# CHAPTER 2. DISTRICTS AND GENERAL PROVISIONS

## 2.2. Use categories and tables of permitted uses.

**C.** *Use matrix.* The following matrix sets forth the manner by which certain uses may be permitted within the various districts set forth above.

1. "P" denotes those uses that are permitted "by right."
2. "—" denotes those uses that are not permitted within the given district.
3. "SUP" denotes those uses that are permitted upon issuance of a special use permit in accordance with the provisions set forth in CHAPTER 16. Additional standards for certain uses requiring a special use permit are set forth in CHAPTER 3 of this ordinance.
4. "PS" denotes those uses that are permitted with additional standards, which are set forth in CHAPTER 3.
5. "MHD" denotes those uses that are permitted within a Manufactured Housing Overlay District.

~~5.~~6. "CZD" denotes those uses that are permitted within a Conditional Zoning District in accordance with CHAPTER 2 and CHAPTER 16 of this ordinance.

**TABLE 2.2-A: LAND USE MATRIX**

| CATEGORY | SECTION (a) | USE | ZONING DISTRICTS | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | GR | RMX | NMX | PGX | DMX | CMX | IC | GI |
| ***Residential*** | | | | | | | | | | |
| **Household Living** | **3.5.1** | Dwelling—Single-Family | P | P | — | — | — | — | P | — |
| | | Dwelling—Duplex | P | P | P | P | — | — | P | — |
| | | Dwelling—Multifamily 3—4 units/bldg. | P | P | P | P | P | P | P | — |
| | | Dwelling—Multifamily more than 4 units/bldg. | — | P | P | P | P | P | P | — |
| | | Dwelling—Townhome | P | P | P | P | P | P | P | — |
| | | Manufactured Home | MHD | MHD | MHD | MHD | MHD | MHD | MHD | — |
| | | Live-Work Units | PS | PS | PS | PS | PS | — | PS | — |
| | | Mixed-Use Residential Unit | — | — | PS | PS | PS | PS | PS | — |
| **Group Living** | **3.5.2** | Family Care Home | P | P | P | P | P | P | P | — |
| | | Housing Services for the Elderly | SUP | P | P | P | P | P | P | — |
| | | Rooming or Boarding House | P | P | P | — | P | P | P | — |
| **Social Services** | **3.5.3** | Group Care Facility | P | P | P | — | P | P | P | — |
| | | Shelter | SUP | P | P | — | P | P | P | — |

| TABLE 2.2-A: LAND USE MATRIX | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| CATEGORY | SECTION (a) | USE | ZONING DISTRICTS | | | | | | | |
| | | | GR | RMX | NMX | PGX | DMX | CMX | IC | GI |
| ***Lodging*** | | | | | | | | | | |
| **Overnight Accommodations** | **3.6.1** | All overnight accommodations, except as listed below | — | — | — | P | P | P | P | — |
| | | Bed and Breakfast | PS | PS | PS | PS | PS | PS | PS | — |
| | | Short-Term Rental (STR) | — | PS | PS | PS | PS | PS | PS | — |
| **Camping** | **3.6.2** | Campground/Recreational Vehicle Park | SUP | SUP | SUP | SUP | — | — | SUP | — |
| | | Rental Cottage/Cabins | PS | PS | PS | PS | — | — | — | — |
| | | Seasonal Camp | PS | — | — | PS | — | — | PS | — |
| ***Commercial*** | | | | | | | | | | |
| **Eating and Drinking Establishments** | **3.7.1** | All restaurants and other eating and drinking establishments except as listed below | — | — | P | P | P | P | P | — |
| | | Bar/Night Club | — | — | PS | PS | P | P | — | — |
| **Personal Services** | **3.7.2** | All personal services, except as listed below | — | P | P | P | P | P | P | — |
| | | Day Care Center | PS | PS | PS | PS | PS | PS | PS | PS |
| **Professional Services** | **3.7.3** | All professional services, except as listed below | SUP | P | P | P | P | P | P | P |
| | | Adult Establishment | — | — | — | — | — | — | — | SUP |
| | | Banks, Credit Unions, Financial Services, and ATMs | — | — | P | P | P | P | P | P |
| | | Funeral Homes and Services | — | — | P | — | P | P | P | — |
| | | Human Crematories and Crematoriums | — | — | PS | — | PS | PS | PS | PS |
| | | Indoor Animal Services | — | — | P | P | P | P | P | P |
| | | Kennels and Outdoor Animal Services | — | — | SUP | — | — | PS | — | PS |
| | | Landscaping and Contractor Services | SUP | SUP | SUP | — | — | — | — | P |
| | | Vehicle Services—Major Repair/Body Work | — | — | — | — | — | PS | — | PS |

