



# ARTICLE II. USE TABLE

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Zoning District	A	A-RB	C-1	RE	RE-1	R1-aa	R-1a	R-1b	R-1c	R-2	R-2a	R-3	RM	RM-1	RP		HM	BP	AP	BR	BR-1	BH	BA	BA-1	BW	ML	MS	MP	MB	TOD	TND	STANDARDS
Animal Sanctuary	SE		SE																													Section 404.18.5
Farmworker housing	SE	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Section 404.19
<b>RESOURCE-BASED RECREATION</b>																																
Resource-based recreation, except as listed below	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	P	P	P	P	P	
Dock	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Section 404.108
Hunting or fishing camp	L SE		L SE																										L SE		Section 404.109	
Marina																													P SE		Section 404.110	
Residential recreational camp	SE		SE																										SE		Section 404.111	
<b>CONSERVATION</b>																																
Public wildlife refuge	P		P																													
Public park or historic site	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	P	P	P	P	P	
<b>RESIDENTIAL USES</b>																																
<b>HOUSEHOLD LIVING</b>																																
Single-family detached dwelling	P	A	P	P	P	P	P	P	P						P															A	P	
Single-family attached dwelling						P	P	P	P						P																P	
Manufactured home	L	A							L				L																			Section 404.21
Mobile home	L								L				L																			Section 404.22
Manufactured or mobile home park													L																			Section 404.23
Accessory living unit	A			A	A	A	A	A																								Section 404.24
Security quarters	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 404.25
Model home	A			A	A	A	A	A	A																				A		Section 404.26	

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Multiple-family dwelling										P					P						L								P		Section 404.20.5		
Residential over commercial															P	P	P	P	P										P				
<b>GROUP HOUSING</b>																																	
Assisted living facility										L					L	L	L	L			L									L		Section 404.27	
Nursing home										SE						P	P	L			L									P		Section 404.27.5	
Dormitory										P						P																	
Fraternity or sorority house										P																							
Community residential home, small	L			L		L	L	L	L	L					L															L		Section 404.28	
Community residential home, large	SE									L					L															L		Section 404.29	
<b>PUBLIC AND CIVIC USES</b>																																	
<b>ADULT AND CHILD CARE</b>																																	
Adult day care										L					L	L	L	L	A	L	L	L	L	L	L	L	L	L	L	L		Section 404.30	
Childcare facility	SE	SE		SE	SE	L	SE	L		L					L	L	L	L	A	L	L	L	L	L	L	L	L	L	L	L		Section 404.31	
Family childcare home	L			L	L	L	L	L		L					L															L		Section 404.32	
<b>EDUCATIONAL FACILITIES</b>																																	
Educational facility, private (pre-K-12)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	SU		Section 404.34
Educational facility, public (pre-K-12)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	L		Section 404.34	
Educational facility, vocational, business or technical school; college or university	A																P	P			P	P	P	P	P	P	P			P			
<b>COMMUNITY SERVICES</b>																																	
Government Buildings and facilities	SU	SU	SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	SU	L SU			L SU	P		Section 404.35															

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LAND USE CATEGORY																															
Cemetery	L SU	Section 404.36																													
Funeral home															SE		P	P											P	Section 404.37	
Homeless shelter, principal use				SU	Section 404.38																										
Homeless shelter, accessory	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 404.39
Soup kitchen, principal use				SU	Section 404.40																										
Soup kitchen, accessory	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 404.41
Civic organizations and places of worship	L	P	SE	L	L	L	L	L	L	L	L	L	L	L	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 404.42
Museum	L	L		L	L	L	L	L	L	L	L	L	L	L	L	L	P	P	P	P	P	P	L	L	L	L	L	L	L	P	Section 404.43
Commercial animal boarding or training facility		SE																			SE	SE			SE	SE					Section 404.44
Pet rescue organization	L																	L			L	L						L		Section 404.44.5	
<b>HEALTH AND MEDICAL FACILITIES</b>																															
Hospital																P															
Medical clinic or lab	SE	P													P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Medical marijuana dispensary																L		L			L	L									Section 404.45
Veterinary clinic or hospital	SE	L															L	L	L	L	L	L	L				L		L	Section 404.46	
Massage therapist																	L	L	L	L	L	L	L						L		Section 404.47
<b>TRANSPORTATION TERMINALS</b>																															
Bus or train station																					SE	SE	SE	SE	SE	SE			P		
Airport																									SE	SE					
Helicopter landing pad																SE									SE	SE					Section 404.48
Private landing strip	SE																														
<b>UTILITIES</b>																															



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<b>FOOD AND BEVERAGE</b>																															
Restaurant	L																		P	P	P	P	P	P	A	A	P	P		Section 404.67.5	
Restaurant, with drive-through																			SE	L	L	L	L	L		A		L			
Incidental food and beverage sales		A																	A	A	A	A	A	A	A	A	A	A	A		Section 404.69
Cocktail lounge, bar, tavern, or nightclub														SE							P	P	P					SE	P		
Mobile food sales		L																	L	L	L	L	L	L	L	L	L	L	L		Section 404-69.1
<b>BUSINESS AND PROFESSIONAL SERVICES</b>																															
Restaurant	L																		P	P	P	P	P	P	A	A	P	P		Section 404.67.5	
Restaurant, with drive-through																			SE	L	L	L	L	L		A		L			
Incidental food and beverage sales		A																	A	A	A	A	A	A	A	A	A	A	A		Section 404.69
Cocktail lounge, bar, tavern, or nightclub														SE						P	P	P	P	P				SE	P		
Mobile food sales		L																	L	L	L	L	L	L	L	L	L	L	L		Section 404.69.1
<b>BUSINESS AND PROFESSIONAL SERVICES</b>																															
Business and professional services, except as listed below															P	P	P	P	P	P	P	P	P	P	P	P	P		P		
Bank or financial institution																		P	P	P	P	P	P						L		Section 404.107
Radio or television station, excluding towers																					P	P	P	P	P	P			P		
<b>PERSONAL SERVICES</b>																															
Personal services, except as listed below																		P	P	P	P	P	P					P			
Gym or fitness center																		P	P		P	P	P	P	SE				P		

