

- a) Permitted uses – a “P” in a cell of the use table indicates that the accessory land use is allowed by right in the base zoning district.
 - b) Permitted with standards use – a “PS” in a cell of the use table indicates that the accessory land use is allowed when standards identified in **Article 03, Division 7** are met. Uses permitted with standards are also subject to all other applicable requirements of the UDC.
 - c) Prohibited – a blank cell in the use table indicates that the accessory land use is prohibited in that base zoning district.
- 3) Unlisted uses. When a proposed land use is not explicitly listed in the use table, the Community Development Department shall determine whether or not it is included in the definition or a listed use or is so consistent with the size, scale, operating characteristics, and external impacts of a listed use that it should be treated as the same use. Any such interpretation shall be made available to the public through mailed notice to property owners with 150 feet and shall be serve as a finding for future decisions of the city until the Community Development Department makes a different interpretation.
- 4) Overlay Districts Prohibited. When a property is located within the boundaries of one or more overlay districts, the most restrictive use provision among the overlay and base zoning districts shall apply.

B) Principal Uses Table

Table 43-1: Principal Uses Table

Use Type	RESIDENTIAL						MIXED USE			BUSINESS			INDUSTRIAL		AGRICULTURAL	USE SPECIFIC STANDARDS
	R-R	R-S	R-1	R-1.5	R-2	R-3	MU-DC	MU-DF	MU-N	B-1	B-2	B-3	I-1	I-2	AG/NR	
Residential																
Household Living																
Dwelling, single-family	P	P	P	P	P	P			P	P					P	
Dwelling, two- to four-family			PS	P	P	P			P	P						Yes
Dwelling, conversion to two-, three-, and four-family			C	PS	PS	PS			PS	PS						Yes
Dwelling, attached townhouse or rowhouse (5 or more units)			C	PS	PS	PS		PS	PS	PS	PS	PS				Yes
Dwelling, apartment (5 or more units)						P		P	P	PS	PS	PS				Yes
Dwelling, apartment mixed use (1 or more units)							PS	PS	PS	P	P	P				Yes
Manufactured home park			C	C	C	C	C	C	C	C	C	C				Yes
Group Living																
Assisted living facility					C	P	C	C		P	P	P				
Fraternity or sorority					C	C		C	C							Yes
Long-term or transitional care facility					C	P	C	C		P	P	P				

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	R-R	R-S	R-1	R-1.5	R-2	R-3	MU-DC	MU-DF	MU-N	B-1	B-2	B-3	I-1	I-2	AG/NR	
Residential care, licensed in-home (6 or fewer persons)	P	P	P	P	P	P	P	P	P	P	P	P			P	
Residential care, licensed in-home (7 or more persons)				P	P	P	P	P	P	P	P	P				
Roominghouse (3 or greater units)							C	C		C	C	C				
Lodging																
Bed and breakfast (B&B), owner-occupied tourist home, 2 rooms maximum	C	C	C	C	C	C	C	C	C	C	C	C			C	Yes
B&B, 3 rooms maximum			C	C	C	C	C	C	C	C	C	C				Yes
B&B, 5 rooms maximum					C	C	C	C	C	C	C	C				Yes
B&B, any number of rooms						C	C	C	C	C	C	C				Yes
Hotel							P	P			P	P				
Motel or motor hotel								PS			PS	PS				Yes
Residential retreat center, non-owner occupied tourist home	C	C	C	C	C	C	C	C	C	C	C	C			C	Yes
Public & Institutional																
Cemetery	P	P													P	
Club or lodge					C	C	C	C	C	C	C	C				
Emergency service facility	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS			PS	Yes
Hospital						C				C	C	C				Yes
Municipal, county, state, or federal administrative building	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Yes
Religious facility	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Yes
School, college or university	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS			PS	Yes
School, elementary or secondary	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS			PS	Yes
School, nursery or preschool	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS			PS	Yes
School, trade or business	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS			PS	Yes
Commercial																
Food, Beverage, & Indoor Entertainment																
Adult use establishment												PS	PS	PS		Yes
Bar, cocktail lounge, and night club							P	P	C	C	P	P	P	P		Yes
Brewpub							P	P	C	C	P	P	P	P		Yes

