	P	P	P							
	Railroad freight or classification yard								P	P							
	Railroad roundhouse or RR car repair shop							P	P	P							
	Railroad tracks; team, spur, loading or storage							P	P	P							
	Terminal, truck, freight, rail or water							P*	P	P							5.139
Waste Related	Landfill, waste transfer station, government recycling drop off center														PD*		5.149
	Pet cemetery														CUP		
	Recycling collection facility/box		SE*	SE*	SE*	SE*	SE*	P*	P*	P*							5.130
	Recycling center with outdoor processing and stockpiling, household hazardous waste or waste tire facility														PD/ CUP*		5.149
	Recycling center, indoor only with no outdoor sorting or storage activity							P	P	P							
	Salvage yard (other than automotive)														CUP		
Wholesale Trade	Wholesale: bakery, produce market or wholesale house							P	P	P							
	Wholesale office or sample room						P	P	P	P							

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OTHER USES																	
Agriculture	Agricultural uses										P*		P*	P*			5.307
	Stockyards or feeding pens (commercial)									P*							5.307
	Fresh water fracture ponds and production							P*	P*	P*	P*						Ch. 15 Gas city code
	Gas drilling and production	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				< <	Ch. 15, Gas city code
	Oil drilling and production														PD*		Ch. 15, Gas city code
	Urban agriculture		P*	P*	P*	P*	P*	P*	P*	P*							5.146
	Community garden		P*	P*	P*	P*	P*	P*	P*	P*							5.146
Accessory Uses	Accessory use or building										P*						5.302
	Satellite antenna (dish)	P*	P*	P*	P*	P*	P*	P	P	P	P	P*			CUP*	< <	
	Stable, stockyards or feeding pens (noncommercial)										P*						5.307
	Storage or display outside		P*	P*	P*	P*	P*	P	P	P							5.306
Temporary Uses	Amusement, outdoor (temporary)	CUP*	CUP*	CUP*	CUP*	CUP*	CUP*	P	P	P	P	CUP*	CUP*	CUP*	CUP*	< <	5.400
	Batch plant, concrete or asphalt (temporary)	CUP*	CUP*	CUP*	CUP*	CUP*	CUP*	P	P	P	CUP*	CUP*			CUP*	< <	5.401
	Mobile vendor, fresh market		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			5.406
	Trailer, portable; sales, construction or storage	P	P	P	P	P	P	P	P	P	P	P				< <	
	Vendor, food, non-potentially hazardous food	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					5.406
	Vendor, food, potentially hazardous food			P*	P*	P*	P*	P*	P*	P*	P*	P*					5.406
	Vendor, merchandise							P*	P*	P*	P*	P*					5.406
	Vendor, transient							P*	P*	P*	P*	P*				< <	9.101

4.803 Uses		4.803 Nonresidential District Use Table															
Nonresidential Uses		Commercial						Industrial			Special Districts					In Res. Table	Supple- mental Stan- dards
		ER	E	FR	F	G	H	I	J	K	AG	Cf	O-1	O-2	PD/ CUP		
	Vendor, transient, non-potentially hazardous food	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					5.406
	Vendor, transient, potentially hazardous food			P*	P*	P*	P*	P*	P*	P*	P*	P*					5.406

(Ord. 20159-04-2012, § 1 (Exh. A), passed 4-3-2012; Ord. 20510-12-2012, § 3, passed 12-4-2012, eff. 12-11-2012; Ord. 20666-03-2013, § 1, passed 3-19-2013, eff. 4-9-2013; Ord. 20999-10-2013, § 3, passed 10-15-2013; Ord. 21499-10-2014, § 3, passed 10-14-2014, eff. 10-23-2014; Ord. 21715-04-2015; § 2, passed 4-7-2015, eff. 4-25-2015; Ord. 22154-04-2016, § 4, passed 4-5-2016, eff. 4-21-2016; Ord. 22335-08-2016, §§ 2 and 5, passed 8-2-2016; Ord. 23110-02-2018, § 3, passed 2-6-2018; Ord. 23609-03-2019, § 3, passed 3-19-2019; Ord. 23971-12-2019, § 3, passed 12-3-2019, eff. 12-11-2019; Ord. 25514-05-2022, § 2, passed 5-10-2022, eff. 5-18-2022; Ord. 25955-01-2023, § 2, passed 1-10-2023, eff. 1-20-2023; Ord. 26358-08-2023, § 3, passed 8-8-2023; Ord. 26652-12-2023, § 2, passed 12-12-2023, eff. 1-9-2024; Ord. 27030-06-2024, § 1, passed 6-25-2024, eff. 7-23-2024; Ord. 27381-12-2024, § 3, passed 12-10-2024, eff. 12-20-2024)