

§ 156.047 LAND USE BY ZONING DISTRICT.

(A) *Designation and reference.* The land uses listed on the table in this section are described in more detail in § 156.048 below.

(B) *Land uses permitted.* Land uses listed as "permitted" (designated as a "P" on the table contained in this section) are permitted by the general land use requirements of this chapter, subject to the general requirements of the specific zoning district in which they are located, any additional requirements imposed by sections of this chapter referred to in footnotes, any additional requirements imposed by applicable overlay zoning districts as designated on the official zoning map, the general requirements of this chapter, and any and all other applicable city, county, state and federal regulations as may be amended from time to time.

(C) *Land uses permitted as a conditional and interim use.*

(1) Land uses listed as "permitted as a conditional use" (designated as a "CU" on the table contained in this section) and land uses listed as "permitted as an interim use" (designated as an "IU" on the table contained in this section) are permitted subject to all the requirements applicable to uses permitted by right, any additional requirements imposed by sections of this chapter referred to in footnotes, and additional conditions intended to mitigate anticipated adverse impacts associated with the use, to ensure compliance with the standards, to ensure that the criteria are met, to protect the value of other property and to achieve the goals and objectives of the Comprehensive Plan.

(2) Each conditional use or interim use application shall be considered a unique situation and shall not be construed as precedents for similar requests.

(3) Further conditions may be imposed on any conditional use or interim use by the City Council in response to special conditions of the use or site.

(D) *Land uses permitted as accessory uses.*

(1) Land uses listed as "permitted as an accessory use" (designated as an "A" on the table contained in this section) are permitted only as subject to all of the requirements applicable to the permitted or conditional use to which they are accessory provided they meet the definition of accessory use, plus any additional requirements applicable to that particular land use contained in this chapter.

(2) Accessory uses other than required off-street parking may not occupy more than 25% of the total floor area of any building unless further restricted in the district regulations.

(E) *Land uses permitted as temporary uses.* Land uses listed as "temporary" (designated as a "T" on the table contained in this section) are permitted subject to all the requirements applicable to uses permitted by right as listed in division (B) above for a finite period of time as specified by this chapter, or if not specified, by the Zoning Administrator.

(F) *Land uses not permitted.*

(1) Land uses listed as "not permitted" (designated as an "N" on the table contained in this section) within a specific use district are not permitted in that use district, except as legal nonconforming uses in accordance with § 156.009 above.

(2) Uses not permitted in any zone in the city include junk yards, mining and the feeding and raising of livestock or poultry.

(G) *Full compliance necessary.*

(1) A land use permitted by right as a conditional use in a particular use district may not be permitted or permissible on every parcel in that use district.

(2) No land use is permitted or permissible on a parcel unless it can be located thereon in full compliance with all of the standards and regulations of this chapter which are applicable to the specific land use and parcel in question, or unless an appropriate variance has been granted under § 156.103 below.

<i>Zoning Districts</i>	<i>A</i>	<i>R-1</i>	<i>R-2</i>	<i>R/C</i>	<i>R-M</i>	<i>C-1*</i>	<i>C-2</i>	<i>I/C</i>
Agriculture	P	N	N	A	N	N	N	N
Residential Uses								
<i>C-1* See foot note residential uses in Congested District</i>								
Single-family dwelling	P	P	P	P	N	N	N	N
2-family dwelling	N	P	P	CU/IU	N	N	N	N
Multiple-family dwelling	N	N	CU/IU	CU/IU	N	CU/IU	N	N
Elderly housing	N	CU/IU	CU/IU	CU/IU	N	CU/IU	CU/IU	N
Rooming house	N	CU/IU	CU/IU	CU/IU	N	CU/IU	N	N
Manufactured home park	N	N	N	N	P ¹	N	N	N
Live/work units	N	N	N	P	N	P	P	N
Housing/services establishment serving 6 or fewer persons	P	P	P	P	N	N	N	N
Housing/services establishment serving more than 6 persons	N	N	CU/IU	CU/IU	N	P	P	N
Human Care Uses								
Adult day care	N	N	N	P	N	P	P	N
Family day care serving 14 or fewer persons	A	A	A	A	A	A	N	N
Group day care serving 12 or fewer persons	CU/IU	CU/IU	CU/IU	P	N	P	P	N

