

Appendix A

As Adopted December 5, 2018

Non-Residential Land Use Categories: Permitted, Conditional and Accessory Uses

Definitions:

P = Permitted Use - A use that is allowed in the zone indicated provided all regulations of the development ordinances are satisfied

C = Conditional Use - A use that is allowed in the zone indicated in accordance with Chapter 19.13 of the Zoning Ordinance

A = Accessory Use - A use that is allowed in the zone indicated as an ancillary portion of a primary business allowed in the zone

* = Uses that include unique regulations

Zoning District

I-1 I-2 R&D PO-1 CC-1 GC-1 S-1 CAP A-5

Agricultural Related Activities

	I-1	I-2	R&D	PO-1	CC-1	GC-1	S-1	CAP	A-5
1 Contract sorting, grading, and packaging services (fruits/vegetables)	C	C							C
2 Veterinarian services and small animal hospitals				P		P			P
3 Large animal hospitals	P	P							P
4 Kennels and small animal pens	C	C							C
5 Greenhouses and nurseries	P	P							P
6 Farm products warehousing and storage (excluding stockyards)	P	P							P
7 Agricultural related exhibit and auction facilities									P
8 Equestrian training and boarding facility									P
9 Dairy farms and milk processing									P

Amusements

	I-1	I-2	R&D	PO-1	CC-1	GC-1	S-1	CAP	A-5
1 Fairgrounds									P
2 Amusement parks (five or more acres)							C		
3 Amusement parks (less than five acres)						P	P		
4 Arcades and video games					P	P	P	A	
5 Miniature golf						P	P		
6 Golf driving ranges									C
7 Bowling centers						P	P		
8 Roller skating and ice skating rinks						P	P		

Apparel - Manufacturing

	I-1	I-2	R&D	PO-1	CC-1	GC-1	S-1	CAP	A-5
1 All-purpose apparel manufacturing	P	P							
2 Luggage, handbags and miscellaneous textiles	P	P							
3 Curtains and draperies	P	P							

Apparel and Accessories - Retail

	I-1	I-2	R&D	PO-1	CC-1	GC-1	S-1	CAP	A-5
1 Clothing and apparel					P	P	P	P	
2 Clothing accessories and specialties (not sexually oriented)					P	P	P	P	
3 Sexually oriented clothing accessories and specialties		C							
4 Shoes and footwear					P	P	P	P	

Automotive, Equipment and Marine - Retail

	I-1	I-2	R&D	PO-1	CC-1	GC-1	S-1	CAP	A-5
1 Automobile and passenger truck sales	P					P	P		
2 Recreational vehicle and travel trailers	P					P	P		
3 Construction and heavy equipment sales, animal trailer, tractor and farm implement	P								
4 Automotive accessories					P	P	P		
5 Tire sales and minor automotive maintenance (no outdoor storage)						P	C		
6 Fuel centers with convenience store						P	P		
7 Marine craft sales, rental and accessories						P	P		
8 Marine craft service	P					A	A		
9 Motorcycles, snowmobiles and off-road vehicle sales	P					P	P		

* = Uses that include unique regulations

I-1 I-2 R&D PO-1 CC-1 GC-1 S-1 CAP A-5

Building Materials - Retail

1	Home improvement centers (greater than 10,000 square feet)					P	P		
2	Hardware store (less than 10,000 square feet)					P	P		
3	Lumber yards	P	P			P			
4	Heating and plumbing equipment	P				P	P		
5	Paint, glass, and wallpaper	P				P	P		
6	Electrical and lighting supplies	P				P	P		
7	Flooring materials and products	P	P			P	P		
8	Garage door sales and accessories	P				P	P		

Business Services

1	Advertising agencies	P				P	P	P	P*
2	Business and management consulting services	P				P	P	P	P*
3	Travel agencies and arrangement services					P	P	P	P*
4	Outdoor advertising businesses	P	P						
5	Credit reporting, adjustment and collection services	P			P	P	P		P*
6	Blueprinting, retail photocopying, and other duplicating services	P				P	P	P	
7	Extermination and pest control services	P	P						
8	Security systems and locksmithing	P					P	P	
9	Employment and recruiting services	P				P	P	P	P*
10	Food lockers	P	P						P
11	Household goods warehousing and storage (storage units)	P	P						
12	Research, development and testing services	P		P					
13	Watch, clock, and jewelry sales and repair	P					P	P	
14	Detective and protective services	P				P	P	P	P*
15	Equipment and machinery rental and leasing	P	P				C		
16	Photography and photofinishing	P				P	P	P	P
17	Automobile rental services	P					P	P	
18	Service truck rental services	P	P				C		
19	Collection of recyclable materials (not to include processing or ferrous metals)	C	P						
20	Private postal services					A	P	P	A
21	Call Centers, telemarketing, and phone research businesses	P**			P**				
22	Taxidermy	P					P		
23	Gunsmithing	P					P	P	
24	Personal transportation services (taxi and limousines)	P	P				P		

