

## **DIVISION A. Use Table Overview**

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### **Sec. 10-40. Use Groups**

The use table classifies land uses into five major groupings: Residential, Public and Civic, Commercial, Industrial, Agricultural, and Other. These are referred to as “Use Groups.”

### **Sec. 10-41. Use Categories and Standards**

Each use group is further divided into “Use Categories.” These categories classify land uses based on common characteristics, such as the type of products sold, site conditions, or the amount of activity on the site. The “Use Standard” column in the use table provides a cross-reference to additional standards that apply to some uses, whether or not they are allowed as a permitted use or special use.

### **Sec. 10-42. Determination of Use Category**

When a land use cannot be classified into a Use Category or appears to fit into multiple categories, the planning director is authorized to determine the most appropriate Use Category.

### **Sec. 10-43. Permitted Uses**

Uses identified with an “X” in the use table are permitted by-right in the designated zoning districts, subject to compliance with all other applicable provisions of this chapter.

### **Sec. 10-44. Planned Uses**

Uses identified with a “P” in the use table require a site development plan. Development is to be consistent with the approved site development plan. If the property is undeveloped, any proposed use shall be consistent with design parameters approved with the zone change.

### **Sec. 10-45. Special Uses**

Uses identified with an “S” in the use table may be allowed in the designated zoning districts if approved in accordance with the special use approval procedure in Article IX, Division A. Approved special uses are subject to compliance with all other applicable provisions of this chapter.

### **Sec. 10-46. Temporary Uses**

Uses identified with a “T” in the use table are uses that require a temporary use permit pursuant to Article IX, Division B.

### **Sec. 10-47. Prohibited Uses**

Uses that have no letter associated with them in the uses table are expressly prohibited. Uses not listed in the use table are also prohibited.

**Sec. 10-48. Residential District Use Table**

<b>USE GROUP</b> Use Category Use Sub-Category Specific Uses	RE	R-1A	R-1B	R-1C	R-1D	R-2	R-MF	R-MH	PUR	PXR	PMF	Use Standards
<b>RESIDENTIAL</b>												
<b>Household Living</b>												
Single-Family Residential Detached	X	X	X	X	X	X			P	P		
Single-Family Residential Attached (Townhouse) (Rowhouse)					X	X				P	P	
Two-Family Duplex						X				P	P	
Garage Apartment				X	X	X	X					P
Modular Housing	X	X	X	X	X				P	P		
Manufactured Home								X				
Multi-Family (Apartment, Condominium)							X					P
Manufactured Housing/ Mobile Home Park								X				
<b>Group Living</b>												
Assisted Living, Retirement Center							X			P	P	
Skilled Nursing Home/Rehabilitation							X					P
Community Residence (6 or fewer residents)	X	X	X	X	X	X	X			P	P	
Community Residence (7 or more residents)							X			P	P	
Crisis Center (6 or fewer)	S	S	S	S	S	S	S			P	P	
Halfway House							S			P	P	
Rescue Mission/Home							S					P
<b>PUBLIC/CIVIC</b>												
<b>Cultural Facilities and Libraries</b>	S	S	S	X	X	X	X			S	P	
<b>Day Care Center (Child or Adult)</b>							S					P
<b>Parks and Open Space</b>	X	X	X	X	X	X	X	X	P	P	P	
Animal Park												
Golf Course	X	X	X	X	X	X	X	X	P	P	P	
Zoo												
<b>Public Facilities</b>	X	X	X	X	X	X	X	X	P	P	P	
Post Office	X	X	X	X	X	X	X	X	P	P	P	
Public Safety (Police/Fire)	X	X	X	X	X	X	X	X	P	P	P	
Major Utilities	S	S	S	S	S	S	S	S	S	S	S	
Minor Utilities	X	X	X	X	X	X	X	X	X	X	X	
<b>Religious Assembly</b>												
Church, Temple, Synagogue, Mosque	X	X	X	X	X	X	X	X	P	P	P	
Church Activity/Recreational Center	X	X	X	X	X	X	X	X	P	P	P	
<b>School</b>												
College or University												
College Dormitory (Off-Campus)							X					P
College Fraternity/Sorority House							X					P
Elementary School	X	X	X	X	X	X	X	X	P	P	P	
Junior High or High School	X	X	X	X	X	X	X	X	P	P	P	
Pre-School/Kindergarten	X	X	X	X	X	X	X	X	P	P	P	

School Student/Activity Center/Field(Public)	X	X	X	X	X	X	X	X	X	P	P	P	
<b>USE GROUP</b>													
<b>Use Category Use Sub-Category Specific Uses</b>	<b>RE</b>	<b>R-1A</b>	<b>R-1B</b>	<b>R-1C</b>	<b>R-1D</b>	<b>R-2</b>	<b>R-MF</b>	<b>R-MH</b>	<b>PUR</b>	<b>PXR</b>	<b>PMF</b>	<b>Use Standards</b>	
<b>COMMERCIAL</b>													
<b>Entertainment</b>													
<b>Indoor</b>													
Club/Social Organization	S	S	S									S	
Country Club (Private)	S	S	S	S	S	S	S	S		P	P		
<b>Outdoor</b>													
Rodeo Grounds													
<b>Funeral and Internment Service</b>													
Cemetery, Mausoleum (Per State Law: No new cemeteries allowed within city limits.)	X	X	X	X	X	X	X	X	X	X	X	X	
Columbarium	S	S	S	S	S	S	S	S	S	S	S	S	
Mortuary/Funeral Home/Crematory													
<b>Lodging</b>													
Bed & Breakfast							S					P	
Boarding/Rooming House							X					P	
Campground													
R.V. Park													
<b>INDUSTRIAL</b>													
Oil & Gas Exploration (Drilling Activity)	S	S	S	S	S	S	S	S	S	S	S	S	
Oil & Gas Exploration (Producing Well)	S	S	S	S	S	S	S	S	S	S	S	S	
Sand/Gravel Extraction	S	S	S	S	S	S	S	S	S	S	S	S	
<b>OTHER</b>													
Accessory Uses	X	X	X	X	X	X	X	X	X	X	X	X	
Accessory Structures	X	X	X	X	X	X	X	X	X	P	P		
Community Center (Public or Private)	S	S	S	S									
Barber/Beauty Shop One-Chair (Residential)	S	S	S	S	S	S	S	S	S	S	S	S	
Day Care At Home (Adults) maximum 6	S	S	S	S	S	S	S	S	S	S	S	S	
Day Care At Home (Children) maximum 6	S	S	S	S	S	S	S	S	S	S	S	S	
Home Occupation	X	X	X	X	X	X	X	X	X	X	X	X	
Photography Studio	S	S	S	S	S	S	S	S	S	S	S	S	
Piano Lessons	X	X	X	X	X	X	X	X	X	X	X	X	
Swimming Lessons	X	X	X	X	X	X	X	X	X	X	X	X	
<b>Temporary</b>													
Concert, Outdoor (Temp.)	T	T	T	T	T	T	T	T	T	T	T	T	Subject to noise ordinance
Model Home	X	X	X	X	X	X	X	X	P	P	P		
Revival (Outdoor)	T	T	T	T	T	T	T	T	T	T	T	T	Subject to noise ordinance

(Ord. 0-2010-20, 3/10/10) (Ord. No. 0-2011-45; 6/8/11) (Ord. No. 0-2014-33; 4/23/14) (Ord. No. 0-2014-97; 10/22/14)