| TABLE 2.2-A: LAND USE MATRIX | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| CATEGORY | SECTION (a) | USE | ZONING DISTRICTS | | | | | | |
| | | | GR | RMX | NMX | PGX | DMX | CMX | IC | GI |
| | | Vehicle Services—Minor Maintenance/Repair | — | — | SUP | — | SUP | PS | PS | PS |
| **Retail** | **3.7.4** | All retail and sales establishments except as listed below | — | — | P | P | P | P | P | — |
| | | Alcoholic Beverage Sales Store | — | — | SUP | P | P | P | — | — |
| | | Auto/Mechanical Parts Sales | — | — | — | P | P | P | — | P |
| | | Flea market | — | SUP | SUP | SUP | SUP | SUP | — | — |
| | | Gas Station | — | — | SUP | PS | SUP | PS | — | PS |
| | | Gunsmiths and Weapon Sales | — | — | SUP | SUP | PS | PS | — | PS |
| ***Civic/Institutional*** | | | | | | | | | | |
| **Educational** | **3.8.1** | All educational uses except as listed below | SUP | P | P | P | P | P | P | — |
| | | Colleges/Universities | — | — | SUP | SUP | P | P | P | — |
| | | Schools—Vocational/Technical | — | SUP | P | P | P | P | P | P |
| **Government** | **3.8.2** | All government uses, except as listed below | — | P | P | P | P | P | P | P |
| | | Correctional Facilities | — | — | SUP | — | SUP | P | P | P |
| | | Public Safety Station | SUP | SUP | P | P | P | P | P | P |
| **Medical** | **3.8.3** | All medical offices and facilities except as listed below | — | P | P | P | P | P | P | — |
| | | Hospital | — | — | — | — | — | P | P | — |
| **Places of Worship** | **3.8.4** | All religious institutions or places of worship | SUP | P | P | — | P | P | P | — |
| | | Cemeteries | PS | PS | PS | — | PS | PS | PS | — |
| ***Entertainment/Recreation*** | | | | | | | | | | |
| **Indoor Recreation** | **3.9.1** | All indoor recreation facilities, except as listed below | SUP | P | P | P | P | P | P | P |
| | | Cultural or Community Facility | SUP | P | P | P | P | P | P | — |
| | | Indoor Amusements | — | — | SUP | P | P | P | SUP | P |

| TABLE 2.2-A: LAND USE MATRIX | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| CATEGORY | SECTION (a) | USE | ZONING DISTRICTS | | | | | | |
| | | | GR | RMX | NMX | PGX | DMX | CMX | IC | GI |
| | | Indoor Firing Range | — | — | — | SUP | — | SUP | SUP | SUP |
| | | Live Performance Theater | — | SUP | SUP | P | P | P | P | — |
| | | Movie Theater | — | — | — | P | P | P | — | — |
| | | Special Event Venue | SUP | SUP | PS | PS | PS | PS | PS | — |
| | | Studios, Galleries and Workshops - High Impact | — | — | SUP | SUP | SUP | P | P | P |
| | | Studios, Galleries and Workshops - Low Impact | — | P | P | P | P | P | P | — |
| **Outdoor Recreation** | **3.9.2** | All outdoor recreation facilities, except as listed below | SUP | P | P | P | P | P | P | P |
| | | Non-Residential Swimming Pool or Pond | — | SUP | SUP | SUP | PS | PS | PS | — |
| | | Outdoor Amusements | — | — | SUP | P | SUP | P | — | P |
| | | Outdoor Firing Range | — | — | — | — | — | — | — | SUP |
| | | Parks, Open Space, and Greenways | P | P | P | P | P | P | P | P |
| ***Agriculture*** | | | | | | | | | | |
| **Agriculture** | **3.10.1** | All agricultural uses | PS | — | — | — | — | PS | PS | PS |
| ***Manufacturing/Wholesale/Storage*** | | | | | | | | | | |
| **Light Industrial and Manufacturing** | **3.11.1** | All light industrial and manufacturing activities, except as listed below | — | — | — | — | — | SUP | — | P |
| | | Brewery, Distillery, Winery, Cidery - High Impact | — | — | — | SUP | — | P | — | P |
| | | Brewery, Distillery, Winery, Cidery - Low Impact | — | — | SUP | PS | PS | PS | — | PS |
| | | Laboratory | — | — | — | — | — | P | P | P |
| | | Laundry, Dry Cleaning Plant | — | — | — | — | — | SUP | P | P |
| | | Manufacturing Research and Development | — | — | — | P | — | P | P | P |
| | | Media Production | — | — | P | P | P | P | P | P |

