

Section 5.06 Land Use Categories/Matrix

Use Category	Use Type	TA-1	R-1	R-2	R-3	RM	RCF	C-1	C-2	C-3	H-1	H-2	Additional Requirements
Agriculture and Horticulture Uses	Agricultural buildings for general agricultural use	P	-	-	-	-	-	-	-	-	C	C	
	Class I LFO	-	-	-	-	-	-	-	-	-	-	-	
	Class II LFO	-	-	-	-	-	-	-	-	-	-	-	
	Class III LFO	-	-	-	-	-	-	-	-	-	-	-	
	Class IV LFO	-	-	-	-	-	-	-	-	-	-	-	
	Community Gardens	P	P	C	C	C	C	-	-	-	-	-	
	Crop Production	P	P	-	-	-	-	-	-	-	C	C	
	Commercial Greenhouse	P	P	-	-	-	T	T	T	C/T	C	C	
	Commercial animal production other than an LFO	C	-	-	-	-	-	-	-	-	-	-	
	Equestrian centers & stables	P	-	-	-	-	-	-	-	-	-	-	See City Code for additional restrictions
	Keeping of Livestock for 4-H purposes only as a Secondary use	P	C	-	-	-	-	-	-	-	-	-	See City Code for additional restrictions
	Livestock sales	C	-	-	-	-	-	-	-	C	-	C	
	Roadside Stands	T	T	-	-	-	T	T	T	T	T	T	See Section 9.27
	Horses & other non-commercial livestock on residential lots	P	-	-	-	-	-	-	-	-	-	-	See City Code for additional restrictions
	Processing of fruits & grains through fermentation & distillation	C	C	-	-	-	-	-	-	-	-	-	
	Growing of Fruits & grains	C	C	-	-	-	-	-	-	-	-	-	
Agricultural Sales and Service	Agricultural chemicals, fertilizer for commercial use.	P	-	-	-	-	-	-	-	-	C	C	
	Anhydrous ammonia-storage & distribution for commercial use	P										C	
	Agricultural chemicals, fertilizer, anhydrous ammonia-storage & distribution for personal use.	P	C	-	-	-	-	-	-	-	-	-	
	Agricultural research farm	P	-	-	-	-	-	-	-	-	C	C	
	Agricultural processing	P	-	-	-	-	-	-	C	C	C	C	
	Agricultural sales & services incl. equipment sales and services	P	-	-	-	-	-	-	-	C	P	P	
	Agriculture feed mixing & blending, seed sales & grain handling operations	P	-	-	-	-	-	-	-	-	P	P	
	Commercial Auction houses or Barns, enclosed	P	-	-	-	-	-	-	C	C	P	P	
Residential Living	Live-work unit	C	-	-	-	-	C	C	C	C	-	-	
	Multi-family dwelling (max. of 2 units per building)	-	-	P	P	-	P	C	C	C	-	-	
	Multi-family dwelling (more than 2 units per building)	-	-	C	P	-	P	C	C	C	-	-	
	Condominiums (max. of 2 units connected)	-	-	P	P	-	P	-	-	-	-	-	
	Condominiums (more than of 2 units connected)	-	-	C	P	-	P	-	-	-	-	-	
	Mobile Home Dwelling	P	-	-	-	P	-	-	-	-	-	-	
	Mobile Home Dwelling as a secondary dwelling/workers quarters	C	-	-	-	-	-	-	-	-	-	-	
	Seasonal dwelling or cabins	P	-	-	-	-	-	-	-	-	-	-	
	Single-family attached dwelling (max. of 2 units connected)	-	-	P	P	-	-	-/C	-/C	-	-	-	
	Single-family attached dwelling (more than of 2 units connected)	-	-	C	P	-	P	-/C	-/C	-	-	-	
	Single-family detached dwellings	P	P	P	P	P	P	-/C	-/C	-	-/C	-	See Section 4.18
