

### 3 LAND USE PROVISIONS

#### 3.3 PERMITTED AND SPECIAL USES

##### 3.3.1 USE MATRIX AND INTERPRETATION

Each zoning district has uses permitted by right, uses permitted with additional requirements, and special uses. The detailed permitted uses table below contains a listing of uses which may be permitted in one or more of the various zoning districts. Uses are listed in alphabetical order within seven (7) categories as follows: Residential, Civic, Institutional, Office & Service, Retail, Manufacturing, Warehousing, Distribution, and Other. The Technical Review Committee shall review all standards. The following describes the processes of each of the three categories that the uses are subject to:

- A. Permitted by Right: Administrative review and approval subject to district provisions and other applicable requirements only. Designated with the letter “P” in the table below.
- B. Permitted with Additional Standards (PS): Administrative review and approval subject to district provisions, other applicable requirements, and additional requirements outlined in Section 3.4. Designated under the “PS” column in the table below with corresponding reference.
- C. Special Use Permit Required: Some Special Uses may also be subject to additional requirements outlined in Chapter 4. Designated with the “SUP” in the table below.
- D. Conditional Zoning Districts: Certain uses, designated as “CZ” are permitted subject to the Conditional Zoning process in Section 9.7 as part of a larger master planned development.
- E. Prohibited Uses: An empty cell indicates the listed use is not allowed with the respective zoning district, unless otherwise expressly allowed elsewhere in the Ordinance.
- F. Uses Not Specifically Listed: In the case where a use is not specifically listed under any of the district regulations, the Planning Director shall determine the appropriate district or districts where such use shall be allowed based on a comparison of other uses which most closely resemble the unlisted use. Where the Zoning Administrator is unable to determine the appropriate placement, the Town Council shall be called upon for interpretation.

USE	ZONING DISTRICTS (RM & HI are conditional only)											See also...
	RP	RS	RT	RM	RMH	OI	NC	CB	HB	LI	HI	
<b>RESIDENTIAL USES</b>												
Accessory dwellings	PS			PS		PS						3.4.2
Boarding Houses				PS								3.4.10
Family Care Homes	PS	PS	PS	PS	PS	PS	PS					3.4.17
Home Occupations	PS	PS	PS	PS	PS	P	P	P	P			3.4.19
Manufactured Homes (on individual lots)	PS	PS			PS							3.4.22
Manufactured Home Parks					PS							3.4.23
Mixed Use Buildings (upper floor residential)				P			P	P	P			
Multi-family Developments				P			P	P	P			
Rural Cluster Development	PS											3.4.32
Single-family, attached				P			CZ	CZ	CZ			
Single-family, detached	P	P	P	P	P	P	P					
Two-family, attached (duplex)				P								
P= Permitted; PS = Permitted with Additional Standards; SUP = Special Use Permit; CZ = Conditional Zoning District Only												

USE	ZONING DISTRICTS (RM & HI are conditional only)											See also...
	RP	RS	RT	RM	RMH	OI	NC	CB	HB	LI	HI	
<b>CIVIC AND RECREATIONAL USES</b>				<i>CZ</i>							<i>CZ</i>	
Cemeteries (accessory use)	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.4.11
Cemeteries (principal use)	PS					SUP						3.4.11
Government buildings	SUP	SUP	SUP	P	SUP	P	SUP	P	P	P	P	
Parks (public/private)	P	P	P	P	P	P	P	P	P	P	P	
Recreational Facilities (public/private)	SUP	SUP	SUP	P	SUP	P	P	P	P	P	P	
Religious uses	SUP	SUP	SUP	P		P	P	P	P	P	P	
Schools (public/private)	SUP	SUP	SUP	P	SUP	P	P	P	P	P	P	3.4.33
<b>INSTITUTIONAL USES</b>												
Colleges & Universities				-		P	P	P	P	SUP	P	
Correctional Facilities						SUP						
Daycare Centers				PS		PS	PS	PS	PS	PS	PS	3.4.12
Hospitals						P		P	P	P	P	
Museums						P	P	P	P			
Residential Care Facilities				P		P	P	P	P			
Research Facilities						P		P	P	P	P	
<b>OFFICE, SERVICE, AND LODGING USES</b>												
Animal Services (no outdoor kennels)	SUP					P	P	P	P	P	P	
Animal Services (with outdoor kennels)									SUP	PS	PS	3.4.6
Automotive/Boat Services									SUP	SUP	PS	3.4.7
Bed & Breakfast Homes (Up to 8 rooms)	SUP	SUP	SUP	PS		PS	PS	PS				3.4.9
Bed & Breakfast Inns (9 to 12 rooms)	SUP	SUP	SUP	PS		PS	PS	PS				3.4.9
Heavy Equipment Services									-	PS	PS	3.4.7
Hotel/Inns (up to 24 rooms)				-		PS	PS	PS	PS			3.4.20
Hotels (25 or more rooms)				-		PS		PS	PS			3.4.20
Motels									PS			3.4.20
Manufactured/Modular Home Services									SUP	SUP		3.4.7
Office Uses (less than 5,000 square feet)				P		P	P	P	P	P	P	
Office Uses (5,000-15,000 square feet)				-		P	P	P	P	P	P	
Office Uses (15,000-30,000 square feet)						P	SUP	P	P	P	P	
Office Uses (greater than 30,000 square feet)						P			P	P	P	
Palmistry/Palm Reading/Fortune Tellers/Psychic Services									PS			3.4.29
Service Uses (less than 5,000 square feet)				P		P	P	P	P	P	P	
Service Uses (5,000 to 15,000 square feet)								P	P	P	P	
Service Uses (greater than 15,000 square feet)									P	P	P	

