

16.16.020 Permitted uses.

- A. The uses set forth in the table below shall be permitted only as listed within each zoning district and only in the manner so listed. Any use not listed in said table is prohibited in all districts. No use shall be permitted and no structure associated with such use shall be erected, structurally altered or enlarged unless the use is permitted as one of the following:
 - 1. P: A permitted use.
 - 2. S: A use requiring a special use permit subject to approval following the application procedures and requirements in Chapter 16.12 and the additional criteria of Chapter 16.24.
 - 3. A: An accessory use subject to the requirements specified herein and in Chapter 16.20 and those regulations and definitions generally applicable to accessory uses.
- B. Any use not listed with the letter P, S, or A in a particular zoning district shall be prohibited in that zoning district, unless it is a nonconforming use lawfully established prior to the effective date of the regulation that rendered it legally nonconforming. See Chapter 16.36.
- C. Any use listed with a "Yes" in the column headed by the words "Suppl. Regs" in the table below shall satisfy the applicable supplemental use standards established in Chapter 16.24 of this chapter.
- D. Restrictions on the location of telecommunication facilities in certain zoning districts are provided in Chapter 16.56.
- E. Permitted uses for overlay zoning districts are listed in Chapter 16.24.
- F. The majority of uses listed in the table below are based on the North American Industry Classification System (NAICS). Where the use is not defined in Chapter 16.08 and where the use has a NAICS code indicated in the table below, the NAICS definition shall apply. For uses that fall within more than one use category, the more detailed definition shall apply: the definition of a six-digit NAICS class usurps the definition of a five-digit NAICS class, the definition of a five-digit NAICS class usurps the definition of a four-digit NAICS class and so on. All remaining uses identified in the zoning ordinance are intended to have the commonly accepted definitions contained in the most recent edition of the Merriam-Webster Dictionary.
 - 1. If no NAICS classification number is shown on the table, there is no corresponding category to the land use listed. The use may be residential in nature (there are no NAICS categories for residences) or may be a land use activity not generally recognized as a business activity or industry type.
 - 2. In all cases of uncertainty, the planning and zoning director shall determine whether or not a particular use is allowed in a particular zoning district. The determination shall reflect the purpose of the zoning district as stated in this chapter, both the common and dictionary definitions of the use, and the array of listed uses that are allowed in the district as to their character and intensity.

NAICS Code	Uses	Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
	RESIDENTIAL											
	Dwelling, accessory	Yes	P	P	P	P	P	P	P	P	P	
	Dwelling, multifamily (less than 5 acres)	Yes				P	P	P	P	P		
	Dwelling, multifamily (5 acres or more)	Yes				S	S	S	S	S		

	Dwelling, single-family detached		P	P	P			P	S	S		
	Dwelling, two-family (duplex)			S	S	P	P	P	P	P		
	Attached house				S	P	P	P	P	P		
	Cottage Court					P	P	P	P	P		
	Dwelling, townhouses (5 acres and more)					S	S	S	S	S		
	Dwelling, townhouses (less than 5 acres)				P	P	P	P	P	P		
531110	For-rent single-family detached development	Yes			S	S		S	S			
11	AGRICULTURE, FORESTRY, FISHING, AND HUNTING											
111	Farming, general	Yes	P									
112	Keeping and raising of farm animals, except dog or cat breeding kennel	Yes	P	P								
113	Forestry and logging (timber harvesting)	Yes	P								P	P
1114	Greenhouse, nursery and floriculture production		P					S	P		P	P
21	MINING											
211, 212, 213	Mining, oil and gas extraction, quarry	Yes										S
212	Mineral extraction (rock for production and processing of crushed stone)	Yes										S
22	UTILITIES											
	Electric, petroleum or gas substation	Yes				S	S	S	S	S	P	P
22111	Electric power generation	Yes				S	S	S	S	S	P	P
22133	Steam and air-conditioning supply										P	
	Utility structures and buildings	Yes				S	S	S	S	S	P	P
23	CONSTRUCTION											

