Section 1320.01 General Provisions

Table 1320.A lists the principal uses allowed within all zoning districts with the exception of uses permitted within a Planned Unit Development.

Section 1320.02 Table of Permitted Uses

A. Permitted Uses

1. A "●" in a cell indicates that a use type is allowed by-right in the respective zoning district. Permitted uses are subject to all other applicable standards of this Zoning Ordinance.
2. Permitted uses are approved administratively by the Planner through the site plan review unless subject to additional review (e.g., certificate of appropriateness, alternative equivalent compliance, variance, etc.) and any applicable standards identified in Table 1320.A.

B. Conditionally Permitted Uses

1. A "○" in a cell indicates that a use may be permitted if approved by the BZA through the conditional use review procedure (See Article 1359.). Conditional uses may be subject to use-specific standards as identified in the last column of Table 1320.A. Conditional uses are subject to all other applicable standards of this Zoning Ordinance.
2. The existence or lack of additional use-specific standards in this Zoning Ordinance shall not be implied to be the only standards the use is required to meet. Any conditional use listed in the table shall be subject to the general review standards for all conditional uses established in Article 1359.
3. Conditionally permitted uses are synonymous with Special Permitted Uses in previous versions of the Zoning Ordinance.

C. Prohibited Uses

1. A blank cell indicated that a use is prohibited in the respective zoning district.

D. Use-Specific Standards

The numbers contained in the "Use-Specific Standards" column are references to additional standards and requirements that apply to the use type listed. Standards referenced in the "Use-Specific Standards" column apply in all zoning districts unless otherwise expressly stated.

1. The use-specific standards include site planning, development, and/or operating standards for certain land uses that are permitted or conditionally permitted in Table 1320.A.
2. The land uses and activities covered by this section shall comply with the applicable standards for the specific use in all districts unless otherwise specified, in addition to all other applicable provisions of this Zoning Ordinance.

Section 1320.03 Use Determination and Unlisted Uses

A. The Planner shall make the determination if a proposed use is permitted, a conditional use, or a prohibited use under the provisions of this section.

B. The Planner may determine that a proposed use is substantially similar to a use that is permitted or a conditional use established in Table 1320.A based on the proposed use activities, character of the business, similarity to existing uses within the city, or information on the use as may be available from third-party land use resources such as documentation from the American Planning Association, Urban Land Institute, or similar organizations. If the Planner finds that the proposed use is substantially similar to a use established in Table 1320.A, the application shall be processed in the same manner as the similar use.

C. In finding that a proposed use is similar to a use established in Table 1320.A, the Planner shall make a note of the similar use in the approved application form.

D. If the Planner makes the determination that a use is prohibited, the application shall not be processed.

E. If the applicant disagrees with the Planner's determination regarding the proposed use, the applicant may choose to take one of the following actions:

1. The applicant may appeal the determination of the Planner to the BZA; or
2. The applicant may present their case to the Planning Commission and/or City Council to request that the city initiate a text amendment to address the proposed use and applicable standards.

F. Multiple Permitted Uses in a Principal Structure.

1. Any principal building may contain more than one use and organization. Each use must be permitted or an approved conditional use within the zoning district where it is located.

Section 1320.04 Permitted Uses

The chart in this section lists all permitted uses, conditional uses, and use-specific standards.

Legend	
Permitted Use	●
Conditionally Permitted Use	○
Prohibited Use	

Table 1320.A: Permitted Uses	Districts									
Use Type	**R-1 & R-2**	**R-4**	**R-5**	**C-1**	**C-2**	**C-3**	**I-1**	**I-2**	**(Reserved)**	**Use-Specific Standards**
Residential										
Single-Family Detached	●	●	●	●	●		○			
Single-Family Duplex		●	●	●	●		○			1323.03
Single-Family Attached (Townhouse)		●	●	●	●	●	○			1341.48
Multi-Family Dwelling Units			●	●	●	●	○			
Home Occupations	●	●	●	●	●	●	●			1341.22
Group Residential Facility			●	●	●	●	●			
Dormitory			●	●	●	●	●			
Assisted Living or Congregate Housing			●	●	●	●	●			
Halfway House			○	○	○	○	○			
Manufactured / Mobile Home Park		○	○		○					1341.32
Live / Work Unit				●	●	●	●			
Residential Flats Above				●	●	●	●			
Accessory Dwelling Units	●	●	●	●	●	●	●	●		1341.01
Lodging										
Boarding House		○	●	●	●	●	●			
Hotel / Inn				○	●	●	○			
Motel					●	○				
Civic / Community										
Cemetery	○	○	○		○		○	●		1341.29
Cemetery, Natural or Conservation	○	○	○		○		○	●		1341.29
Community Center	○	○	●	●	●	●	●			
Community Garden	○	●	●	●	●	●	●			