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	RP	RS	RT	RM	RMH	OI	NC	CB	HB	LI	HI		
Short Term Rental	PS	PS	PS	P	PS	P	P	P	P				3.4.34
Tattoo/Body piercing establishments									P				
<b>ENTERTAINMENT AND RETAIL USES</b>													
Adult Establishments									SUP	SUP	P		3.4.4
Automotive Sales/Boat Sales									PS	PS	PS		3.4.7
Bar/Tavern/Microbrewery								PS	PS	PS	PS		3.4.8
Drive-through uses									PS				3.4.13
Entertainment uses, Indoor				PS		PS	PS	PS	P	P	P		3.4.14
Entertainment uses, Outdoor									P	P	P		
Heavy Equipment Sales									SUP	PS	PS		3.4.7
Manufactured/Modular Home Sales									SUP	SUP	PS		3.4.7
Nightclubs									SUP	SUP			3.4.25
Nurseries	PS	PS							PS	PS	PS		3.4.26
Outdoor Sales							PS	PS	PS	PS	PS		3.4.27
Restaurant (part of multi-tenant building)				-		P	P	P	P	P	P		
Restaurant (free-standing)				P		SUP	P	P	P	P	P		
Retail Uses (less than 5,000 square feet)				P		P	P	P	P	P	P		
Retail Uses (5,000-15,000 square feet)				-			P	P	P				
Retail Uses (15,000-30,000 square feet)								CZ	P				
Retail Uses (greater than 30,000 square feet)									SUP				
Shopping Center (less than 30,000 square feet)								CZ	P				
Shopping Center (30,000-60,000 square feet)								-	P				
Shopping Center (greater than 60,000 square feet)									CZ				
<b>INDUSTRIAL AND INFRASTRUCTURE USES</b>													
Distribution Terminal/Logistics												P	
Essential Services Class 1 & 2	P	P	P	P	P	P	P	P	P	P	P	P	
Essential Services Class 3									SUP	SUP	P		
Hazardous Materials Use/Storage										SUP	P		
Heavy Manufacturing											P		
Landfill, Beneficial	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.4.21
Light Manufacturing Workshops							P	P	P	P	P		
Mini Warehousing/Self Storage									SUP	PS	PS		3.4.24
Warehousing (accessory use)									P	P	P		
Warehousing (principal use) (less than 150,000 square feet)										P	P		
Warehousing (principal use) (150,000 square feet or greater)											P		

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	RP	RS	RT	RM	RMH	OI	NC	CB	HB	LI	HI	
Wholesale Trade										P	P	
Wireless Telecommunication Towers/Facilities		SUP	SUP	P	SUP	PS	PS	PS	PS	PS	PS	3.4.37
<b>AGRICULTURAL USES</b>												
Agricultural uses (commercial)	SUP											3.4.5
Fairgrounds										PS	PS	3.4.15
Family Campgrounds	SUP											3.4.16
Farmer's Market	PS	PS		PS	PS	PS	PS	PS	PS	PS		3.4.18
Produce Stands (permanent)	PS	PS					PS	PS				3.4.31
Wineries	PS	PS								PS		3.4.36
<b>ACCESSORY AND TEMPORARY USES</b>												
Accessory structures (residential)	PS	PS	PS	PS	PS	PS	PS					3.4.3
Accessory structures (non-residential)				-	-	P	P	P	P	P	P	
Outdoor Storage (non-residential)	-								PS	PS	PS	3.4.28
Parking of Commercial & Recreational Vehicles	PS	PS	PS		PS	PS			P	P	P	3.4.30
Parking, Off-Street (principal use)	SUP	SUP	SUP	P	SUP	SUP	SUP	SUP	SUP	SUP	P	
Swimming Pools (private accessory use)	P	P	P	P	P	P	P	P	P			
Temporary Uses (A-D)	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.4.35
Temporary Uses (E)						PS	PS	PS	PS			3.4.35
Yard Sales	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.4.38

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