	Special dwelling units	-	-	C	C	C	C	-	-	-	-	-	See Section 9.29
	Two-family/Duplex	-	-	P	P	-	P	-	-	-	-	-	

Use Category	Use Type												
		TA-1	R-1	R-2	R-3	RM	RCF	C-1	C-2	C-3	H-1	H-2	Additional Requirements
	Upper story housing	-	-	-	-	-	-	P	C	C	-	-	
Residential/ Commercial Institutions	Adult care homes	P	P	P	P	P	P	P	P	P	P	-	
	Assisted Living Facilities	P	P	-	P	-	P	C	C	C	-	-	
	Bed & Breakfast	P	P	C	C	-	C	C	C	-	-	-	See Section 9.16
	Boarding or Rooming House	-	-	C	C	-	C	C	C	-	-	-	
	Convents	P	P	C	C	-	C	-	-	C	-	-	
	Convalescent facilities	-	-	-	P	-	P	C	C	C	-	-	
	Emergency Residential Services/Shelters	P	P	P	P	P	P	P	P	P	-	-	
	Group Care Home	P	P	P	P	P	P	P	P	P	-	-	
	Group Home	P	P	P	P	P	P	P	P	P	-	-	
	Hospice	P	P	P	P	P	P	P	P	P	-	-	
	Life Care Facility	P	P	-	P	-	P	C	C	C	-	-	
	Monasteries	P	C	-	-	-	C	-	-	C	-	-	
	Nursing Homes	-	-	-	P	-	C	C	C	C	-	-	
Retirement Homes	-	C	C	C	-	C	C	C	C	-	-		
Transitional housing	P	P	P	P	P	P	P	P	P	P	-	-	
Community Services/ Civic Uses	Animal shelters	P	-	-	-	-	-	C	C	C	C	C	
	Cemetery	P	C	C	-	-	-	-	-	C	-	-	
	Churches, synagogues, temples & similar	C	P	P	P	P	P	P	P	P	-	-	
	Church, Storefront	-	-	-	-	-	-	C	C	C	-	-	
	Community centers & buildings	C	C	C	C	C	C	P	P	P	P	P	
	Fire & Rescue facilities	P	P	P	P	P	P	P	P	P	P	P	
	Fraternal Organization	C	C	C	C	C	P	P	P	P	P	P	
	Governmental offices & necessary secondary uses	P	P	P	P	P	P	P	P	P	P	P	
	Hospitals	C	-	-	C	-	-	P	P	P	P	P	
	Law enforcement centers incl. office space & holding areas	P	P	P	P	P	P	P	P	P	P	P	
	Public Libraries & museums	P	P	P	P	P	P	P	P	P	P	P	
	Philanthropic organizations	C	C	C	C	C	P	P	P	P	P	P	
	Private museums	C	-	-	-	-	P	P	P	P	P	P	
	Planetariums	C	-	-	-	-	-	-	-	-	-	-	
	Senior citizen centers	C	C	C	C	C	C	C	C	C	C	C	
Treatment, Rehabilitation and Incarceration Facilities	Community correction centers	C	-	-	-	-	-	-	-	-	-	-	
	Drug & alcohol rehabilitation center	C	C	-	-	-	C	C	C	C	-	-	
	Halfway house	P	P	P	P	P	P	P	P	P	-	-	
	Public detention center	C	-	-	-	-	-	-	-	C	-	-	
	Juvenile detention center	C	-	-	-	-	-	-	-	C	-	-	
	Private prisons	C	-	-	-	-	-	-	-	C	-	-	
	Public prisons	C	-	-	-	-	-	-	-	C	-	-	
Day-Care, Public and Private Schools	Adult day-care home	P	P	P	P	P	P	P	P	P	-	-	
	Child Care Center	C	C	C	C	C	C	C	C	C	C	C	
	Colleges & Universities	C	C	C	P	C	C	-	P	P	-	-	
	Family Child Care Home I	P	P	P	P	P	P	P	P	P	P	P	
	Family Child Care Home II	C	C	C	C	C	C	C	C	C	C	C	
	Preschools	C	P	P	P	P	P	P	C	P	-	-	
	Public and private schools (K-12)	P	P	P	P	P	P	P	P	P	-	-	
	Trade, career & technical schools	C	C	C	C	C	C	C	C	C	C	C	
Public Parks and Open Space	Arboretums	P	P	P	P	P	P	P	P	P	P	P	
