



USDO Comprehensive Edits

Article III: §375-301- §375-302

§375-301. General.

The permitted and conditional land uses in each zoning district are indicated in the Table 375.302.1: Permitted Use Table below. Additional uses of property or restrictions on the use of property may be contained in the description of the specific district in § 375-203, 375-204 or 375-205 (Base Zoning Districts) or in an overlay district applicable to the property in § 375-206 (Overlay Districts).

- (1) Table Legend
 - (a) A "P" in a cell of the Permitted Use Table indicates that the use is permitted in that zoning district, subject to compliance with any use-specific standards listed in the right-hand column of that line of the table.
 - (a) A "C" in a cell of the Permitted Use Table indicates that the use is permitted only after the applicant obtains a conditional use approval pursuant § 375-505(16) (Conditional use permit) and subject to any use-specific standards listed in the right-hand column of that line of the table. ~~If a conforming permitted use of land or structures prior to the adoption of this USD0 has become a "C" use under this USD0, the use will be deemed to have a conditional use approval under this USD0 for the use as it existed on the effective date of this USD0.~~
 - (b) An "A" in a cell of the Permitted Use Table indicates that the use is permitted as an accessory use only in support of a permitted or conditional use on the site; except that in the case of a wireless telecommunications antenna or a satellite dish, the antenna or dish need only be accessory to a structure on the property. An accessory use must be located on the same lot, may not exist before the lot contains a permitted or approved conditional principal use, and may not exist after the termination of all permitted or approved conditional principal uses, unless otherwise provided in this USD0. ~~In the MU-CI and I-1 Zone Districts, an A use may be accessory to any primary use in that zone district, and need not be accessory to a primary use on the same lot.~~

§375-301. General.

- (c) An "A" in a cell of the Permitted Use Table indicates that the use is permitted as an accessory use only in support of a permitted or conditional use on the site; except that in the case of a wireless telecommunications antenna or a satellite dish, the antenna or dish need only be accessory to a structure on the property. An accessory use:
- (i) must be located on the same lot; and
 - (ii) may not exist before the lot contains a permitted or approved conditional principal use; and
 - (iii) may not exist after the termination of all permitted or approved conditional principal uses, unless otherwise provided in this USDO. ~~In the MU-CI and I-1 Zone Districts, an A use may be accessory to any primary use in that zone district, and need not be accessory to a primary use on the same lot.~~
- (d) A "T" in a cell of the Permitted Use Table indicates that the use is permitted as a temporary use, subject to any use-specific standards for that use. A permit is not issued for each temporary use, but a building permit (or inclusion in a building permit for a primary structure) is required for a temporary construction office or yard and for a temporary real estate sales/leasing office.
- ~~(e) A "V" in a cell of the Permitted Use Table indicates that the use is available as a conditional use if a structure or building has been vacant for a period of five or more years, subject to compliance with any use-specific standards listed in the right hand column of that line of the table. The burden of proving that a structure or building has been vacant for five or more years is with the applicant and may be shown through utility bills, aerial photographs, affidavits of surrounding property owners, or other materials acceptable to the City. This designation applies only to vacant structures or buildings and not to vacant parcels or lots of land. The existing structure or building shall not be demolished to accommodate a V use.~~
- (f) A blank cell in the Permitted Use Table indicates that the use is not permitted in that zoning district unless that use is specifically permitted or conditionally permitted by the provisions of Article II (Zoning Districts) applicable to the property.

§375-302. Permitted Use Table.

Zoning District	Residential						Mixed-Use								Special Purpose			Use-Specific Standard in Article III	
	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM	I-1		I-2
District Standards 375-2	(C)(1)(e)	(C)(2)(e)	(C)(3)(e)	(C)(4)(e)	(C)(5)(e)	(C)(6)(e)	(D)(1)(e)	(D)(2)(e)	(D)(3)(e)	(D)(4)(e)	(D)(5)(e)	(D)(6)(e)	(D)(7)(e)	(D)(8)(e)	(D)(9)(e)	(D)(10)(e)	(E)(1)(e)	(E)(2)(e)	(E)(3)(e)
LAND USE CATEGORY																			
CIVIC AND INSTITUTIONAL USES																			
Community Center				✓															
Cultural Facility		✓	✓	✓															
Day Care Center			✓	✓															
Police or Fire Station			✓	✓															
COMMERCIAL USES																			
Food & Beverage Service																			
Bar or Tavern																	✓	✓	
Guest Accommodations																			
Hotel					✓	✓	✓										✓	✓	
Office & Services																			
Funeral Home or Crematorium							✓				✓	✓	✓	✓	✓				
Recreation & Entertainment																			
Indoor Recreation or Entertainment																	✓	✓	

§375-302. Permitted Use Table.

