

Article 9. Uses

- 9.1 General Use Regulations
- 9.2 Use Matrix
- 9.3 Principal Use Standards
- 9.4 Accessory Use Standards
- 9.5 Temporary Use Standards
- 9.6 Use Definitions

9.1 General Use Regulations

- A. No structure or land may be used or occupied unless allowed as a permitted or special exception use within the zone.
- B. All uses must comply with any applicable federal and state requirements, and any additional federal, state, or city ordinances.
- C. Any use that is not included in the use matrix or is not interpreted as part of a listed use is prohibited in all zones.
- D. A lot may contain more than one principal use, so long as each principal use is allowed in the district. Each principal use is approved separately.
 - 1. In certain cases, uses are defined to include ancillary uses that provide necessary support or are functionally integrated into the principal use.
 - 2. More than one principal use on a lot is not permitted in the residential zones.
- E. All uses, whether permitted or special, must comply with the use standards of Section 9.3 for principal uses, Section 9.4 for accessory uses, or Section 9.5 for temporary uses, as applicable.
- F. Short-term vacation rental uses are regulated separately in Article 17. Short-term vacation rental uses are defined in Article 17.

9.2 Use Matrix

- A. Table 9-1: Use Matrix identifies the principal, accessory, and temporary uses allowed within each zone.
- B. The permissions in Table 9-1 are indicated as follows:
 - 1. P indicates that the use is permitted by-right in the zone.
 - 2. SE indicates that the use is a special exception.
 - 3. If a cell is blank, the use is not allowed in the zone.
- C. All uses in Table 9-1 are defined in Section 9.6.

TABLE 10-1: USE MATRIX
P = Permitted Use || SE = Special Exception

PRINCIPAL USES	RN-1-6	RN-1-5	RN-2	RN-2T	RN-3	TRN-1	TRN-2	TRN-3	TRN-4	R-MH	C-NT	C-N	C-TMU	C-C	C-R	C-MU1	C-MU2	I-L	I-H	I-X	I-MU	A-1	INST	OS	Use Standards	
	Adult Use																		SE							9.3.A
Agriculture																						P				
Alternative Correctional Facility																							P			
Amusement Facility - Indoor														P	P	P					P					
Amusement Facility - Outdoor														SE	SE	SE					P					
Animal Care Facility - With Outdoor Area											SB	SB	P	P	P	P	P	P			P				9.3.B	
Animal Care Facility - Fully Indoors											P	P	P	P	P	P	P	P			P				9.3.B	
Animal Shelter															SE						P				9.3.B	
Art Gallery										P	P	P	P	P	P	P	P				P					
Arts and Fitness Studio										P	P	P	P	P	P	P	P				P					
Bed and Breakfast – With Reception Facilities	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE											P			9.3.C	
Bed and Breakfast – No Reception Facilities	P	P	P	P	P	P	P	P	P	P	P											P			9.3.C	
Body Modification Establishment													P	P	P	P	P				P					
Borrow Pit																				P	P				9.3.D	
Broadcasting Facility - With Antennae																		P			P					
Broadcasting Facility - No Antennae														P	P	P	P	P			P					
Campground/RV Park														P	P	P	P	P				SE		P	9.3.E	
Campground, Resort																						SE		P	9.3.F	
Car Wash																SE		P			SE					
Cemetery																								P	9.3.G	
Children's Home	P																						P			
Commercial Kitchen														SE	P	SE	SE	P			P					
Community Center	P	P	P	P	P	P	P	P	P					P	P	P	P				P					
Community Garden	P	P	P	P	P	P	P	P	P		P										P	P	P	P	9.3.H	
Conservation Area																										
Cottage Court Development	P	P	P	P	P	P	P	P	P																9.3.I	
Cultural Facility														P	P	P	P				P					
Day Care Center																					P					
Day Care Home – 8 or Less Children/Adults	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P				P				9.3.J	
Day Care Home – 9 or More	SE	SE	SE	SE	SE	SE	SE	SE	SE																	9.3.J

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PRINCIPAL USES	RN-1-6	RN-1-5	RN-2	RN-2T	RN-3	TRN-1	TRN-2	TRN-3	TRN-4	R-MH	C-NT	C-N	C-TMU	C-C	C-R	C-MU1	C-MU2	I-L	I-H	I-X	I-MU	A-1	INST	OS	Use Standards
Children/Adults																									
Drug Treatment Clinic															SE						SE		P		9.3.K
Dwellings																									
Dwelling - Single-Unit Detached	P	P	P	P	P	P	P	P			P											P			9.3.L
Dwelling - Single-Unit Attached			P	P	P	P	P	P			P														9.3.L
Dwelling - Two-Unit			P	P	P	P	P	P																	9.3.L
Dwelling - Three-Unit					P	P	P	P								P									9.3.M
Dwelling - Four-Unit					P	P	P	P								P									9.3.M
Dwelling - Townhouse			P	P	P	P	P	P							P	P	P				P				9.3.M
Dwelling - Multi-Unit					P	P	P	P							P	P	P				P				9.3.M
Dwelling - Above the Ground Floor																									
Dwelling - Live/Work											P														9.3.N
Dwelling - Manufactured Home	SE		SE	SE						P															9.3.O
Eating and Drinking Establishment																									
Educational Facility - College/University												P	P	P	P	P	P				P				
Educational Facility - Primary or Secondary	P	P	P	P	P	P	P	P																	
Educational Facility - Vocational																									
Financial Institution												P	P	P	P	P	P								
Financial Service, Alternative (AFS)													SE	SE	SE	SE	SE								9.3.P
Food Bank															SE	SE	SE	P	P		P				
Food Pantry															P	P	P	P			P				
Food Truck Park																					P				9.3.Q
Fraternity/Sorority																									
Freight Terminal																									
Funeral Home																									
Gas Station																									9.3.R
Golf Course/Driving Range																									
Government Office/Facility																								P	
Group Home: Over 8 Residents	P	P	P	P	P	P	P	P				P	P	P	P	P	P								9.3.S
Halfway House																									9.3.T
Heavy Retail, Rental, and Service																									
Hospital															SE	P							P		

