

LAND USE

11-4-301: Land Use Matrix

11-4-302: Establishment of Uses Not Specified

11-4-301: Land Use Matrix. Land use descriptions for the abbreviated zones in the matrix can be found in Sections 11-4-101 and 11-4-102 of this Chapter. Conditional Use regulations are found in Chapter 7 of this Title.

LAND USE KEY P=Permitted Use C=Conditional Use Blank Box=Not Allowed

PERMITTED USE	ZONING DISTRICTS																		
	A1	R1-15	R1-10	R1-8	R1-5	R2	R-MHP	R-MF1	R-MF2	PO	BP	VC	TC	NC	CC	RC	HC	L-IM	H-IM
RESIDENTIAL/DOMESTIC																			
Accessory Apartment					C														
Dwelling - Mobile Home							P												
Dwelling – Multiple-Family								P	P			C	C						
Dwelling – Single- or Multiple-Family above First Floor (Mixed Use)										P		P	P						
Dwelling – Single-Family Attached						P		P	P										
Dwelling – Single-Family Detached	P	P	P	P	P	P	C	P	P										
Dwelling – Single-Family Detached, Manufactured	P	P	P	P	P	P	P	P	P										
Dwelling - Two-Unit (Duplex)						P		P	P										
Mobile Home Park							P												
Residential Facilities for Elderly Persons (Small – 8 or Less)	P	P	P	P	P	P	P	P	P	P									
Residential Facilities for Elderly Persons (Large – 9 or More)	C	C	C	C	C	C	C	P	P	P		P			P				

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Residential Facilities for Persons with Disabilities (Small – 8 or Less)	P	P	P	P	P	P	P	P	P	P									
Residential Facilities for Persons with Disabilities (Large – 9 or More)	C	C	C	C	C	C	C	P	P	P		P			P				
INSTITUTIONAL/SPECIAL SERVICES																			
Assisted Living Facilities								C	C	C		P		P					
Cemetery, Mausoleum, or Columbarium		C		P	P														
Church, Temple, Rectory	P	P	P	P	P	P	C	P	P	C	C	C	C	C	C	C	C	C	C
College, University, Trade School	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C		
Convent, Monastery or other group dwelling for a religious community	C	C	C	C	C	C		P	P	C	C			C	C	C	C		
Correctional Facility																			C
Daycare Center, Commercial								C	C	P	C	C	C	C	C	C	C		
Fraternal/Benevolent Societies													P		P	P	P		
Halfway House								C	C							C	C		C
Hospital											C								
Preschool, Commercial								C	C	P	C	C	C	C	C	C	C		
Public Buildings and/or Community Uses	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P
Rest Home								C	C	C									
Schools (Public, Private and Quasi Public)	C	C	C	C	C	C		C	C	C				C	C	C	C	C	
UTILITY-RELATED SERVICES																			
Class 1 Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Class 2 Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P
Class 3 Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P
Class 4 Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Class 5 Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
AUTO & VEHICLE RELATED USES																			
Auto Parts Sales – New and Reconditioned – Indoor													C		P	P	P	P	P
Automobile Repair –															P	P	P	P	P

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Convenience Store with gasoline sales												C	C	P	P	P	P		
Financial Institutions – Banks – Credit Unions										P	C	P	P	P	P	P	P		
Funeral Home, Mortuary										C				C	P	P	P		
Kennels – Animal Boarding																P	P	P	P
Laboratory (Medical or Dental)										C	P	C	C	P	P	P	P	P	P
Laundromat – Self Service												P	P	P	P	P	P		
Laundry / Dry Cleaning – (Commercial)										C	C	P	P	P	P	P	P	P	
Office – General Business											P		P		P	P	P	P	
Office – Health Care Provider										P	P	P	P	P	P	P	P	P	
Office – Professional										P	P	C	P	P	P	P	P	P	
Personal Services										P	C	P	P	P	P	P	P		
Reception Center										C			P	P	P	P	P		
Rental Shops – No Outside Display or Storage												C	P			P	P		
Repair Services – Appliances and Electronic Equipment												C	P	C	P	P	P	P	P
School – Commercial											C	C	P	C	P	P	P	P	
Storage – Small, Multi-Unit																C	C	P	
Studio – Art, Dance, Music, Drama										C		P	P	P	P	P	P		
Tattoo Parlor															C	P	P		
Taxidermy													P		P	P	P		
RETAIL SALES																			
Adult Sexually Oriented Business																		C	C
Animals, Retail Sales												C			C	P	P		
Antique or Collectable Shop												C	P	P	P	P	P		
Auction House (Equipment Only)																P	P		
Convenience Store												C	C	P	P	P	P		
Convenience Store with Gasoline Sales												C	C	P	P	P	P		

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INDUSTRIAL/MANUFACTURING & RELATED USES																			
Light Industry-Manufacturing Processes											C						C	P	C
Heavy Industry-Manufacturing Processes																			C
Storage – Outdoor																	C	C	C
Storage – Sand, Gravel, Earth, or Stone																			P
Warehousing – Storage and Distribution																	C	C	P
Wholesale Trade and Warehousing																	C	C	P
AGRICULTURE & RELATED USES																			
Animal Keeping	P	C																	
Apiary or Beekeeping	P	C																	
Crop Production for Sale	P																		
Dairy	P																		
Farm Building	P	P																	
Farm Industry or Ranch	P																		
Fur Farm	C																		
Orchard – Commercial	P																		
SPORTS & RECREATIONAL FACILITIES																			
Batting Cages															C	C	P	P	
Bowling Alley															C	P	P		
Dance Hall															C	P	P		
Equestrian Center	C																		
Golf Course	C	C									C								
Park or Playground (Private)	C	C	C	C	C	C	C	C	C	C		C	C						
Private Country Club	C	C									C								
Race Track																	C	C	C
Recreational Facility – Indoor											C	C	C		C	P	P	P	
Recreational Facility – Outdoor															C	C	P	P	
Recreational-Vehicle Court																C	P		
Roller Rinks															C	P	P		
Theater													C		C	P	P		
Zoo – Petting Zoo	C																		
TEMPORARY USES																			

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Christmas Tree Sales – Temporary													P	P	P	P	P		
Church or Revival Tents – Temporary	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Firework Stands – Temporary														P	P	P	P		
Outdoor Sales – Temporary												C	C	P	P	P	P		
Produce Sales – Temporary												P	P	P	P	P	P		
SUPPLEMENTARY/ACCESSORY USES																			
Accessory Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Caretaker Dwelling										C		C	C	C	C	C	C	C	C
Home Occupation	P	P	P	P	P	P	P	P	P	P		P	P						
Household Pets	P	P	P	P	P	P	P	P	P	P		P	P						
Recycling Drop-off Containers		C	C	C	C	C	C	C	C	P	C	P	P	P	P	P	P	P	P
Sports / Tennis Court	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Swimming Pool	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

11-4-302: Establishment of Uses Not Specified. Should the Community Development Director determine that a type or form of land use which an applicant is seeking to locate in the City does not appear as a listed permitted or conditional use in the above table, he shall refer the matter to the City Council. Any non-listed use determined by the City Council to be of the same general character as any other listed use may be allowed as if it were that other similar use. Any non-listed use which is determined to be not of the same general character as any other listed use may only be allowed following the procedure set forth in Chapter 7 of this Title to amend the Land Use Matrix by adding that land use to the appropriate category by ordinance.