

4.1. - TABLE OF ALLOWED USES

Table 4.1-1 below lists the uses allowed within all base zoning districts. All uses are defined in Article 10, Definitions. Approval of a use listed in Table 4.1-1, and compliance with the applicable use-specific standards for that use, authorizes that use only. Development or use of a property for any other use not specifically allowed in Table 4.1-1 and approved under the appropriate process is prohibited.

4.1.1. EXPLANATION OF TABLE ABBREVIATIONS

- A. **Permitted by-right uses.** "P" in a cell indicates that the use is permitted by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this Land Use Code, including the use-specific standards in this Article and the requirements of Article 6, Development Standards.
- B. **Conditional uses.** "C" in a cell indicates that, in the respective zoning district, the use is allowed only if reviewed and approved as a conditional use in accordance with the procedures of Section 2.4.4, Conditional Use Permits. Conditional uses are subject to all other applicable regulations of this Land Use Code, including the use-specific standards in this Article and the requirements of Article 6, Development Standards.
- C. **Prohibited uses.** A blank cell indicates that the use is prohibited in the respective zoning district.
- D. **Use-specific standards.** Regardless of whether a use is allowed by right or permitted as a conditional use, there may be additional standards that are applicable to the use. The existence of these use-specific standards is noted through a cross-reference in the last column of the table. Cross-references refer to Section 4.2, Use-Specific Standards. These standards apply in all districts unless otherwise specified.

4.1.2. TABLE ORGANIZATION

In Table 4.1-1, land uses and activities are classified into general "use categories" and specific "use types" based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within the categories, and specific uses may be listed in one (1) category when they may reasonably have been listed in one (1) or more other categories. The use categories are intended merely as an indexing tool and are not regulatory.

4.1.3. CLASSIFICATION OF NEW AND UNLISTED USES

The Town recognizes that new types of land use will develop and forms of land use not anticipated in this Land Use Code may seek to locate in the Town. When application is made for a use category or use type that is not specifically listed in Table 4.1-1, the Director shall make a determination as to the appropriate classification of any new or unlisted form of land use in the following manner:

- A. The Director shall provide an interpretation as to the zoning classification into which such use should be placed. In making such interpretation, the Director shall consider the nature of the use and whether it involves dwelling activity; sales; processing; type of product, storage and amount, and nature thereof; enclosed or open storage; anticipated employment; transportation requirements; the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated; and the general requirements for public utilities such as water and sanitary sewer.
- B. Standards for new and unlisted uses may be interpreted as those of a similar use.
- C. Appeal of the Director's decision shall be made to the Town Council following procedures under Section 2.4.13.

4.1.4. TABLE OF ALLOWED USES

TABLE 4.1-1 TABLE OF ALLOWED USES														
P = Permitted C = Conditional Use		Residential					Mixed-Use			Non-Residential and Other				Use-Specific Regulations
Use Category	Use Type	R A	R T	R 6	R 1 2	R 2 2	M U R	M U C	M U T C	C	L I	O S	P S	
RESIDENTIAL USES														

Group Living	Group living facility, large							C	C	C				
	Group living facility, small (Type A)	P	P	P	P	P	P	P	C	C				
	Group living facility, small (Type B)				C	C	P	P	C					
	Nursing care home				P	C	P	P	P				P	
	Nursing care facility				C	C	C	C	C	C			P	

PUBLIC, INSTITUTIONAL, AND CIVIC USES

Community and Cultural Facilities	Government adm. and civic buildings						C	P	P	P			P	
	Social, fraternal lodges						C	P	P	P			P	
	Public assembly	C	C	C	C	C	P	P	P	P			P	
	Public safety facility	C	C	C	C	C	C	P	P	P	P	P	P	
Child Care Facilities	Child care center				C	C	C	P	P	P			C	
	Day care home	C	C	C	C	C	C							

Health Care Facilities	Hospital							P	C	P	P			
	Immediate care facility							C	C	P			P	
	Medical or dental office or clinic						P	P	P	P				
Parks and Open Space	Athletic fields and courts	P	P	C	C	C	P	P	P	P	P	P	P	
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	
	Open space	P	P	P	P	P	P	P	P	P	P	P	P	
	Park	P	P	P	P	P	P	P	P	P	P	P	P	
Educational Facilities	College or university	C	C				C	C	C	C			C	
	Elementary or secondary school	C	C				C	C	C	C	C		P	
	Trade or vocational school	C	C				C	C	C	C	C		C	
COMMERCIAL USES														

Agriculture	Farming, traditional or ranch uses	P	C	C										4.2.2.B.
	Stables	P	C								P			
Animal-Related Services	Kennel	C	C					P		P	P			4.2.2.D.
	Veterinary clinic/hospital	P	P					P		P	P			
Financial Services	With drive-through						C	C	C	P	P			
	Without drive-through						C	P	P	P	P			
Food and Beverage Services	Bar or nightclub						C	P	P	P				
	Restaurant, with drive-through							P	C	P				
	Restaurant, no drive-through						C	P	P	P	P			
Lodging Facilities	B&B or inn	C	C				C	P	P	C				
	Campground, guest ranch, or RV park	C								P				
	Hotel, motel, or lodge							P	P	P				
	Vacation rental	C	C	C	C	C	C	P	P					

Offices, Business and Professional	4,000 s.f. or less						C	P	P	P	P			4.2.2.E.
	More than 4,000 s.f.							P	P	P	P			
Personal Services	Dry cleaning and laundry service							P	P	P	P			
	General personal services						P	P	P	P	P			
Recreation and Entertainment, Indoor	Adult entertainment									C				4.2.2.A.
	Art gallery						P	P	P	P	P		P	
	Movie theater						C	P	C	P				
Recreation and entertainment, outdoor	General outdoor recreation, commercial	C	C					C		P		C	C	
	Golf course or driving range	C	C							C			C	

Retail Sales	Greenhouse or nursery, commercial	C					C	P	C	P	P			
	Grocery store						C	P	P	P				4.2.2.C.
	Liquor store						C	P	P	P				4.2.2.E.
	Retail, general, over 4,000 s.f.							P	P	P				
	Retail, general, 4,000 s.f. or less						C	P	P	P	P			
Vehicles and equipment	Parking lot/structure						C	C	C	P	P			
	Gasoline sales							C	C	P	P			
	Vehicle sales and rental							C		P	P			
	Vehicle service and repair							C		P	P			4.2.3.F.
INDUSTRIAL USES														

Industrial Service	Building materials sales							C	C	P	P			
	General industrial service									C	P			
	Natural resource processing									C	P			
Manufacturing and Production	Assembly, light							P		P	P			
	Manufacturing, heavy										C			
	Manufacturing, light							C		C	P			
Warehouse and Freight Movement	Mini-storage							C		P	P			4.2.3.A.
	Storage yard										P			
	Warehouse									C	P			
	Wholesale establishment							C	C	C	P			
Telecomm	Tower/antenna of any height										P	C		
Waste and Salvage	Salvage, junk yard										C			4.2.3.B.

(Ord. No. 834, § 1, 12-17-2015; Ord. No. 853, § 1c, 2-23-2017; Ord. No. 880, § 1, 4-4-2018)