* Second story or higher or basement only

** Must satisfy specific parking requirements of Chapter 19.4

Chemical Products - Manufacturing

1	Medicinal chemicals and botanical products	P		P					
2	Pharmaceutical preparations	P		P					

Communication Facilities

1	Telephone exchange stations	P	P				P		
2	Telephone relay towers (microwave)	C	C						
3	Radio broadcasting studios	P	P				P		
4	Radio transmitting stations and towers	C	C						
5	Television broadcasting studios	P	P				C		
6	Television transmitting stations and relay tower	C	C						
7	Radio and television broadcasting studios (combined systems)	P	P				C		
8	Cellular and low power towers	*	*						*

* In accordance with Chapter 19.17 of the Zoning Ordinance

* = Uses that include unique regulations

I-1 I-2 R&D PO-1 CC-1 GC-1 S-1 CAP A-5

Construction Contractors and Services

1	Building construction general contractor (office only)	P	P				P			
2	Landscaping services and products	P	P				C			
3	General construction contractor	P	P							
4	Plumbing, heating, and air conditioning	P	P				P			
5	Painting, paper and decorating services	P	P				P			
6	Electrical contracting	P	P			P	P			
7	Masonry, stonework, tile setting, and plastering services	P	P							
8	Carpentry and woodwork	P	P				P			
9	Roofing services	P	P				C			
10	Concrete services, finish work, form work/flat work	P	P							
11	Water well drilling	P	P							
12	Fencing contractors	P	P							
13	Fencing manufacturing and fabrication	P	P							

Cultural Activities and Nature Exhibits

1	Libraries					P	P	P	P	
2	Museums					P	P	P	P	
3	Art Galleries					P	P	P	P	
4	Planetaria					P	P	P	P	
5	Aquariums					P	P	P	P	
6	Botanical gardens and arboretums			P				P	P	P
7	Zoos									P
8	Historic and monument sites	P	P	P	P	P	P	P	P	P

Eating and Drinking Places - Retail

1	Restaurants (no drive through facilities)					P	P	P	P	
2	Fast food						P	P		
3	Fast food (no drive through facilities)					P	P	P	P	
4	Taverns, bars, and sports bars					P	P	P	P	
5	Microbreweries					P	P	P	P	

Educational Services

1	Commercial child care centers				P	P	P	P		
2	Preschool operations						P	P		
3	Universities and colleges	P		P			P	P		
4	Junior colleges	P		P			P	P		
5	Vocational and trade schools	P	P				P	P		
6	Barber and beauty schools					P	P	P		
7	Art and music schools					P	P	P		
8	Dancing schools					P	P	P		
9	Driving schools	P	P							
10	Independent schools					P	P			

Fabricated Metal Products - Manufacturing

1	Small arms and ammunition	P	P							
2	Engines and turbines		P							
3	Farm machinery and equipment		P							
4	Construction and mining equipment		P							
5	Metalworking machinery and equipment		P							
6	Computer and office machines	P	P							
7	Electrical transmission and distribution equipment	P	P							
8	Electrical lighting and wiring equipment	P	P							
9	Household appliances	P	P							
10	Radio and television devices	P	P							
11	Electronic components and accessories	P	P							

* = Uses that include unique regulations

	I-1	I-2	R&D	PO-1	CC-1	GC-1	S-1	CAP	A-5
12 Aircraft and aerospace equipment	P	P							
13 Boat building		P							
14 Boat repair	P	P							
15 Railroad equipment		P							
16 Motorcycles, bicycles, and associated parts	P	P							
17 Cutlery, hand tools, and general hardware	P	P							
18 Aircraft and associated parts		P							
19 Fabricated structural metal products (no outdoor storage)	P	P							
20 Bolts, nuts, screws, rivets, and washers	P	P							
21 Metal stamping		P							
22 Fabricated wire products		P							
23 Sheet metal and ductile work	P	P							
24 Decorative metal products	P	P							