236	Construction of buildings (business office only)									P	P	P	
238	Specialty trade contractors									S	S	P	P
	Temporary structure	Yes	P	P	P	P	P	P	P	P	P	P	P
31, 32, 33	MANUFACTURING												
311	Food manufacturing	Yes										P	P
312	Beverage and tobacco product manufacturing	Yes								P	P	P	P
313	Textile mills	Yes										P	P
315	Apparel manufacturing	Yes										P	P
316	Leather and allied product manufacturing	Yes										P	P
322211	Corrugated and solid fiber box manufacturing												P
323	Printing and related support activities	Yes										P	P
325314	Compost facility	Yes										P	P
327	Nonmetallic mineral product manufacturing	Yes										S	P
332	Fabricated metal product manufacturing	Yes										P	P
333	Manufacturing plants, machinery manufacturing	Yes										P	P
334	Computer and electronic product manufacturing	Yes						S	P	S	P	P	P
335	Elect. equip., appliance, and component manufacturing	Yes										P	P
336	Transportation equipment manufacturing	Yes										S	P
337	Furniture and related product manufacturing	Yes										P	P
339	Miscellaneous manufacturing (incl. jewelry, toys and musical instruments)	Yes						S	P	S	P	P	P

339116	Medical, dental laboratories							S	P	P	P	P
	Outdoor storage	Yes							A		A	A
	Recycling collection center	Yes									P	P
	Open yard storage business	Yes										P
42	WHOLESALE TRADE											
423610	Other motor vehicle electrical and electronic equipment manufacturing	Yes									P	P
423930	Recyclable material merchant wholesalers	Yes									S	P
423, 424	Merchant wholesalers	Yes									P	P
44, 45	RETAIL TRADE											
441	Motor vehicle sales	Yes						S	P	S	P	
	Motor vehicle sales, online							P	P	P	P	P
441210	Recreational vehicle dealers										P	
441222	Boat dealers										P	
441330	Automotive parts and accessories stores							S	P	S	P	P
449110	Furniture and home furnishings stores							P	P	P	P	
449121	Floor covering stores							P	P	P	P	
449210	Electronics and appliance stores							P	P	P	P	
449210	Camera and photographic supplies stores							P	P	P	P	
444	Building material and garden equipment and supplies dealers	Yes						S	P	P	P	P
444110	Home centers							P	P	P	P	
444120	Paint and wallpaper stores							P	P	P	P	
444140	Hardware stores					P	P	P	P	P	P	
444180	Other building material dealers							P	P	P	P	
444240	Nursery and garden centers							P	P	P	P	
445	Food and beverage stores							P	P	P	P	

445230	Fruit and vegetable markets					S	P	P	P	P	P	P
445230	Farmers market, agricultural products produced on-premises										P	P
445230	Farmers market, agricultural products produced off-premises					S	P	P	P	P		
445298	All other specialty food stores							P	P	P	P	
445320	Beer, wine, and liquor stores							P	P	P	P	
456	Health and personal care stores					P	P	P	P	P	P	
456110	Pharmacies and drug stores					P	P	P	P	P		
456120	Cosmetics, beauty supplies, and perfume stores							P	P	P	P	
456130	Optical goods stores					P	P	P	P	P	P	
457	Gasoline stations	Yes						P	P	P	P	P
457110	Gasoline station with convenience store	Yes						P	P	P	P	P
458110	Clothing accessories stores							P	P	P	P	
458310	Jewelry stores					P	P	P	P	P		
458320	Luggage and leather goods stores					P	P	P	P	P	P	
459110	Sporting goods stores							P	P	P		
451120	Shopping center							P	P	P		
459130	Sewing, needlework, and piece goods stores					P	P	P	P	P	P	
459210	Book stores							P	P	P	P	
459210	News dealers and newsstands					P	P	P	P	P	P	P
455	General merchandise stores					P	P	P	P	P	P	
455110	Department store							P	P	P		
455219	All other general merchandise stores							P	P	P	P	

