Appendix A

As Adopted May 6, 2020

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		
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	Reupholster 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 (pin stripping)	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		C	~~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		C							
3	Electricity regulating substations	C	C	C	C	C	C	C	C	C
4	Gas pipeline right-of-way (high pressure)	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 systems	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)	P	P	P	P	P	P	P	P	P
16	Public and private maintenance and utility facilities (private)	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							