Finance, Insurance and Real Estate Services

1 Banking services and credit unions					P	P	P		
2 Stockbrokers, security and commodity dealers					P	P	P	P*	
3 Insurance agents, brokers, and services					P	P	P	P*	
4 Real estates agents, brokers, and management					P	P	P	P*	
5 Title abstracting					P	P	P	P*	
6 Short term lending and pawn shops						P			
7 Cash stores						P	P		

* Second story or higher or basement only

Food - Manufacturing

1 Meat, poultry and small game (slaughtering, packing and preparation)		C							C
2 Canning fruits, vegetables and preserves	P	P							
3 Drying and dehydrating fruits and vegetables	P	P							
4 Frozen fruits, fruit juices, and vegetables	P	P							
5 Flour and other grain mill products	P	P							
6 Preparing feeds for animal & fowls									P
7 Candy, chocolate and other confectionery products	P	P			P	A	A	P	
8 Bottling and canning of soft drinks and carbonated water	P	P							
9 Ice	P	P							
10 Bakeries and baked goods	P	P				A			

Food - Retail

1 Groceries					P	P	P		
2 Candy, nut and confectionery					P	P	P	P	
3 Bakeries and baked goods					P	P	P	P	
4 Health foods and diet plans					P	P	P	P	
5 Specialty foods					P	P	P	P	

Furniture and Fixtures - Manufacturing

1 Furniture and home furnishings	P	P							
2 Office furniture	P	P							
3 Partitions, shelving, lockers, and office and store fixtures	P	P							
4 Blinds and shades	P	P							
5 Cabinets and other wood products	P	P							

Furniture and Home Furnishings - Retail

1 Furniture and home furnishings					P	P	P	P	
2 Floor coverings					A	P	P		
3 Draperies, curtains, and upholstery					A	P	P		
4 China, glassware, and metalwork					P	P	P	P	

* = Uses that include unique regulations

I-1 I-2 R&D PO-1 CC-1 GC-1 S-1 CAP A-5

5	Household appliances						P	P		
6	Electronic equipment						P	P		

Government Structure and Facilities

1	Local government structures	P	P	P	P	P	P	P	P	P
2	Government facilities with storage	P	P	C	C	C	C	C	C	C

Lumber, Wood and Composite Products - Manufacturing

1	Hardwood flooring	P	P							
2	Millwork		P							
3	Veneer and plywood		P							
4	Prefabricated wooden buildings		P							
5	Wooden containers		P							
6	Composite building materials and products	P	P							

Metals - Manufacturing

1	Secondary smelting and refining of nonferrous metals and alloys		P							
2	Rolling, drawing, and extruding of aluminum		P							
3	Rolling, drawing, and extruding of nonferrous metals		P							
4	Drawing and insulating of nonferrous wire		P							
5	Nonferrous foundries		P							
6	Safes and security products	P	P							

Other Retail Sales

1	Department stores						P	P		
2	Variety stores					P	P	P	P	
3	Sporting goods					P	P	P		
4	Wholesale retailer						P	P		
5	Arts, crafts, and hobbies					P	P	P	P	
6	Musical instruments					P	P	P	P	
7	Prescription drugs, pharmacy and major drug and related dispensing				P	A	P	P	A	
8	Liquor stores					P	P	P		
9	Antiques					P	P	P	P	
10	Secondhand merchant (no outdoor storage or display areas)						P	P		
11	Books, stationary and office supplies					P	P	P	P	
12	Accessory animal supplies and tack shops					P	P	P		
13	Bicycles					P	P	P	P	
14	Toy stores					P	P	P	P	
15	Hay, grains, and feeds	P	P							P
16	Jewelry and precious metals					P	P	P	P	
17	Florists					P	P	P	P	
18	Cameras and photographic supplies					P	P	P	P	
19	Gifts, novelties and souvenirs					P	P	P	P	
20	Video and music sales and rental					P	P	P	A	
21	Software, computer, and telecommunication sales					P	P	P		
22	Pet stores					P	P	P		
23	Botanical nurseries (no cultivating)						P			
24	Tobacco specialty store						P	P		

Paper and Allied Products - Manufacturing

1	Envelopes	P								
2	Bags (except textile bags)	P								
3	Wallpaper	P								
4	Die cut paper and paperboard; and cardboard	P	P							
5	Paperboard boxes and containers	P	P							
6	Building paper and building board	P	P							