<i>Zoning Districts</i>	<i>A</i>	<i>R-1</i>	<i>R-2</i>	<i>R/C</i>	<i>R-M</i>	<i>C-1*</i>	<i>C-2</i>	<i>I/C</i>
Group day care serving more than 12 persons	N	N	CU/IU	CU/IU	N	P	P	N

<i>Zoning Districts</i>	<i>A</i>	<i>R-1</i>	<i>R-2</i>	<i>R/C</i>	<i>R-M</i>	<i>C-1</i>	<i>C-2</i>	<i>I/C</i>
State-licensed residential facility serving 7 to 16 persons	N	N	P	P	N	P	P	N
State-licensed residential facility serving 17 or more persons	N	N	CU/IU	CU/IU	N	CU/IU	CU/IU	N
Group home/non-statutory	CU/IU	CU/IU	CU/IU	CU/IU	CU/IU	CU/IU	CU/IU	N
Hospital	N	CU/IU	N	CU/IU	N	N	CU/IU	N
Medical offices	N	N	N	P	N	P	P	N
Dental offices	N	N	N	P	N	P	P	P
Nursing home	N	CU/IU	N	CU/IU	N	CU/IU	CU/IU	N
Funeral home	N	N	N	CU/IU	N	P	P	N

Institutional Uses

Community centers	N	CU/IU	N	CU/IU	N	P	P	N
Education/academic	N	CU/IU	N	CU/IU	N	P	P	N
Essential service	P	P	P	P	P	P	P	P
Essential service structures	N	P	P	P	P	P	P	P
Governmental facilities	N	N	N	P	N	P	P	P
Libraries	N	P	N	P	N	P	P	N
Museums/art gallery	N	P	N	P	N	P	P	N
Parks/open space	P	P	P	P	P	P	P	P
Parks/recreation	P	P	P	P	P	P	P	P
Religious institution	N	CU/IU	N	CU/IU	N	P	P	P
Utility substation	CU/IU	CU/IU	CU/IU	CU/IU	N	CU/IU	P	CU/IU

Commercial Uses

Animal handling	N	N	N	N	N	N	CU/IU	P
Appliance small engine, bicycle repair	N	N	N	N	N	CU/IU	CU/IU	P
Bank	N	N	N	CU/IU	N	P	P	N

<i>Zoning Districts</i>	<i>A</i>	<i>R-1</i>	<i>R-2</i>	<i>R/C</i>	<i>R-M</i>	<i>C-1</i>	<i>C-2</i>	<i>I/C</i>
Bars	N	N	N	N	N	P	P	P
Bed/breakfast	N	CU/IU	CU/IU	CU/IU	N	N	P	N
Business/trade school	N	N	N	CU/IU	N	CU/IU	P	P
Car wash	N	N	N	N	N	N	CU/IU	CU/IU
Clubs/lodges	N	CU/IU	N	CU/IU	N	P	P	P
Convention center	N	N	N	N	N	CU/IU	P	P
Dry cleaning, laundering	N	N	N	N	N	P	P	P
Home occupations	A	A	A	A	A	A	N	N
Hostel	N	N	N	N	N	P	P	P
Hotel/motel	N	N	N	N	N	P	P	P
In-vehicle sales/service	N	N	N	N	N	CU/IU	CU/IU	CU/IU
Medical, optical and dental laboratories	N	N	N	N	N	P	P	P
Motor fuel station	N	N	N	N	N	CU/IU	P	P
Motor vehicle sales	N	N	N	N	N	N	P	P
Motor vehicle service/repair	N	N	N	N	N	CU/IU	CU/IU	CU/IU
Office	N	N	N	P	N	P	P	P
Outdoor sales	N	N	N	N	N	N	P	P
Pawnshop	N	N	N	N	N	P	P	P
Post office customer service	N	N	N	N	N	P	P	P
Printing process	N	N	N	N	N	P	P	P
Private entertainment (indoor)	N	N	N	N	N	P	P	P
Restaurants without intoxicating liquor license	N	N	N	CU/IU	N	P	P	P
Restaurants with intoxicating liquor license	N	N	N	N	N	P	P	P
Retail	N	N	N	P	N	P	P	P
Retail, large item	N	N	N	N	N	P	P	P

