

Appendix A

As Adopted December 7, 2016

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

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

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

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

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

1 Automobile and passenger truck sales	P				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		

* = 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

Construction Contractors and Services

* = Uses that include unique regulations

	I-1	I-2	R&D	PO-1	CC-1	GC-1	S-1	CAP	A-5
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							
12 Aircraft and aerospace equipment	P	P							

* = Uses that include unique regulations

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

* = Uses that include unique regulations

6 Electronic equipment

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

Government Structure and Facilities

1 Local government structures

2 Government facilities with storage

Lumber, Wood and Composite Products - Manufacturing

1 Hardwood flooring

2 Millwork

3 Veneer and plywood

4 Prefabricated wooden buildings

5 Wooden containers

6 Composite building materials and products

Metals - Manufacturing

1 Secondary smelting and refining of nonferrous metals and alloys

2 Rolling, drawing, and extruding of aluminum

3 Rolling, drawing, and extruding of nonferrous metals

4 Drawing and insulating of nonferrous wire

5 Nonferrous foundries

6 Safes and security products

Other Retail Sales

1 Department stores

2 Variety stores

3 Sporting goods

4 Wholesale retailer

5 Arts, crafts, and hobbies

6 Musical instruments

7 Prescription drugs, pharmacy and major drug and related dispensing

8 Liquor stores

9 Antiques

10 Secondhand merchant (no outdoor storage or display areas)

11 Books, stationary and office supplies

12 Accessory animal supplies and tack shops

13 Bicycles

14 Toy stores

15 Hay, grains, and feeds

16 Jewelry and precious metals

17 Florists

18 Cameras and photographic supplies

19 Gifts, novelties and souvenirs

20 Video and music sales and rental

21 Software, computer, and telecommunication sales

22 Pet stores

23 Botanical nurseries (no cultivating)

24 Tobacco specialty store

Paper and Allied Products - Manufacturing

1 Envelopes

2 Bags (except textile bags)

3 Wallpaper

4 Die cut paper and paperboard; and cardboard

5 Paperboard boxes and containers

6 Building paper and building board

	I-1	I-2	R&D	PO-1	CC-1	GC-1	S-1	CAP	A-5
						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	Laundry and dry cleaning - including self service					P				
2	Laundry 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*	
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

Professional, Scientific, Photographic and Optical - Manufacturing

1	Laboratory, and scientific and research instruments	P	P	P						
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* = Uses that include unique regulations

	I-1	I-2	R&D	PO-1	CC-1	GC-1	S-1	CAP	A-5
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	C			
2 Auto body work and restoration	P	P			C	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							
12 Towing services - no impound	P	P				A			
13 Painting and powder coating services	P	P							

* = Uses that include unique regulations

14 Vehicular exterior application (pinstripping)

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

	I-1	I-2	R&D	PO-1	CC-1	GC-1	S-1	CAP	A-5	
	P									
Sexually Oriented Businesses										
1 Sexually oriented businesses (as defined in Title 4, Business License Ordinance)		P								
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					
8 Groceries (general line)	P	P								
9 Dairy products	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
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							