| TABLE 2.2-A: LAND USE MATRIX | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| CATEGORY | SECTION (a) | USE | ZONING DISTRICTS | | | | | | | |
| | | | GR | RMX | NMX | PGX | DMX | CMX | IC | GI |
| **Heavy Manufacturing** | **3.11.2** | All heavy manufacturing activities, except as listed below | — | — | — | — | — | — | — | SUP |
| | | Data centers | — | — | — | — | — | — | — | CZD |
| | | Metal Products Fabrication, Machine or Welding Shop | — | — | SUP | SUP | SUP | P | — | P |
| **Storage and Disposal** | **3.11.3** | All storage and disposal uses, except as listed below | — | — | — | — | — | SUP | — | P |
| | | Chemical Storage Facility | — | — | — | — | — | — | — | P |
| | | Solid Waste Disposal Facilities | — | — | — | — | — | — | — | PS |
| | | Junkyard / Salvage Yard | — | — | — | — | — | — | — | SUP |
| **Wholesaling and Distribution** | **3.11.4** | All wholesaling and distribution activities, except as listed below | — | — | — | — | — | P | — | P |
| | | Equipment Rental | — | — | — | — | — | P | — | P |
| | | Indoor Vehicle/Heavy Equipment Sales | — | — | PS | — | PS | PS | — | PS |
| | | Outdoor Vehicle/Heavy Equipment Sales | — | — | — | — | — | PS | — | PS |
| **Extractive Industries** | **3.11.5** | All extractive industries, except as listed below | — | — | — | — | — | — | — | P |
| | | Extractive industries involving blasting | — | — | — | — | — | — | — | SUP |
| ***Infrastructure*** | | | | | | | | | | |
| **Utilities** | **3.12.1** | Utilities—Class 1 | P | P | P | P | P | P | P | P |
| | | Utilities—Class 2 | P | P | P | P | P | P | P | P |
| | | Utilities—Class 3 | — | — | — | — | — | — | — | ~~P~~CZD |
| **Telecommunications** | **3.12.2** | All wireless telecommunication facilities, except as listed below | PS | PS | PS | PS | PS | PS | PS | PS |
| | | Wireless Telecommunication Facility—Tower | — | — | — | — | — | SUP | — | PS |
| **Transportation** | **3.12.3** | Aviation Facilities | — | — | — | — | — | — | — | SUP |

| TABLE 2.2-A: LAND USE MATRIX | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| CATEGORY | SECTION (a) | USE | ZONING DISTRICTS | | | | | | | |
| | | | GR | RMX | NMX | PGX | DMX | CMX | IC | GI |
| | | Parking Lot | SUP | PS | PS | PS | PS | PS | PS | PS |
| | | Passenger Vehicle Terminals | — | — | P | P | P | P | — | P |
| ***Accessory*** | | | | | | | | | | |
| **Residential Accessory** | **3.13.1** | All residential accessory uses, except as listed below | PS | PS | PS | PS | PS | PS | PS | PS |
| | | Day Care Home | PS | PS | PS | PS | PS | PS | PS | — |
| | | Dwelling—Accessory Unit (ADU) | PS | PS | PS | PS | PS | PS | PS | — |
| | | Home Occupation | PS | PS | PS | PS | PS | PS | PS | — |
| | | Keeping Bees | PS | PS | PS | PS | PS | PS | PS | PS |
| | | Keeping Domestic Fowl (Chickens) | PS | PS | PS | PS | PS | PS | PS | PS |
| | | Swimming Pool or Pond | PS | PS | PS | PS | PS | PS | PS | — |
| **Non-Residential Accessory** | **3.13.2** | All non-residential accessory uses, except as listed below | — | PS | PS | PS | PS | PS | PS | PS |
| | | Accessory Retail | — | — | PS | PS | PS | PS | PS | PS |
| | | Drive-Thrus | — | — | SUP | SUP | — | PS | — | — |
| | | Mobile Food Vendor Site | — | SUP | PS | PS | PS | PS | PS | PS |
| | | Recycling - Small Collection | — | — | — | — | — | SUP | SUP | P |
| | | Rooftop Amenity Space | — | — | SUP | PS | PS | PS | PS | PS |
| | | Taproom / Tasting Room | — | — | SUP | P | P | P | — | P |
| ***Temporary*** | | | | | | | | | | |
| **Temporary** | **3.14.1** | All temporary uses, except as listed below | PS | PS | PS | PS | PS | PS | PS | PS |
| | | Agricultural / Produce Stand | PS | PS | PS | PS | PS | PS | PS | PS |
| | | Construction Office | PS | PS | PS | PS | PS | PS | PS | PS |
| | | Dwelling—Temporary | PS | PS | PS | PS | PS | PS | PS | PS |
| | | Mobile Classroom | PS | PS | PS | PS | PS | PS | PS | PS |
| | | Mobile Vendor | PS | PS | PS | PS | PS | PS | PS | PS |
| | | One-Day Event | PS | PS | PS | PS | PS | PS | PS | PS |
| | | Outdoor Event | PS | PS | PS | PS | PS | PS | PS | PS |