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Commercial recreation or entertainment facility, indoor							PS	PS			PS	PS	PS			Yes
Conference or convention center							C	C			C	C	C	C		Yes
Public recreation facility, indoor					PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		Yes
Restaurant							P	P	P	P	P	P	P	P		Yes
Restaurant, drive-through or drive-in								PS		C	PS	PS	PS	PS		Yes
Theater							PS	PS	C	C	PS	PS	PS	PS		Yes
Retail Sales																
Gas station								C	C	PS	PS	PS	PS	PS		Yes
Automotive sales and leasing								C			PS	PS	PS	PS		Yes
Billboard or outdoor advertising, off-premise sign							C	C		PS	PS	PS	PS	PS		Yes
Grocery, food, or beverage store							P	P	P	P	P	P	P	P		Yes
Heavy consumer goods store							C	P		C	P	P	P	P		Yes
Pharmacy or convenience store							P	P	P	P	P	P	P	P		Yes
Retail store, not listed							P	P	P	P	P	P	P	P		Yes
Retail store with drive-through							C	PS	C		PS	P	PS	PS		
Personal Services																
Animal hospital or veterinary clinic							C	C		PS	PS	PS	PS	PS		Yes
Animal kennel															PS	Yes
Automotive repair, minor							C	PS	C	PS	PS	PS	PS	PS		Yes
Automotive repair, major								PS				PS	PS	PS		Yes
Clinic					P		P	P	P	P	P	P	P	P		Yes
Day care facility							P	P	P	P	P	P	P	P		Yes
Funeral home or mortuary					C			C	C	C	C	P	P	P		Yes
Personal service and repair business							P	P	P	P	P	P	P	P		Yes
Personal service with drive-through							C	PS	C		PS	P	P	P		Yes
Storage facility										P	P	P	P	P		Yes
Business & Technical Services																
Office, business, professional, or administrative					C		P	P	P	P	P	P	P	P		Yes
Publishing							P	P		P	P	P	P	P		Yes

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	R-R	R-S	R-1	R-1.5	R-2	R-3	MU-DC	MU-DF	MU-N	B-1	B-2	B-3	I-1	I-2	AG/NR	
Research or scientific laboratory							C	C		P	P	P	P	P		Yes
Studio, gallery or work space, commercial art/performance						C	C	C	C	C	P	P	P	P		Yes
Studio, visual or sound production							C	C		C	P	P	P	P		Yes
Industrial																
Brewery, large														PS		Yes
Brewery, small							C	C				PS	PS	PS		Yes
Construction contractor yard								C				PS	PS	PS		Yes
Crematory														PS		Yes
Farm winery															C	
Makerspace							C	C	C	C	P	P	P	P		
Manufacturing, Light							C	C				PS	PS	PS		Yes
Manufacturing, Heavy														C		Yes
Meat packing, stockyard or slaughterhouse														C		
Microdistillery							C	C				PS	PS	PS	C	Yes
Printing							C	C			PS	PS	PS	PS		Yes
Scrap, salvage or storage yard														PS		Yes
Silica sand processing facility														C		Yes
Warehouse or wholesale trade								C				P	P	P		
Recreation & Open Space																
Active park or playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Campground															PS	Yes
Golf course	C	C	C	C	C	C									C	
Marina													P	P		
Passive park, open space, natural area, or trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Nature or wildlife preserve, sanctuary, management area, or historic area															P	
Commercial recreation, outdoor							C	C		PS	PS	PS	PS	PS		Yes
Public recreation, outdoor					PS	PS	C	C	PS	PS	PS	PS	PS	PS		Yes
Natural Resources & Agriculture																
Agriculture - raising of crops	P														P	

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Use Type	RESIDENTIAL						MIXED USE			BUSINESS			INDUSTRIAL		AGRICULTURAL	USE SPECIFIC STANDARDS
	R-R	R-S	R-1	R-1.5	R-2	R-3	MU-DC	MU-DF	MU-N	B-1	B-2	B-3	I-1	I-2	AG/NR	
Agriculture - raising of livestock	PS														PS	Yes
Animal stable															PS	Yes
Commercial greenhouse, nursery, tree farm, or orchard	PS										C	C	PS	PS	PS	Yes
Community garden	P	P	P	P	P	P	P	P	P						P	
Extraction pit															C	Yes
Land alteration when not incidental to construction of a permitted use	C	C	C		C	C				C					C	Yes
Timber harvesting															P	
Utilities & Transportation																
Airport														C	C	
Electric or heat generation plant														C		
Essential services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Parking, standalone structural or non-structural							C	C	C	PS	PS	PS	PS	PS		Yes
Public/utility maintenance facility					P	P				P	P	P	P	P		
Railroad yard or freight station														PS		Yes
Regional utility lines and towers (pipelines, power transmission lines over 35 KV relay, commercial radio, television and communication towers)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Yes
Solar or wind farm															C	
Transfer station														PS		Yes
Transportation facility used to ship silica sand														C		Yes
Water or sewer treatment facility														C		