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Hotel														P	P	P									
House Museum	SE	SE	SE	SE	SE	SE	SE	SE	SE												SE	SE	SE	9.3.U	
Industrial – Artisan/Craft														P	P	P	P	P			P				9.3.V
Industrial – General																		P							
Industrial – Light																		P	P		P				
Industrial Design											P		P	P	P	P	P	P			P				9.3.W
Junk Yard/Salvage Yard																			P						
Live Entertainment - Secondary Use													SE	SE	P	P	P				P				
Live Performance Venue															P	P	P				P				
Lodge/Private Social Club					SE							P	P	P	P	P	P	P	P		P				9.3.X
Manufactured Home Park									P																Sec. 8.4
Manufactured Home Subdivision									P																Sec. 8.4
Medical/Dental Office/Clinic										SE	P	P	P	P	P	P	P					P			
Micro-Production of Alcohol												SE	SE	P	P	P	P	SE			P				9.3.Y
Movie Studio																		P	P						
Neighborhood Commercial Establishment	SE	SE	SE	SE	SE	SE	SE	SE	SE												SE				9.3.Z
Nightclub														SE	SE	SE	SE								
Office											P	P	P	P	P	P	P								
Outdoor Market											SE	SE	SE	SE	SE	SE	SE				SE				9.3.AA
Outdoor Storage Yard																		P	P						9.3.BB
Park	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P				P		P	P	
Parking Lot (Principal Use)														SE	SE	SE	SE	P			SE				Article 12
Parking Structure (Principal Use)														SE	SE	SE	SE	P							Article 12
Passenger Terminal																		SE			SE				
Personal Service Establishment											P	P	P	P	P	P	P				P				
Place of Worship	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P				P				
Private Recreation Club									SE																
Public Safety Facility	P	P	P	P	P	P	P	P	P																
Public Works Facility																		P	P		P				
Quarry/Mining and Extraction																			P	P					9.3.CC
Reception Facility																									9.3.DD
Reception Facility, Estate	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE										SE				9.3.EE

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PRINCIPAL USES																									
Recycling Processing Facility																			P	P					9.3.FF
Research and Development																					P				
Residential Care Facility									SE					SE	SE	SE	SE				SE		P		9.3.GG
Residential Addiction Treatment Facility									SE					SE	SE	SE	SE				SE		P		9.3.GG
Retail Goods Establishment											P	P	P	P	P	P	P				P				
Retail Sales of Alcohol											SE	SE	SE	P	P	P	P				P				
Self-Storage Facility: Enclosed															P	SE	SE				P				9.3.HH
Self-Storage Facility: Outdoor															SE										9.3.HH
Shelter – Low Barrier															SE			SE			SE		P		
Shelter – High Barrier															SE			SE			SE		P		
Shelter, Domestic Violence	P	P	P	P	P	P	P	P					P	P	P						P		P		
Social Service Center												P	P	P	P	P	P				P		P		
Solar Energy System																		P				P			
Specialty Food Service												P	P	P	P	P	P				P				
Utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	9.3.II
Vehicle Dealership																									
Vehicle Operation Facility																		P							
Vehicle Rental																									
Vehicle Repair/Service: Major															SE			P	P		P				9.3.KK
Vehicle Repair/Service: Minor															P	P	P				P				9.3.LL
Warehouse																		P	P		P				
Wholesale																		P							
Wind Energy System																		SE				SE			9.3.MM
Wireless Telecommunications	P, SE	P, SE	P, SE	P, SE	P, SE	P, SE	P, SE	P, SE	P, SE	P, SE	P, SE	P, SE	P, SE	P, SE	P, SE	P, SE	P, SE	P, SE	P, SE	P, SE	P, SE	P, SE	P, SE	P, SE	9.3.NN
ACCESSORY USES																									
Drive-Through Facility														SE	P			P			SB				9.4.A
Accessory Dwelling Unit (ADU)	P	P	P	P	P	P	P	P			P											P			9.4.B
Farmstand																					P				9.4.C
Helistop																							SE		9.4.D
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P				9.4.E
Keeping of Livestock/Equines	P																					P			9.4.F
Outdoor Sales and Display												P	P	P	P	P	P				P				9.4.G

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PRINCIPAL USES																									
Outdoor Storage																		P	P		P	P			9.4.H
Outdoor Seating/Activity Area												P	P	P	P	P	P	P			P				9.4.I
TEMPORARY USES																									
Mobile Food Vendor												P	P	P	P	P	P	P			P		P		9.5.A
Mobile Retail Vendor												P	P	P	P	P	P				P				9.5.B
Temporary Outdoor Entertainment and/or Sales Event	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P			P	P	P	P	9.5.C