<i>Zoning Districts</i>	<i>A</i>	<i>R-1</i>	<i>R-2</i>	<i>R/C</i>	<i>R-M</i>	<i>C-1</i>	<i>C-2</i>	<i>I/C</i>
Services	N	N	N	P	N	P	P	P
Sexually-oriented businesses; limited impact	N	N	N	N	N	N	N	P ²
Sexually-oriented businesses; high impact	N	N	N	N	N	N	N	CU/IU ²
Shopping center	N	N	N	N	N	P	P	P
Studio	N	N	N	P	N	P	P	P
Telecommunication; amateur facility	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³
Telecommunication antenna	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³
Telecommunication tower	N	N	N	N	N	N	CU/IU ³	CU/IU ³
Industrial Uses								
Auto body/paint	N	N	N	N	N	N	CU/IU	P
Bulk flammables storage	N	N	N	N	N	N	N	CU/IU
Composting operations	CU/IU	N	N	N	N	N	N	CU/IU
Freight terminal	N	N	N	N	N	N	CU/IU	P
Manufacturing/process	N	N	N	N	N	N	N	P
Office warehouse	N	N	N	N	N	N	CU/IU	P
Outdoor storage	N	N	N	N	N	N	N	P
Parcel delivery service/post office	N	N	N	N	N	P	P	P
Recycling operations	N	N	N	N	N	N	N	CU/IU
Showrooms	N	N	N	N	N	P	P	P
Warehouse/storage	N	N	N	N	N	N	CU/IU	P
Transportation Uses								
Heliport	N	N	N	N	N	N	CU/IU	CU/IU
Helistop	N	CU/IU	N	CU/IU	N	CU/IU	CU/IU	CU/IU
Parking lot	N	N	A	A	N	A	A	A
Parking ramps	N	N	N	N	N	CU/IU	P	P
Time transfer stations	N	N	N	N	N	CU/IU	P	P

<i>Zoning Districts</i>	<i>A</i>	<i>R-1</i>	<i>R-2</i>	<i>R/C</i>	<i>R-M</i>	<i>C-1</i>	<i>C-2</i>	<i>I/C</i>
Transit stations	N	N	N	N	N	CU/IU	P	P
Temporary Uses								
Building construction structures	T	T	T	T	T	T	T	T
On-site equipment storage	T	T	T	T	T	T	T	T
Temporary structure	T	T	T	T	T	T	T	T
Carnivals, and the like	T	T	T	T	T	T	T	T
Outdoor sales, temporary	N	N	N	T	N	T	T	T
Produce sales	N	N	N	T	N	T	T	T
Garage sale	T	T	T	T	T	T	T	N
Pollution abatement equipment	T	T	T	T	T	T	T	T
Earth removal and earth filling	CU/IU ⁴	CU/IU ⁴	CU/IU ⁴	CU/IU ⁴	CU/IU ⁴	CU/IU ⁴	CU/IU ⁴	CU/IU ⁴
P = Permitted Use		¹ Subject to § 156.082						
A = Accessory Use		² Subject to § 156.084						
CU/IU = Conditional Use; Interim Use		³ Subject to § 156.083						
T = Temporary Use		⁴ Subject to § 156.085						
N = Not Permitted								

(Ord. 643, passed 5-18-2005; Am. Ord. 692, passed 4-21-2010; Am. Ord. 698, passed 8-18-2010) (Amended 4-20-2011)