	Athletic fields	C	C	C	C	C	C	P	P	P	P	P	
	Campground	C	C	-	-	-	-	-	-	C	-	-	See Section 9.17
	Nature centers	C	C	-	-	-	-	-	-	C	-	-	
	Parks, trails, picnic areas, & playgrounds	P	P	P	P	P	P	P	P	P	P	P	
	State parks	P	P	P	P	P	P	P	P	P	P	P	
	Public pools and/or water parks	P	P	P	P	P	P	P	P	P	-	-	
	Dog Parks (not racing)	C	-	-	-	-	-	-	-	-	-	-	

Use Category	Use Type	TA-1	R-1	R-2	R-3	RM	RCF	C-1	C-2	C-3	I-1	I-2	Additional Requirements
Public/Private Utilities and Communication Services	Natural gas exploration & pumping	C	-	-	-	-	-	-	-	-	C	C	
	Natural gas depots	C	-	-	-	-	-	-	-	C	C	C	
	Private Wells	A	A	-	-	-	-	-	-	-	A	A	
	Wind Energy Conversion Systems – Commercial/Utility Grade	C	-	-	-	-	-	-	-	-	C	C	See Section 9.08
	Public works facilities & related storage and maintenance garages	P	P	P	P	P	P	P	P	P	P	P	
	Wireless telecommunication facilities & equipment, new tower	C	C	-	-	-	-	C	C	C	C	C	See Section 9.03
	Wireless telecommunication facilities & equipment, collocated	P	P	-	-	-	-	P	P	P	P	P	See Section 9.03
	Radio & tower transmitter (Shortwave & Ham operations) (no offices)	P	C	C	C	C	C	C	C	C	C	C	See Section 9.26
Animal Care	Animal Shelter	P	-	-	-	-	-	C	C	C	P	P	
	Kennel boarding & training	P	-	-	-	-	-	C	C	C	P	P	
	Kennel, commercial	P	-	-	-	-	-	-	C	C	P	P	
	Kennel, private	P	P	-	-	-	-	-	-	-	-	-	
	Pet cemetery	C	C	-	-	-	-	-	-	-	-	-	
	Pet crematorium	P	-	-	-	-	-	-	-	P	P	P	
	Pet grooming, Pet training	C	-	-	-	-	-	C	P	P	-	-	
	Animal hospital, livestock	P	-	-	-	-	-	-	-	P	P	P	
	Animal hospital, small animals	C	-	-	-	-	-	C	P	P	P	P	
Business and Household Services	Building maintenance & cleaning services	C	-	-	-	-	C	P	P	P	P	P	
	Copying, printing, mailing, & packaging services	C	-	-	-	-	C	P	P	P	P	P	
	Lawn, garden & yard maintenance services	C	-	-	-	-	C	-	P	P	P	P	
	Locksmiths & key duplication	C	-	-	-	-	C	P	P	P	P	P	
	Pest control services	C	-	-	-	-	C	-	C	P	P	P	
	Small appliances & household equipment repair	C	-	-	-	-	C	P	P	P	P	P	
	Well drilling or septic tank cleaning	C	-	-	-	-	C	-	C	P	P	P	
Financial Services	Banks	-	-	-	-	-	C	P	P	P	-	-	
	Automatic Teller Machine (ATM)	-	-	-	-	-	C	P	P	P	-	-	
	Brokerages	-	-	-	-	-	C	P	P	P	-	-	
	Credit unions	-	-	-	-	-	C	P	P	P	-	-	
	Insurance offices	C	-	-	-	-	C	P	P	P	-	-	
	Financial advisory services	C	-	-	-	-	C	P	P	P	-	-	
	Specialty loan services	-	-	-	-	-	C	P	P	P	-	-	
Food And Beverage Services	Banquet/reception facility	C	-	-	-	-	C	C	C	C	-	-	
	Brew-on Premises Store	-	-	-	-	-	C	P	P	P	-	-	
	Brewery	C	-	-	-	-	C	C	C	C	C	C	
	Craft Brewery (Commercial)	C	-	-	-	-	C	P	P	P	C	C	
	Catering service	C	-	-	-	-	C	C	C	C	C	-	
	Donut & pastry shops	-	-	-	-	-	C	P	P	P	-	-	