| TABLE 2.2-A: LAND USE MATRIX | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| CATEGORY | SECTION (a) | USE | ZONING DISTRICTS | | | | | | |
| | | | GR | RMX | NMX | PGX | DMX | CMX | IC | GI |
| | | Outdoor Seasonal Sale | PS | PS | PS | PS | PS | PS | PS | PS |
| | | Outdoor Storage Container | PS | PS | PS | PS | PS | PS | PS | PS |
| (a) This column refers to the section of this ordinance that contains the use definition and additional standards. | | | | | | | | | | |

(Ord. No. 13-07, § 1, 9-17-07; Ord. No. 3-08, § 1, 3-17-08; Ord. No. 14-08, § 1, 11-17-08; Ord. No. 15-08, § 3, 12-5-08; Ord. No. 07-10, § 1(Exh. A, D), 4-5-10; Ord. No. 03-2011, § 1, 3-21-11; Ord. No. 19-2011, § 1(Exh. A), 8-1-11; Ord. No. 24-11, § 3(Exh. A), 9-19-11; Ord. No. 2012-25, § 1(Exh. A), 11-5-12; Ord. No. 2013-13, § 01.b)(Exh. A), 10-21-13; Ord. No. 2014-24, § 01(Exh. A), 11-17-14; Ord. No. 2017-08, § 1(Exh. A), 3-20-17; Ord. No. 2018-17, § 1(Att. B), 8-20-18; Ord. No. 2019-01, § 1(Exh. A), 2-18-19; Ord. No. 2020-17 , § 1(Exh. A), 9-21-20; Ord. No. 2020-23 , § 1(Exh. A), 10-19-20; Ord. No. 2020-24 , § 1(Exh. A), 10-19-20; Ord. No. 2020-32 , § 1(Exh. A), 12-7-20; Ord. No. 2021-16 , § 1(Exh. A), 4-19-21; Ord. No. 2021-28 , § 1(Exh. A), 6-21-21; Ord. No. 2022-40, § 1(Exh. A), 6-20-22; Ord. No. 2022-76, § 1(Exh. A), 12-5-22; Ord. No. 2023-17, § 1(Exh. A), 5-1-23; Ord. No. 2023-37, § 1(Exh. A), 8-21-23; Ord. No. 2023-53, § 1(Exh. A), 11-6-23; Ord. No. 2023-60, § 1(Exh. A), 12-18-23; Ord. No. 2024-23, § 1(Exh. A), 6-3-24; Ord. No. 2024-43, § 1(Exh. A), 11-18-24; Ord. No. 2025-04, § 1(Exh. A), 1-21-25; Ord. No. 2025-14, § 1(Exh. A), 4-7-25; Ord. No. 2025-19, § 1(Exh. A & B), 5-5-25; Ord. No. 2025-52, § 1(Exh. A), 11-3-25; Ord. No. 2025-59, § 1(Exh. A), 12-15-25)