459	Miscellaneous store retailers					P	P	P	P	P	P	
459310	Florists							P	P	P	P	
459410	Office supplies and stationery stores					P	P	P	P	P	P	
459420	Gift, novelty, and souvenir stores					P	P	P	P	P	P	
459510	Used merchandise store (except pawn shops)							P	P	P	P	
459910	Pet and pet supplies stores							P	P	P	P	
459991	Tobacco stores							P	P	S	P	
459999	All other miscellaneous store retailers (except tobacco stores)								P	P	P	
455219	Electronic shopping and mail-order houses							P	P	P	P	
424720	Liquefied petroleum gas (bottled gas) dealers										S	P
445131	Convenience store							S	P	S	P	P
	Electric vehicle charging station—Residential	Yes										
	Level 1		P	P	P	P	P	P	P	P		
	Level 2		P	P	P	P	P	P	P	P		
	Level 3		S	S	S	P	P	P	P	P		
	Electric vehicle charging station—Private restricted use	Yes										
	Level 1				S	P	P	P	P	P	P	P
	Level 2				S	P	P	P	P	P	P	P
	Level 3				S	P	P	P	P	P	P	P
	Electric vehicle charging station—Public use	Yes										
	Level 1					P	P	P	P	P	P	P
	Level 2					P	P	P	P	P	P	P
	Level 3					P	P	P	P	P	P	P
	Outdoor display							A	A	A	A	
	Temporary use, commercial retail	Yes						P	P	P	P	
48, 49	TRANSPORTATION AND WAREHOUSING											

481	Air transportation; airport, private											P	
484110	General freight trucking, local												P
484220	Specialized Freight (except used goods) Trucking, Local												P
484220	Specialized Freight (except used, goods) Trucking, Long Distance												P
485	Transit and ground passenger transportation								P			P	P
485210	Interurban and rural bus transportation											P	P
485310	Taxi service								P			P	
487110	Scenic and sightseeing transportation, land								P	P			
488190	Support activities for air transportation (incl. airports)	Yes										P	P
488490	Other support activities for road transportation												P
488510	Freight transportation arrangement												P
488991	Packing and crating												P
492110	Couriers						P					P	P
493110	General warehousing and storage											P	P
	Parking and storage of large vehicles												P
	Storage tank, bulk, flammable liquids	Yes											P
	Intermodal terminal facility												P
51	COMMUNICATIONS												
513	Publishing industries								P	P		P	P
512	Motion picture and sounds recording industries								P	S		P	P

512131	Motion picture theaters (except drive-ins)								P	P	P	P	
516, 517	Broadcasting and telecommunications buildings									P	P	P	P
516	Cable and other program distribution									P	S	P	P
516110	Radio stations									P	P	P	P
516120	Television broadcasting stations									P	P	P	P
517111	Wired telecommunications carrier buildings											P	P
518210	Data processing services							P	P	P	P		
519	Other information services (archives, internet publishing, broadcasting)							P	P	P	P		
51912	Libraries and archives	Yes	S	S	S	P	P	P	P	P	P	S	
	Antenna, amateur radio	Yes	P	P	P	P	P	P	P	P	P	P	P
	Antenna, satellite	Yes	P	P	P	P	P	P	P	P	P	P	P
52	FINANCE AND INSURANCE												
522110	Commercial banking							P	P	S	P		
522120	Savings institutions							P	P	S	P		
522130	Credit unions							S	P	S	P		
52229	Pawn shops	Yes						S	S	S	P		
522291	Consumer lending							S	P	S	P		
523120	Securities brokerage							S	P	S			
524	Insurance carriers and related activities							P	P	P	P		
524210	Insurance agencies and brokerages							P	P	P	P		
525	Funds, trusts and other financial vehicles (health and welfare included)							S	P	P	P		
53	REAL ESTATE AND RENTAL AND LEASING												
531120	Banquet hall	Yes								P	P	P	P
531130	Mini-warehouses and self-storage units	Yes								S		P	P

531210	Offices of real estate agents and brokerages							P	P	P	P	
532284	Recreational goods rental	Yes						S	P	S	P	P
532310	General rental centers								P		P	
532111	Passenger car rental	Yes									P	P
532230	Video tape and disc rental							P	P	P	P	
532283	Home health equipment rental							S	P	P	P	
532411	Commercial air, rail, and water transportation equipment rental and leasing								P	P	P	P
532412	Construction, mining, and forestry machinery and equipment rental and leasing											P
54	PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES											
541, 621	Office, professional							P	P	P	P	P
541370	Surveying and mapping services							P	P	P	P	P
541380	Testing laboratories								P	S	P	P
541511	Custom computer programming services							P	P	P	P	
541512	Computer systems design services							P	P	P	P	P
541614	Process, physical distribution and logistics consulting services								P		P	P
541710	Research and development							P	P	S	P	P
541860	Direct mail advertising								P	P	P	
541870	Advertising material distribution services										P	P
541890	Other services related to advertising								P	P	P	
541922	Commercial photography							S	P	P	P	
54194	Animal hospitals and veterinary clinics	Yes						S	P	P	P	P
55	MANAGEMENT OF COMPANIES AND ENTERPRISES											