C) Accessory Uses Table

- 1) The accessory uses in **Table 43-2** are allowed as identified as long as they are located on the same site as the principal use and are clearly incidental and subordinate to the principal use and structure.

Table 43-2: Accessory Uses Table

P = Permitted PS = Permitted with Standards

Use Type	RESIDENTIAL						MIXED USE			BUSINESS			INDUSTRIAL		AGRICULTURAL	USE SPECIFIC STANDARDS
	R-R	R-S	R-1	R-1.5	R-2	R-3	MU-DC	MU-DF	MU-N	B-1	B-2	B-3	I-1	I-2	AG/NR	
Accessory structure	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Yes
Accessory dwelling unit	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS				Yes
Agriculture – raising of chicken hens		PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		Yes
Agriculture temporary or seasonal roadside stand	PS	PS								PS	PS	PS	PS	PS	PS	Yes
Building or structure relating to permitted agricultural activities	PS	PS													PS	Yes
Billboard or outdoor advertising										PS	PS	PS	PS	PS		Yes
Construction site home	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Yes
Detached heating system	PS	PS													PS	Yes
Essential services not including power lines over 35 KV relay and commercial broadcast towers	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Home occupation	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		Yes
In-home family or group daycare	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Land alteration when incidental to construction of a permitted use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Noncommercial garden and household pets not including fowl or farm animals	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Noncommercial radio and television antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Outdoor dining area							P	P	P	P	P	P	P	P		
Outdoor sales/display							P	P	P	P	P	P	P	P		
Parking, structural or nonstructural facilities exclusively for the use of the permitted use	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Yes
Parking, recreational vehicle	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Yes

Table 43-2: Accessory Uses Table

P = Permitted PS = Permitted with Standards

Use Type	RESIDENTIAL						MIXED USE			BUSINESS			INDUSTRIAL		AGRICU- LTURAL	USE SPECIFIC STAN- DARDS
	R-R	R-S	R-1	R-1.5	R-2	R-3	MU- DC	MU- DF	MU- N	B-1	B-2	B-3	I-1	I-2	AG/NR	
Rooming unit, the keeping of not more than 2 roomers or boarders by a resident family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Small-scale wind energy turbine	PS	PS	PS	PS	PS	PS		PS	PS	PS	PS	PS	PS	PS		Yes
Solar panel	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		Yes
Swimming pool, private	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Yes
Vending machine	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Yes
Wireless antenna attached to existing structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

43.02.23 Lot Dimension Standards

A) Lot Dimension Standards. **Table 43-3** establishes the minimum lot development standards for all base zoning districts.

Table 43-3: Lot Dimension Standards

Zoning District	Use Types	Lot Area Minimum per Family (sq. ft.)	Lot Frontage Minimum (ft.)
Agricultural/Natural Resources (AG/NR)	Dwelling	10 acres	300
	Other permitted/conditional uses	None	None
Rural Residential (R-R)	One-family dwelling w/ public sewer & water	18,000	100
	One-family dwelling w/o public sewer & water	40,000	200
	Other permitted/conditional uses	40,000	200
Residential Suburban (R-S)	One-family dwelling w/ public sewer & water	12,000	90
	One-family dwelling w/o public sewer & water	20,000	100
	Other permitted/conditional uses	40,000	150
Low Density Residence (R-1)	One-family dwelling	8,000	65
	Two-family dwelling	4,500	70
	Three-family dwelling	3,000	70
	Four-family dwelling	2,500	80
	Attached townhouse or rowhouse	2,500	30
	Other permitted/conditional uses	16,000	100
Low to Medium Density Residence (R-1.5)	One-family dwelling	7,000	65
	Two-family dwelling	4,000	65
	Three-family dwelling	3,000	70
	Four-family dwelling	2,500	80