# CHAPTER 3. USE DEFINITIONS AND STANDARDS

## 3.11.2. Heavy manufacturing use category.

**A.** ***Heavy manufacturing.***

1. Definition: A facility that involves dangerous, noxious, or offensive uses or a facility that has external impacts such as smoke, odor, noise, glare, fumes, gas, or vibration that are detectible from outside the building, threat of fire or explosion, emission of particular matter, or any excessive utility usage~~other likely cause~~. Typically, this use requires an NPDES permit for an industrial or stormwater discharge or involves the use or storage of any hazardous materials or substances or that is used for the purpose of manufacturing, assembling, finishing, cleaning or developing any product or commodity.
2. Additional Standards:
   a. For a Conditional Zoning District:
      i. Primary access to heavy manufacturing uses shall be from a street that is classified no less than a minor thoroughfare.
      ii. A traffic impact study in accordance with Section 17.13 shall accompany the application for a permit. The improvements recommended by the study shall be constructed by the applicant as a condition of approval.

**B. Data centers.**

1. Definition: A facility used primarily for providing computation services such as cloud computing, data storage, artificial intelligence (AI), cryptocurrency mining, high-performance computing, and other high-impact digital infrastructure facilities involved in the general storage, management, processing, and transmission of digital data. These facilities house computer and/or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations.
2. As part of a conditional zoning district approval, Council shall consider the following potential negative impacts: lighting, noise, and city utility capacity.

(Ord. No. 2022-76, § 1(Exh. A), 12-5-22)

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## 3.12.1. Utilities use category.

**A.** ***Utilities.***

1. Definition: Publicly- or privately-owned facilities or systems for the provision of public services, including, without limitation, the following: the distribution of gas, electricity, steam, or water; the collection and disposal of sewage or refuse; and the transmission of communications.
2. Additional Standards:
   a. Radio transmission facilities for use by ham radio operators or two-way radio facilities for business or governmental communications shall be deemed accessory uses and not utilities, provided no transmitter or antenna tower exceeds 180 feet in height

**B.** ***Utilities – class 1.***

1. Definition: Transmission lines (above and below ground) including electrical, natural, gas, and water distribution lines, pumping stations, lift stations, and telephone switching facilities (up to 200 square feet in area).

**C.** ***Utilities – class 2.***

1. Definition: Elevated water storage tanks, package treatment plants, telephone switching facilities (over 200 square feet in area), substations, or other similar facilities in connection with telephone, electric, steam, and water facilities.

**D.** ***Utilities – class 3.***

1. Definition: Generation, production, or treatment facilities such as power plants (including solar farms and wind farms), water and sewage plants, and landfills.

(Ord. No. 2022-76, § 1(Exh. A), 12-5-22)

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# CHAPTER 19. DEFINITIONS

## 19.3. Definitions.

The following words, terms and phrases, when used in this UDO, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

**Data center:** A facility used primarily for providing computation services such as cloud computing, data storage, artificial intelligence (AI), cryptocurrency mining, high-performance computing, and other high-impact digital infrastructure facilities involved in the general storage, management, processing, and transmission of digital data. These facilities house computer and/or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations.

**Heavy manufacturing:** A facility that involves dangerous, noxious, or offensive uses or a facility that has external impacts such as smoke, odor, noise, glare, fumes, gas, or vibration that are detectible from outside the building, threat of fire or explosion, emission of particular matter, or any excessive utility usage~~other likely cause~~. Typically, this use requires an NPDES permit for an industrial or stormwater discharge or involves the use or storage of any hazardous materials or substances or that is used for the purpose of manufacturing, assembling, finishing, cleaning or developing any product or commodity.

**Utilities:** Publicly- or privately-owned facilities or systems for the provision of public services, including, without limitation, the following: the distribution of gas, electricity, steam, or water; the collection and disposal of sewage or refuse; and the transmission of communications. Radio transmission facilities for use by ham radio operators or two-way radio facilities for business or governmental communications shall be deemed accessory uses and not utilities, provided no transmitter or antenna tower exceeds 180 feet in height. Utilities are divided into the following classes:

A. Class 1. Transmission lines (above and below ground) including electrical, natural, gas, and water distribution lines, pumping stations, lift stations, and telephone switching facilities (up to 200 square feet in area).
B. Class 2. Elevated water storage tanks, package treatment plants, telephone switching facilities (over 200 square feet in area), substations, or other similar facilities in connection with telephone, electric, steam, and water facilities.
C. Class 3. Generation, production, or treatment facilities such as power plants (including solar farms and wind farms), water and sewage plants, and landfills.

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