* = Uses that include unique regulations

I-1 I-2 R&D PO-1 CC-1 GC-1 S-1 CAP A-5

Personal Services

1	Laundering and dry cleaning - including self service						P			
2	Laundering and dry cleaning - no self service					P	P	P		
3	Linen supply and industrial laundry	P					P			
4	Carpet and furniture cleaning	P					P			
5	House cleaning	P					P	P		
6	Commercial janitorial	P					P			
7	Photography studios					P	P	P	P	
8	Beauty and barber services, including esthetics and permanent cosmetics					P	P	P	P	
9	Health spas						P	P	P	
10	Mortuaries and funeral homes						P			
11	Cemeteries									C
12	Catering services					A	P	P	A	
13	Reception centers					P	P	P		
14	Automobile wash automatic						P	P		
15	Automobile wash - self service						P	P		
16	Pet grooming					P	P	P		P
17	Personal fitness (physical therapy, gyms)	P			A	P	P	P		
18	Mixed martial arts (training facility only)					P	P			
19	Dietician and weight loss centers						P	P		
20	Tanning salons					P	P	P		
21	Tattooing and body art						P			
22	Pleating, decorative and novelty stitching, and custom tailoring						P	P		
23	Apparel cleaning and repair						P	P		

Printing, Publishing Industries

1	Newspapers, books and periodicals; publishing and/or printing	P								
2	Commercial printing	P								
3	Manifold business forms	P								
4	Greeting cards	P								
5	Bookbinding	P								
6	Typesetting	P								
7	Photoengraving	P					P			

Professional Services

1	Physician or dental services				P	P	P	P		
2	Hospitals and medical clinics				P		P			
3	Medical or dental laboratory			P	P		P			
4	Medical clinics - outpatient and residential health care				P		P			
5	Chiropractors				P	P	P	P		
6	Massage therapy and physical therapy				P		P	P		
7	Ophthalmology and optometry services				P		P	P		
8	Legal services and adoption agencies				P	P	P	P	P*	
9	Family and behavioral counsel services				P	P	P	P	P*	
10	Computer software businesses	P		P	P	P	P	P	P*	
11	Engineering, surveying, land planning, environmental and architectural	P					P	P		
12	Educational and scientific research			P	P			P		
13	Accounting, auditing and bookkeeping				P		P	P	P*	
14	Genealogical						P	P	P	
15	Interior design					P	P	P	P	
16	Motion picture production	P	P				P			

* Second story or higher or basement only

* = Uses that include unique regulations

I-1 I-2 R&D PO-1 CC-1 GC-1 S-1 CAP A-5

Professional, Scientific, Photographic and Optical - Manufacturing

1	Laboratory, and scientific and research instruments	P	P	P						
2	Mechanical measuring and controlling instruments	P	P	P						
3	Automatic temperature controls	P	P							
4	Optical instruments and lenses	P	P	P	P					
5	Surgical and medical instruments and apparatus	P	P	P						
6	Orthopedic, prosthetic, and surgical appliance and supplies	P	P	P						
7	Dental equipment and supplies	P	P	P						
8	Ophthalmic goods	P	P	P	P					
9	Surgical and medical instruments and apparatus	P	P	P						
10	Photographic equipment and supplies	P	P							
11	Watches, clocks, clockwork operated devices, and parts	P	P			P	P			
12	Musical instruments and parts	P	P							
13	Pens, pencils, and other office and artists' materials	P	P				P			
14	Costume jewelry and novelties	P	P			P	P			
15	Morticians' goods	P	P							

Public Assemblies

1	Amphitheaters							A	P	C
2	Movie or live production theater (no sexually oriented businesses)					P	P	P	P	
3	Drive-in movies							C		C
4	Dance hall					P	P	P		
5	Stadiums, exhibit halls or auditoriums							C	P	C
6	Arenas and field houses							C	P	C
7	Race tracks									C
8	Convention center					P	P	P		C

Railroad and Motor Vehicle Transportation

1	Railroad rights of way and transportation equipment and facilities		P							
2	Bus passenger terminals (inter-city and local)			P	P			P	P	
3	Bus garaging and equipment maintenance	P	P							
4	Motor freight terminals	P	P							
5	Motor freight garaging and equipment maintenance	P	P							

Recreation Activities

1	Public or private golf courses									P
2	Riding stables									P
3	Recreation centers and athletic clubs	P			P			P	P	
4	Swimming pools							P	P	
5	Water slides							P	A	
6	Archery and shooting ranges (indoor facilities)	P						A	A	P
7	Archery and shooting ranges (outdoor facilities)									P
8	Ropes course								A	