	Mobile food units	T	-	-	-	-	T	T	T	T	T	T	
	Restaurants w/o drive-thru windows	C	-	-	-	-	C	P	P	P	-	-	
	Restaurants w/ drive-thru windows	C	-	-	-	-	C	P	P	P	-	-	
	Roadside produce stands	T	T	-	-	-	C	T	T	T	T	T	See Section 9.27
	Sidewalk Café	-	-	-	-	-	C	P	P	P	-	-	
	Tavern or bar	-	-	-	-	-	C	P	P	P	C	C	
	Coffee houses, coffee shops	-	-	-	-	-	C	P	P	P	-	-	
	Brew pub	-	-	-	-	-	C	P	P	P	C	C	
	Micro-brewery (Commercial)	-	-	-	-	-	C	P	P	P	C	C	
	Coffee kiosks	C	-	-	-	-	C	P	P	P	-	-	

Use Category	Use Type												Additional Requirements
		TA-1	R-1	R-2	R-3	RM	RCF	C-1	C-2	C-3	H-1	H-2	
General Commercial	Antiques & collectables shop	C	-	-	-	-	C	P	P	P	-	-	
	Art galleries	C	-	-	-	-	C	P	P	P	-	-	
	Artisan Production Shop	C	C	C	C	C	C	P	P	P	-	-	
	Artist Studio	C	-	-	-	-	C	P	P	P	-	-	
	Arts & crafts stores	-	-	-	-	-	C	P	P	P	-	-	
	Bicycle sales & service	-	-	-	-	-	C	P	P	P	-	-	
	Billiard halls	-	-	-	-	-	C	P	P	P	-	-	
	Boat dealers	-	-	-	-	-	C	-	P	P	P	P	
	Book store, music & musical instrument store	-	-	-	-	-	C	P	P	P	-	-	
	Bridal sales & services	-	-	-	-	-	C	P	P	P	-	-	
	Building materials dealers	P	-	-	-	-	C	C	P	P	P	P	
	Business Center	-	-	-	-	-	C	P	P	P	-	-	
	Business Support Services	-	-	-	-	-	C	P	P	P	-	-	
	Camping equipment sales	-	-	-	-	-	C	P	P	P	-	-	
	Candy store	-	-	-	-	-	C	P	P	P	-	-	
	Clothing and accessories	-	-	-	-	-	C	P	P	P	-	-	
	Computer hardware & software sales	-	-	-	-	-	C	P	P	P	P	P	
	Computer repair	C	-	-	-	-	C	P	P	P	P	P	
	Concrete & cinder block sales	C	-	-	-	-	C	-	P	P	P	P	
	Convenience store	-	-	-	-	-	C	P	P	P	C	C	
	Dance studios & schools	-	-	-	-	-	C	P	P	P	-	-	
	Department and Discount Stores	-	-	-	-	-	C	P	P	P	-	-	
	Drive-in theater	C	-	-	-	-	C	-	P	P	-	-	
	Drug store, pharmacy	-	-	-	-	-	C	P	P	P	-	-	
	Dry cleaners, no processing	-	-	-	-	-	P	P	P	P	P	P	
	Electronic/appliance sales/ service	-	-	-	-	-	C	P	P	P	P	P	
	Equipment sales/storage/rental / leasing	C	-	-	-	-	C	C	C	C	P	P	
	Equipment repair services	-	-	-	-	-	C	P	P	P	P	P	
	Exercise equipment sales	-	-	-	-	-	C	P	P	P	-	-	
	Fabric & sewing supply stores	-	-	-	-	-	C	P	P	P	-	-	
	Farmer's Market	P	-	-	-	-	C	P	P	P	-	-	
	Fencing dealers	C	-	-	-	-	C	C	P	P	P	P	
	Firearms & ammunition sales	-	-	-	-	-	C	C	C	C	C	C	
	Fireworks stands	C	-	-	-	-	C	P	P	P	P	C	
	Florists	-	-	-	-	-	C	P	P	P	-	-	
	Food store, incl. bakeries, meat lockers, butchers, delicatessen, & specialty markets, not a full-service grocery	-	-	-	-	-	C	P	P	P	-	-	
	Funeral homes & mortuaries, incl. crematoriums	-	-	C	C	-	C	P	P	P	P	P	
	Garden center	C	-	-	-	-	C	C	C	P	-	-	See Section 9.27
	Gasoline filling stations, incl. Self-Service	-	-	-	-	-	C	P	P	P	C	C	