Residential Uses: Household Living

Zoning District	Residential						Mixed-Use								Special Purpose			Use-Specific Standard in Article III	
	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM	I-1		I-2
RESIDENTIAL USES; Household Living																			
Dwelling, Single-Family Unit Detached	P	P	P		P	P	P							P	P				
Dwelling, Two-Family Unit Detached			P		P	P	P							P	P				
Dwelling, Three-Unit Detached					P	P	P							C					

§375-302. Permitted Use Table.

Commercial Uses: Agriculture & Animal Related

Zoning District	Residential						Mixed-Use								Special Purpose			Use-Specific Standard in Article III	
	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM	I-1		I-2
COMMERCIAL USES																			
Agriculture & Animal Related																			
Agriculture, Urban	C	C	P	P	A	A	A	A	A	A	A	P	A	A	A	A	A		P

§375-302. Permitted Use Table.

Commercial Uses: Office & Services

Zoning District	Residential						Mixed-Use								Special Purpose		Use-Specific Standard in Article III			
	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM		I-1	I-2	LC
COMMERCIAL USES																				
Office & Services																				
<u>Blood Plasma Center</u>										C		C						P	P	
<u>Laboratory or Research Facility</u>									C	C	C	C	C	C	C	C	P	P		
<u>Medical Clinic</u>							C	P	P	P	P	P	P	P	C	P	P	A		
Office							P	P	P	P	P	P	P	P	P	P	P	A		

§375-302. Permitted Use Table.

Commercial Uses: Retail

Zoning District	Residential						Mixed-Use										Special Purpose			Use-Specific Standard in Article III
	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM	I-1	I-2	LC	
COMMERCIAL USES																				
Retail																				
Retail, Adult Retail										C								C	P	
Retail, Convenience Retail								P	P	P	P	P	P	P	P	P	P			
Retail, General Retail							C	P	P	P	P	P	P	P	P	P	A	A		
Retail, Specialty Retail							P	P	P	P	P	P	P	P	P	P	A			
Vehicles & Equipment																				
Parking Lot, Surface	A	A	A	A	A	A	A	A	A	A	C	A	A	A	A	A	P	P	A	

§375-302. Permitted Use Table.

Commercial Uses: Vehicles & Equipment

Zoning District	Residential						Mixed-Use									Special Purpose			Use-Specific Standard in Article III	
	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM	I-1	I-2		LC
COMMERCIAL USES; Vehicles & Equipment																				
Dispatch Service or Freight Truck Terminal										C		A	C					P	P	
Freight Truck Terminal										C								C	P	
Light Vehicle Sales, Rental, and Servicing										P	C	A	C	P	C			P	P	
Vehicle Sales or Rental										P	C							P	P	

§375-302. Permitted Use Table.

UTILITIES & INFRASTRUCTURE

Zoning District	Residential						Mixed-Use								Special Purpose			Use-Specific Standard in Article III		
	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM	I-1		I-2	LC
LAND USE CATEGORY																				
UTILITIES & INFRASTRUCTURE																				
Public Utility or Services, Major																	C	P		
Public Utility or Services, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<u>Small Wireless Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Solar Farm</u>											<u>C</u>							<u>P</u>	<u>C</u>	
Towers	A	A	A	A	A	A	A	A	A	C	A	A	A	A	A	A	C	C		

§375-302. Permitted Use Table.

ACCESSORY USES

Zoning District	Residential						Mixed-Use								Special Purpose		Use-Specific Standard in Article III		
	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM		I-1	I-2
ACCESSORY USES																			
Cabaret	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	A	A	A	A	A	A	A	A	A	A	A	A	<u>A</u>
Electric Vehicle Charging Station	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Sidewalk or Outdoor Cafe	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	A	A	A	A	A	A	A	A	A	A	<u>A</u>	<u>A</u>	