Repair Services

1	Automobile repair	P	P					C		
2	Auto body work and restoration	P	P					C		
3	Automobile lube and tune-up							P	P	
4	Automobile detailing						P	P		
5	Appliance and computer repair	P								
6	Machine repair	P						P		
7	Small engine repair	P						P		
8	Radio and television repair services	P						P		
9	Watch, clock and jewelry repair services	P				P	P	P		
10	Reupholstery and furniture repair services	P						P		
11	Towing services - impound	C	C							

* = Uses that include unique regulations

	I-1	I-2	R&D	PO-1	CC-1	GC-1	S-1	CAP	A-5
12 Towing services - no impound	P	P				A			
13 Painting and powder coating services	P	P							
14 Vehicular exterior application (pinstripping)	P								

Sexually Oriented Businesses

1 Sexually oriented businesses (as defined in Title 4, Business License Ordinance)		P							
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Stone, Clay and Glass - Manufacturing

1 Flat glass		P							
2 Glass containers		P							
3 Brick and structural clay tile		P							
4 Ceramic wall and floor		P							
5 Vitreous china, plumbing fixtures, and china		P							
6 Fine earthenware (whiteware), table and kitchen articles		P							
7 Porcelain electrical supplies		P							
8 Concrete brick		P							
9 Concrete products (excluding brick and block)		P							
10 Cut stone and stone products		P							
11 Concrete batch plants			Not Allowed						

Storage and Accessory Structures

1 Storage condos	P	P							
2 Storage units	P	P							
3 Storage facilities for machinery and equipment	P	P							
4 Silos for agricultural purposes									P

Transient Lodgings

1 Hotels and motels						P	P		
2 Bed and breakfast operations					P	P	P	P	

Utilities

1 Electric transmission right-of-way	C	C	C	C	C	C	C	C	C
2 Electric generation plants		P							
3 Electricity regulating sub-stations	C	C	C	C	C	C	C	C	C
4 Gas pipeline right-of-way	C	C	C	C	C	C	C	C	C
5 Gas pressure control stations	C	C							C
6 Water pipeline right-of-way	P	P	P	P	P	P	P	P	P
7 Water treatment plants (purification)	P	P							P
8 Water storage	P	P							P
9 Irrigation distribution channels	P	P	P	P	P	P	P	P	P
10 Water pressure control stations	P	P	P	P	P	P	P	P	P
11 Sewage treatment plants		C							
12 Sewage sludge drying beds (municipal only)		C							
13 Sewage lift stations	P	P	P	P			P		P
14 Public and private utility rights-of-way	P	P	P	P	P	P	P	P	P
15 Public and private maintenance and utility facilities (public property)	P	P	P	P	P	P	P	P	P
16 Public and private maintenance and utility facilities (private property)	C	C	C	C	C	C	C	C	C

Wholesale Trade

1 Automobiles and other motor vehicles	P	P							
2 Tires and tubes	P	P							
3 Prescription drugs, drug proprietary and druggists' sundries	P		P	P					
4 Paints and varnishes	P	P							
5 Dry goods, piece goods and notions	P	P							
6 Apparel and accessories, hosiery and lingerie	P	P							
7 Footwear	P	P			A				

* = Uses that include unique regulations

	I-1	I-2	R&D	PO-1	CC-1	GC-1	S-1	CAP	A-5
8 Groceries (general line)	P	P							
9 Dairy products	P	P							P
10 Poultry and products	P	P							P
11 Confectionery	P	P							
12 Meat and meat products	P	P							P
13 Fruits and vegetables	P	P							P
14 Grain	P	P							P
15 Electrical equipment, wiring supplies and construction materials	P	P							
16 Electrical appliances, television and radio sets	P	P							
17 Electronic parts and equipment	P	P							
18 Hardware	P	P							
19 Plumbing and heating equipment and supplies	P	P							
20 Air conditioning, refrigerated equipment and supplies	P	P							
21 Commercial and industrial machinery, equipment and supplies	P	P							
22 Farm machinery and equipment	P	P							
23 Transportation equipment and supplies (except motor vehicles)	P	P							
24 Metals and minerals (except petroleum products and scrap)		P							
25 Tobacco and tobacco products	P	P							
26 Beer, wine and distilled alcoholic beverages	P	P							
27 Paper products	P	P							
28 Furniture and home furnishings	P	P							
29 Lumber and construction materials	P	P							
30 Firearms distribution	P	P							