	Gift store	-	-	-	-	-	C	P	P	P	-	-	
Grocery, supermarket	-	-	-	-	-	C	P	P	P	-	-		
Hardware store	-	-	-	-	-	C	P	P	P	-	-		
Heating & cooling sales/services	-	-	-	-	-	C	P	P	P	P	P		
Home furnishings incl. paint & wall covering, lamp & lighting, flooring materials & draperies	-	-	-	-	-	C	P	P	P	-	-		
Lawn & garden equipment sales/ service	-	-	-	-	-	C	P	P	P	P	P		
Liquor stores/sales	-	-	-	-	-	C	P	P	P	-	-		
Monument sales and engraving	-	-	-	-	-	C	P	P	P	P	P		
Motels & hotels	-	-	-	-	-	C	C	P	P	-	-		
Nurseries, retail sales	-	-	-	-	-	C	C	P	P	P	P		
Parking Area, stand-alone / Private or Public	-	-	-	-	-	C	P	P	P	P	P		
Pawn shops	-	-	-	-	-	C	P	P	P	-	-		
Pet Shop	-	-	-	-	-	C	P	P	P	-	-		
Photographic equipment & supplies	-	-	-	-	-	C	P	P	P	-	-		
Piercing Studio	-	-	-	-	-	C	P	P	P	P	P		

Use Category	Use Type												Additional Requirements
		TA-1	R-1	R-2	R-3	RM	RCF	C-1	C-2	C-3	I-1	I-2	
	Pottery store	-	-	-	-	-	C	P	P	P	-	-	
	Religious book, card & articles stores	-	-	-	-	-	C	P	P	P	-	-	
	Secondhand store, thrift or consignment store	-	-	-	-	-	C	P	P	P	-	-	
	Self-services laundry & Laundromat	-	-	-	-	-	C	P	P	P	-	-	
	Shoe stores & repair	-	-	-	-	-	C	P	P	P	-	-	
	Sporting goods store	-	-	-	-	-	C	P	P	P	-	-	
	Surplus sales	-	-	-	-	-	C	P	P	P	-	-	
	Swimming pool sales	C	-	-	-	-	C	P	P	P	P	P	
	Tanning Studio	-	-	-	-	-	C	P	P	P	-	-	
	Tattoo Parlor	-	-	-	-	-	C	P	P	P	P	P	
	Taxidermy Services	-	-	-	-	-	C	P	P	P	P	P	
	Theaters & auditoriums	-	-	-	-	-	C	P	P	P	-	-	
	Tobacco store	-	-	-	-	-	C	P	P	P	-	-	
	Vending Machines	-	-	-	A	A	A	A	A	A	A	A	
	Vending Machine, Reverse	-	-	-	-	-	A	A	A	A	A	A	
Medical Uses	Acupuncture offices	-	-	-	-	-	C	P	P	P	-	-	
	Chiropractor offices	-	-	-	-	-	C	P	P	P	-	-	
	Dental offices incl. Orthodontics	-	-	-	-	-	C	P	P	P	-	-	
	Doctor offices (Medical)	-	-	-	-	-	C	P	P	P	-	-	
	Massage therapy	-	-	-	-	-	C	P	P	P	-	-	
	Medical Clinics incl. general practice & specialty care	-	-	-	-	-	C	P	P	P	-	-	
	Optical sales/services	-	-	-	-	-	C	P	P	P	-	-	
	Rehabilitation facilities incl. out-patient services	-	-	-	-	-	C	P	P	P	-	-	
Office Uses	Accountant & investment counseling	-	-	-	-	-	C	P	P	P	-	-	
	Business offices	-	-	-	-	-	C	P	P	P	P	P	
	Consultant offices	-	-	-	-	-	C	P	P	P	P	P	
	Lawyer/Attorney offices	-	-	-	-	-	C	P	P	P	-	-	
	Photographic studios	-	-	-	-	-	C	P	P	P	-	-	
	Real Estate offices	-	-	-	-	-	C	P	P	P	P	P	
	Utility & telephone company offices	C	-	-	-	-	C	P	P	P	P	P	
Recreational Commercial	Bowling alley	C	-	-	-	-	C	P	P	P	P	-	
	Commercial stables	P	C	-	-	-	-	-	-	-	-	-	
	Golf courses, public & private	P	P	-	C	-	-	-	C	C	-	-	
	Golf driving ranges	P	P	-	-	-	-	-	-	C	P	-	
	Gun clubs	C	-	-	-	-	-	-	-	C	C	-	