551	Management of companies and enterprises									P	P	P	
56	ADMINISTRATIVE AND WASTE MANAGEMENT AND REMEDIATION SERVICES												
561439	Other business service centers (including copy shops)							S		P	P	P	
561440	Collection agencies									P		P	
561491	Repossession Services, Automobile Impound Lot	Yes										P	P
561510	Travel agencies					P	P	P		P	P	P	P
561622	Locksmiths									P	P	P	
561710	Exterminating and pest control services									P		P	P
561730	Landscaping services	Yes								P		P	P
561740	Carpet and upholstery cleaning services									P		P	
	Landfill, sanitary (municipal)	Yes											S
61	EDUCATIONAL SERVICES												
611110	Schools, K-12	Yes	S	S	S	P	S	P		S	S	S	S
6113	Colleges, universities, and professional schools							S		P	S	P	P
61151	Technical and trade schools					P	S	P		S	S	P	P
6116	Other schools and institutions		S	S	S	P	P	P		S	S	P	P
611710	Educational support services	Yes						S		P	P	P	S
62	HEALTH CARE AND SOCIAL ASSISTANCE												
621	Ambulatory health care services							S		P		P	
621111	Offices of physicians							P		P	P		
621120	Medical, dental clinic							S		P	P		
621511	Medical laboratories							S		P	P	P	P
622110	General medical and surgical hospitals	Yes						S		P	P		
623	Nursing and Residential Care Facilities:												
6232	Drug rehabilitation center, or other facility for	Yes				S	S			S	S	S	S

	treatment of drug dependency												
623110	Nursing care facilities		S	S	S	S	S	S	P	P			
623220	Residential mental health facility					S	S	P	P	S			
6239	Personal care home, congregate (16+)	Yes				S	S	P	P	P			
6239	Personal care home, family (4–6)	Yes	S	S	S	P	P	P	P	P			
6239	Personal care home, group (7–15)	Yes				S	S	P	P	P			
623990	Halfway house	Yes				S	S	S	S	S			S
6244	Day care facility, adult; day care facility; child	Yes	S	S	S	S	S	S	P	P	P		
624120	Day care center, adult	Yes				S	S	S	P	P	S		
624410	Day care center, child (more than 6 children in care)	Yes				S	S	S	P	P	S		
624410	Day care center, child (6-or-fewer children in care)	Yes	S	S	S	S	S	S	P	P			
623	Nursing and residential care facilities							S	P	P			
71	ARTS, ENTERTAINMENT AND RECREATION												
711	Performing arts, spectator sports, and related activities (incl. amphitheater, stadiums and concert halls)							S	P	P	P	P	
711211	Sports teams and clubs	Yes	S	S	S	S	S	S	P	P	P	P	
713110	Amusement and theme parks	Yes							P	S			
713120	Amusement arcades	Yes							P				
713910	Golf courses and country clubs		P	P	P	P	P	P	P				
713940	Fitness and recreational sports centers (incl. public swimming pool)	Yes	P	P	P	P	P	P	P	P	P	P	
713950	Bowling centers								P		P	P	
713990	Indoor shooting range										P	P	

71399	Horse stables, riding, boarding, training, and sales	Yes	P					S	P		P	P
712	Museums, historical sites, and similar institutions		S	S	S	S	S	P	P	P		
712130	Zoos and botanical gardens								P			
712190	Nature parks and other similar institutions		P	P	P	P	P	P	P	P	P	
	Adult entertainment establishments	Yes										P
	Recreation center and club, private								P	P	P	P
	Swimming pool, home	Yes	A	A	A	A	A	A	A	A		
713990	Cigar lounges									S		
72	ACCOMMODATION AND FOOD SERVICES											
72111	Hotels and motels/ extended stay	Yes									P	P
721191	Bed and breakfast inn	Yes	S	S	S	P	P	P	P	P		
721199	Short-term vacation rental	Yes	P	P	P	P	P	P	P	P		
721211	Recreational vehicle (RV) parks and campgrounds	Yes									P	
721214	Recreational and vacation camps (except campgrounds)									S	P	
72211	Full-service restaurants					P	P	P	P	P	P	
722211	Limited-service restaurants (incl. fast food)					P	P	P	P	P	P	P
	Brewpub	Yes				S	S	P	P	P	P	P
722213	Ice cream parlors					P	P	P	P	P		
721310	Rooming and boarding houses	Yes				S	S	S	P			
722320	Caterers							S	P	P	P	
	Hotels and motels	Yes						S	P	P	P	P
722410	Taphouse	Yes							S	S		
81	OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)											
8111	Automotive, repair and maintenance	Yes						S	S	S	S	P
811192	Automobile wash services	Yes						S	S	S	P	P

