

Sec. 4.1.3. Use table.

Table 4.1 indicates the permitted uses within the base zoning districts. Even though a use is listed as an allowable use within a particular base zoning district, additional use restrictions may apply based on the applicable overlay zoning district requirements specified in article 3, overlay districts.

- A. The uses listed in Table 4.1 shall be permitted only within the zoning districts identified, and no use shall be established and no structure associated with such use shall be erected, structurally altered or enlarged unless the use is permitted as:
 - 1. A permitted use (P);
 - 2. A special use (SP) subject to the special land use permit application procedures specified in article 7;
 - 3. An administratively approved use (SA) subject to the special administrative permit procedures specified in article 7;
 - 4. An accessory use (Pa) as regulated by this article 4. Table 4.1 does not list all accessory uses but clarifies uses acceptable as accessory, though not typically considered principal uses for the zoning classification.
 - 5. Uses lawfully established prior to the effective date of this zoning ordinance.
- B. Any use not listed in Table 4.1 below or interpreted to be allowed by the director of planning pursuant to section 4.1.2 is prohibited. Any applicant denied a permit to allow a use of property in a zoning district other than as provided in this section may file an appeal before the zoning board of appeals as provided in article 7.
- C. If there is a conflict between Table 4.1 and the text of this chapter, the text shall prevail.

Table 4.1 Use Table

Use	KEY: P - Permitted use												SA - Special administrative permit from director of planning												
	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-	MU-	MU-	MU-	
AGRICULTURAL																									
Agriculture and Forestry																									
Commercial greenhouse or plant nursery	P														P	P	P		P	P	P				
Temporary or portable sawmill	P																		P	P					
Urban, community garden, up to 5 ac.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Urban, community garden, over 5 ac.	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA
Animal Oriented Agriculture																									
Dairy	P																		P	P					
Keeping of livestock	P	P	P	P	P								P						P						
Keeping of poultry/pigeons	P	P	P	P	P								P						P						
Livestock sales pavilion	P																			P					
Riding academies or stables	P	P	P	P	P																				
RESIDENTIAL																									

Dwellings																									
Dwelling, cottage home						P	P	P	P			P									P	P	P		
Dwelling, mobile home											P									Pa	Pa				
Dwelling, multi-family								P	P	P			P							SP	SP	P	P	P	P
Dwelling, multi-family (supportive living)								P	P	P	P	P	P									P	P	P	P
Dwelling, townhouse							P	P	P	P		P		P								P	P	P	P
Dwelling, urban single-family							P	P	P	P		P		P								P	P	P	P
High-rise apartment										P			SP											P	P
Dwelling, single-family (attached)							P	P	P	P				P								P	P	P	P
Dwelling, single-family (detached)	P	P	P	P	P	P	P	P	P	P	P	P										P	P	P	
Dwelling, three-family							P	P	P	P		P										P	P	P	P
Dwelling, two-family							P	P	P	P		P										P	P	P	P
Dwelling, single-family, accessory (guesthouse, in-law suite)	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa												Pa	Pa	Pa	Pa
Home occupation, no customer contact	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA										SA	SA	SA	SA
Home occupation, with customer contact	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP										SP	SP	SP	SP
Live/work unit								P	P	P			P	P		P	P		P	P	P	P	P	P	
Mobile home park												P													

Neighborhood or subdivision clubhouse or amenities	P	P	P	P	P	P	P	P	P	P	P	P	P	P							P	P	P	P		
Places of worship	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	P	P	P	P	P	P	P	P	P	P	P	P		
Recreation club	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP						P						SP		
Recreation, outdoor																	P	P	P	P						
Swimming pools, commercial	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	P		P	P	P	P				Pa	Pa	Pa	
Tennis courts, swimming pools, play or recreation areas, community	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	P	P		P	P	P	P				Pa	Pa	Pa	
Education																										
Colleges, universities, research and training facilities																										
Private educational services, home occupation	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa		Pa							P				Pa	Pa		
Private kindergarten, elementary, middle or high schools	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	P		P	P	P						SP	SP	SP
Specialized schools													SP	SP	SP											
Vocational schools																										
COMMERCIAL																										
Automobile, boat and trailer sales and service																										
Automobile brokerage																										

Outdoor recreation (miniature golf, batting cages, tennis, Go-cart and other outdoor activities)	SP																P	P	SP						
Special events facility	SP												P	P		P	P	P	P			P	P	P	P
Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building													P	P		P	P							P	P
Retail																									
Alcohol outlet - package store, primary																SP	SP	P	P			SP	SP	SP	SP
Alcohol outlet - beer, and/or wine store, beer growler, primary															SP	SP	SP	P	P			SP	SP	SP	SP
Alcohol outlet - beer and wine, accessory to retail less than 12,000 s.f. (see also [section] 4.1.3(F))															SP	SP	SP	P	P			SP	SP	SP	SP
Apparel or accessories store															P	P	P					P	P	P	P
Art gallery															Pa	Pa	Pa					P	P	P	P
Book, greeting card, or stationery store																						P	P	P	P
Camera or photography																						P	P	P	P

Adult day care facility - up to 6	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP			P	P	P	P			P	P	P	P
Adult day care center - 7 or more								P	P	P	P		P	P	P	P	P	P	P			P	P	P
Animal hospitals, veterinary clinic															P	P	P	P	P	P	P	P	P	P
Animal shelter/rescue center	SP																P	P	P	P				
Banks, credit unions or other similar financial institutions								Pa	Pa	Pa			P	P	P	P	P		P		P	P	P	P
Barber shop/ beauty salon or similar establishments								Pa	Pa	Pa			Pa	P	P	P	P	P	P		P	P	P	P
Check cashing establishment, accessory																P	P		P	P	P	P	P	P
Check cashing establishment, primary																	P		P					
Child day care facility - up to 6	SP	SP	SP	SP	SP	SP	SP	P	P	P		SP	P	P	P	P	P	P				P	P	P
Child day care center (Kindergarten) - 7 or more								P	P	P	P		P	P	P	P	P	P	P		P	P	P	P
Coin laundry								Pa	Pa	Pa		Pa			P	P	P					P	P	P
Dog day care								SP	SP	SP						P	P		P	P	P	SP	SP	SP
Dog grooming								Pa	Pa	Pa						P	P		P	P	P	P	P	P
Dry cleaning agencies, pressing								Pa	Pa	Pa			P	P	P	P	P		P	P	P	P	P	P

Stealth design up to 150' on property used for non-residential purposes	SP	SP	SP	SP	SP	SP	SP																		
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(Ord. No. 15-06, 8-25-2015; Ord. No. 16-07, Pt. I, 6-28-2016; Ord. No. 17-01, Pt. I, 5-23-2017; Ord. of 7-23-2019(2), Pt. I; Ord. of 12-17-2019; Ord. No. 2020-0610, Pt. I, 7-30-2020; Ord. No. 2020-1184, Pt. I, Exh. 1, 3-25-2021; Ord. No. 2020-1543, Pt. I, 12-20-2022; Ord. No. 2022-2270, Pt. I, 12-12-2023; Ord. No. 2024-0652, Pt. I, 8-27-2024; Ord. No. 2024-0635, Pt. I, 11-21-2024; Ord. No. 2023-1467, Pt. I, 7-25-25)