	Health clubs/spas incl. YMCA's / YWCA's	C	-	-	-	-	C	P	P	P	C	-	
	Miniature golf courses	C	-	-	-	-	C	C	P	P	-	-	
	Paintball course	C	C	-	-	-	-	-	-	C	C	-	
	Recreational facility, Indoor	C	C	-	-	-	C	C	C	C	C	-	
	Recreational facility, outdoor	C	C	-	-	-	C	-	C	C	C	-	
	Recreational vehicle (RV) Park	C	-	-	-	-	C	-	-	C	-	-	See Section 9.23
	Riding academies	P	C	-	-	-	-	-	-	-	-	-	
	Roller & ice skating rink	C	-	-	-	-	C	C	P	P	-	-	
	Skate park	C	C	C	C	C	C	C	P	P	-	-	
	Amusement arcade	-	-	-	-	-	C	P	P	P	P	-	

Use Category	Use Type												
		TA-1	R-1	R-2	R-3	RM	RCF	C-1	C-2	C-3	I-1	I-2	Additional Requirements
Accessory Use and Structures	Barns	P	P	-	-	-	-	-	-	-	-	-	See Section 4.12
	Bins, grain storage	P	-	-	-	-	-	-	-	-	C	C	See Section 4.12
	Decks, gazebos, patios (elevated or on-grade)	P	P	P	P	P	P	-/C	-/C	-/C	-	-	See Section 4.12
	Freestanding canopy	P	P	P	P	P	P	-	-	-	-	-	See Section 4.12
	Fuel storage	P	-	-	-	-	C	C	C	C	P	P	
	Fuel tanks and dispensing equipment	P	-	-	-	-	C	C	C	C	P	P	
	Garages, Private, as an accessory use	P	P	P	P	P	P	-/C	-/C	-/C	-	-	See Section 4.12
	Garage, Storage, as an accessory use	P	P	P	P	P	P	-/C	-/C	-/C	-	-	See Section 4.12
	Carports, as an accessory use	P	P	P	P	P	P	-/C	-/C	-/C	-	-	See Section 4.12
	Garages, Private, as a primary use	C	C	C	C	C	C	-	-	-	-	-	
	Garage, Storage, as a primary use	C	C	C	C	C	C	-	-	-	-	-	
	Greenhouses, Non-commercial	P	P	P	P	P	P	-	-	-	-	-	
	Home Occupations	C	C	C	C	C	C	C	C	C	C	C	See Sections 9.01 and 9.02
	Home based Businesses	C	C	C	C	C	C	C	C	C	C	C	See Sections 9.01 and 9.02
	Porch, unenclosed	P	P	P	P	P	P	-/C	-/C	-/C	-/C	-	See Section 4.12
	Silos	P	-	-	-	-	-	-	-	-	C	C	
	Storage sheds	P	P	P	P	P	P	-/C	-/C	-/C	C	C	
	Swimming pools	P	P	P	P	P	P	C	C	C	C	C	See Section 4.22
	Tennis courts	P	P	P	P	P	P	-	-	-	-	-	
	Small wind energy conversion systems	C	C	C	C	C	C	C	C	C	C	C	See Section 9.07
	Solar energy systems for use on individual properties or buildings	C	C	C	C	C	C	C	C	C	C	C	See Section 9.11
Parking Regulations													
Signs Regulations													

LEGEND:

- = All uses marked with this symbol are not permitted in the indicated zoning district.
- P = All uses are permitted with the appropriate permits.
- C = All uses are required to apply for and obtain a Conditional Use Permit.
- A = All uses are allowed only as an accessory use to an established principal use.
- T = All uses are allowed only on a temporary basis according to the provisions of Section 4.23 of this regulation.
- /C = This symbol represents that the use is not permitted as a newly established use but may be expanded according to these regulations.