811198	Automotive Tire Shop with Repair and Maintenance	Yes						S	S	S	S	P
811210	Consumer electronics repair and maintenance							P	P	P	P	
811310	Commercial and industrial machinery and equipment (except automotive and electronic) repair and maintenance										P	P
811411	Home and garden equipment repair and maintenance	Yes						S	S		P	
811412	Appliance repair and maintenance	Yes						S	S	S	P	
811420	Reupholstery and furniture repair							S	P		P	
811430	Footwear and leather goods repair					P	P	P	P	P	P	
812111, 812112	Barber shops and beauty salons					S	P	P	P	P	P	
812199	Other Personal Care Services						P	P	P	P		
812199	Massage wellness spas/centers	Yes						P	P	P		
812199	Tattoo and body piercing parlor/studio								P		P	
812210	Funeral homes and funeral services, no crematory	Yes						P	P	S	P	
81222	Funeral homes and funeral services with crematory	Yes						S	S	S	S	P
812220	Cemeteries, mausoleums, crematories, and columbariums	Yes	S	S	S	S	S	S	S	S	S	S
812320	Dry cleaning and laundry services (except coin-operated)	Yes						S	P	S	P	
812310	Laundromat (coin operated)					P	P	P	P	P	P	
812331	Linen supply									P	P	P

812332	Industrial launderers										P	P
812910	Boarding and breeding kennels	Yes							S		P	
812930	Parking lot and garages		S	S	S	P	P	P	P	P	P	P
812930	Truck Terminal/Dispatch/Parking	Yes										S
8131	Place of worship (less than 10 acres)		P	P	P	P	P	P	P	P	S	S
8131	Place of worship (10 acres and more)	Yes	S	S	S	S	S	S	P	P	S	S
813212	Voluntary health organizations							S	P	P	P	
8134	Civic and social organizations		S	S	S	S	S	P	P	P	P	
813920	Professional organizations (incl. health professional's associations)							P	P	P	P	
92312	Administration of public health programs							S	P	P	P	
926150	Regulation, licensing and inspection of miscellaneous commercial sectors								P	P	P	

G. All uses shall satisfy all applicable civic design standards established in Chapter 16.28 of this chapter.

(Ord. dated 5/4/15(1), §§ 1, 3; Ord. dated 9/15/14(2), § 2; Ord. dated 9/15/14(1), § 1; Ord. dated 7/1/13, § 1; Ord. dated 11-19-12(3), § 1; Ord. dated 10-15-12(2), § 2; Ord. dated 8/6/12, § 3(1—11); Ord. dated 4/4/11, § 2; Ord. dated 3/7/11, § 1; Ord. dated 5/3/10, § 1(Exh. A); Ord. dated 6/30/08 (part); Ord. dated 9/21/15(1), § 1; Ord. dated 5/2/16(4), § 1; Ord. dated 7/6/16(1), §§ 1.A., B.; Ord. dated 3/5/18(1), § 2; Ord. dated 4/2/18(1), § 2, 3; Ord. dated 4/2/18(2), § 2; Ord. dated 7/2/18(1), §§ 1—7; Ord. dated 11-13-18(3), §§ 1, 2; Ord. dated 3/2/20, § 1; Ord. dated 7/6/20, §§ 4, 5; Ord. dated 11/2/20, § 4—6; Ord. dated 11/1/21, § 1; Ord. dated 3/7/22, § 2; Ord. dated 5/2/22, §§ 6, 7; Ord. dated 5/2/22, § 2; Ord. dated 6/6/22, § 2; Ord. dated 6/6/22, § 8; Ord. dated 9/19/22, § 2; Ord. dated 6/5/23, § 3; Ord. dated 9/5/23 § 1; Ord. dated 2/19/24, § 2; Ord. dated 4/1/24, §§ 2—11; Ord. dated 11/4/24, § 3; Ord. dated 8/4/25 § 2; Ord. dated 11/3/25 § 2)