Use Type	R-1 & R-2	R-4	R-5	C-1	C-2	C-3	I-1	I-2	(Reserved)	Use-Specific Standards
Cultural Institutions (Museum, library, cultural center, performance center, etc)	○	○	○	●	●	●	●	●		
Lodge, Private Club, or Social Hall				●	●	●	●	●		1341.02
Municipal or Government Facilities	○	○	○	●	●	●	●	●		
Open Space	○	●	●	●	●	●	●	○		
Penal or Correctional Institution					○	○		○		1341.39
Public Park and Recreational Facilities	●	●	●	●	●	●	●	●		
Public Utility Installations	●	●	●	●	●	●	●	●		
Redevelopment of Closed School, Public Building, Community Center, or Church	○	○	○	●	●	●	●	●		1341.51
Religious Uses	○	○	●	●	●	●	●	●		1341.14
School	○	○	○	○	●	●	○	●		
School, Private	○	○	○	○	○	○	○	○		
Shelter / Mission			●			○	○			
Commercial										
Adult Use					○		○			1341.40
Animal Boarding and Training				○	●	●	○	●		1341.53
Animal Hospital / Clinic				○	●	●	○	●		
Auto Service Station and Repair Shop				○	●	○	○	●		1341.11
Automotive and Other Vehicles Sales					●			●		
Banquet Halls or Conference Centers				○	●	●	●	●		
Bar					○	○	○			1341.02
Bar, Neighborhood				○	○	○	○			1341.02
Brewpub				○	●	●	●	●		1341.02
Carwash					●	○	○	●		1341.10
Commercial Greenhouse				○	●		●	●		
Communication Tower / Antennae	○	○	○	○	○	○	○	○		1341.12
Commercial Recreational Facilities (Indoors)			○	○	●	●	●	●		
Commercial Recreational Facilities (Outdoors)			○	○	○	○	○			1341.34
Craft Production Facility (Microbrewery / Microdistillery / Microcidery)				○	○	○	●	●		
Data Centers					●	○	○	●		1341.03
Data Centers (Micro)				●	●	●	●	●		1341.03

Use Type	R-1 & R-2	R-4	R-5	C-1	C-2	C-3	I-1	I-2	(Reserved)	Use-Specific Standards
Day Care (Child or Adult)	○	○	○	●	●	●	●	●		1341.09 & 1341.13
Drive-In or Drive-Thru				○	●	○	○	●		1341.08
Financial Institutions				●	●	●	●	●		
Firearms Sales Establishments					●	○		●		
Flea Market				○	○	○	●			
Fuel Sales				○	●	○	○	●		1341.54
Funeral Home			○	●	●	●	●	●		
Hospitals				○	○	○	○			1341.44
Indoor Shooting Range							○			1341.52
Laundromat				●	●	●	●	●		
Laundry and Dry Cleaning Pick-Up				●	●	●	●	●		
Laundry and Dry Cleaning Services					●		●	●		
Limited Video Lottery / Keno Establishment					○		○	○		1341.47
Limited Video Lottery / Keno, Incidental					○	○	○	○		1341.47
Manufacturing and Sales, Artisan				●	●	●	●	●		
Medical Clinic				○	●	●	○	●		
Medical Office				●	●	●	●	●		
Mobile Home Sales								●		
Nanobrewery				○	●	●	●	●		1341.50
Offices				●	●	●	●	●		
Offices for Charitable Organizations			○	●	●	●	●	●		
Pawnshop					○	○				
Personal Services				●	●	●	●	●		
Pet Store / Pet Services				●	●	●	●	●		
Radio and Television Stations					●	●		●		
Repair Shop				●	●	●	●	●		
Retail Sales And Services				○	●	●	○	●		
Retail Sales and Services, Neighborhood				●	●	●	●	●		
Restaurant				●	●	●	●	●		
Restaurant Serving Alcoholic Beverages				○	●	●	●	●		1341.02
Self-Storage Development					●		○	●		1341.15

Use Type	R-1 & R-2	R-4	R-5	C-1	C-2	C-3	I-1	I-2	(Reserved)	Use-Specific Standards
Self-Storage, Indoors					●		○	●		1341.49
Shopping Center				○	●	●	○	●		
Smoke Shop/Tobacco Store				○	●	○	○	●		1341.55
Tattoo Parlor				○	●	○	●	●		1341.41
Trade or Business School				○	●	●	○	●		
Transportation										
Airport								○		
Barge Terminal						○	○	●		
Bus Terminal				○	●	●	○	●		
Garage, Private				○	○	●	○	●		
Heliport						○		○		1341.28
Marina				○	○	○	○	○		
Motor, Rail, or Air Freight Terminal							○	●		
Parking Garage				○	○	●	○	●		
Parking Lot, Principal Use	○	○	○	○	○	○	●	●		
Railroad				○	○	○	●	●		
Industrial										
Crematorium, Industrial							○	○		1341.29
Distribution Facilities							●	●		
Fuel Storage								○		
Communications Network Facility, Headend, or Hub							○	○		
Junk Yard or Salvage Centers							○	○		1341.30
Laboratory					●	●	●	●		
Landfill or Dump								○		
Manufacturing and Production (Heavy or Outdoors)							○	●		
Manufacturing and Production (Indoors)					○		●	●		
Manufacturing and Production with Caustic or Hazardous Materials								○		
Oil and Gas Exploration								○		1341.33
Outdoor Material and Supply Bulk Sales							●	●		
Recycling Collection Center							○	○		1341.20
Towing Services							○	○		
Transfer Stations for Solid Waste								○		

Use Type	R-1 & R-2	R-4	R-5	C-1	C-2	C-3	I-1	I-2	(Reserved)	Use-Specific Standards
Warehousing, Light							●	●		
Warehousing, Traditional							●	●		
Warehousing, Heavy								●		
Wholesale Business							●	●		