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Indoor sports training facility																			P	P	P	P	P	P	L	L			P		Section 404.106			
Dance, art, or similar studio															P			P	P						P	SE			P					
<b>OVERNIGHT ACCOMMODATIONS</b>																																		
Hotel or motel																	P		P	P	P	P	P								SE	L		
Bed and breakfast	L			L		L	L								L						P										L			
Rooming house										P					P		P																	
RV Park/ Campground														L																				
<b>RETAIL SALES AND SERVICES</b>																																		
Retail sales and service, except as listed below	L																		P	P	P	P									P		Section 404.71.5	
Neighborhood convenience center																			L	L	L	L				L	L							Section 404.72
Convenience store																			L	L	L	L			L				L	P			Section 404.73	
Pharmacy																	L		L	L	L	L									L			Section 404.74
Dry cleaners																			P	P	P	P									L			Section 404.74.5
Furniture store																			P	P	P	P			P					P				
Media sales and rental																			L	L	L	L									L			Section 404.75
Large scale retail																							L		L	L				P				Section 404.75.5
Flea Market																									L									
Media, sexually oriented																						L	L											
Sex shop																							L											
<b>COMMERCIAL ANIMAL RAISING</b>																																		
Commercial animal raising	SE																																	
<b>SELF-SERVICE STORAGE FACILITIES</b>																																		

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Self-service storage facilities																						L			L	L	L			L		Section 404.76	
<b>VEHICLE SALES AND SERVICE</b>																																	
Car wash																							P	P	P	P	P						
Vehicle sales and service																							P		SE		P	L	L			Section 404.77	
Vehicle and trailer rental																						A	P				P					Section 404.78	
Service station																						P	P		SE				L			Section 404.78.5	
Vehicle repair																							L				P					Section 404.79	
Fuel sales		A																	SE	A	A	A	A	SE				A				Section 404.80	
<b>OUTDOOR STORAGE AND DISPLAY</b>																																	
Outdoor storage		A															A					A	A	A	A		A	A				Section 404.81	
Outdoor display		A																	A	A	A	A	A	A	A		A	A				Section 404.82	
Remote Parking																						L	L	L	L		L					\$404.82.3	
<b>INDUSTRIAL USES</b>																																	
<b>WHOLESALE, WAREHOUSING, STORAGE AND DISTRIBUTION</b>																																	
Wholesaling, warehousing, storage, and distribution, except as listed below	SE	SE																							P	P	P					Section 404.82.1	
Building supply and lumber sales																							P	P			P						
Manufactured and mobile home sales																											P						
Parking of trucks, recreational vehicles and trailers	A	A		A	A	A	A	A	A	A	A	A	A	A																		Section 404.82.5	
Storage yard																											L	SE					
Construction and Maintenance Services																						P	P	P	P	P							

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LAND USE CATEGORY																																	
<b>LIGHT INDUSTRIAL</b>																																	
Light industrial, except as listed below																										P	P			L		Section 404.83.5	
Research, development, or experimental lab																	L									P	P			P			
Heavy machinery and equipment sales and repair																							SE					P					
Cab company or limousine service																									P	P	P						
<b>HEAVY INDUSTRIAL</b>																																	
Heavy industrial, except as listed below																												P					
Asphalt or concrete batching plant																												SE					
<b>WASTE-RELATED SERVICE</b>																																	
Rural collection center	P																																
Waste-related service, except as listed below																												SE					
Junk, salvage, or recycled metal yard																												SE					Section 404.85
Solid waste transfer station	L																											L				Section 404.86	
Package treatment plant	SU	SU		SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU		Section 404.87	
Spray irrigation	L	L		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L		Section 404.88
Land application of biosolids	SE																																Section 404.89
Materials recovery, recycling, and composting																												SE					Section 404.89.5
Storage, transfer, or treatment of hazardous waste																												SE					
<b>MINING, EXCAVATION AND FILL OPERATIONS</b>																																	

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LAND USE CATEGORY																																	
Mining, excavation, and fill operations	SU																															Article XXIV	
<b>PUBLIC FAIRGROUND</b>																																	
Public Fairground																																L	Article XXV

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#### SEC. 404.48.5 – MAJOR UTILITIES.

Major Utilities may be allowed with a special exception in A, A-RB, RE, RE-1, R-1a, R-1aa, R-1b, R-1c, R-2, R-2a, R-3, RM, RM-1, RP, HM, BP, AP, BR, BR-1, BH, BA, BA-1, BW, ML, MS, MP, and MB districts subject to the following standards:

Shall include a 75' wide vegetated buffer which meets the planting and screening requirements of a high density buffer consistent with Table 407.43.2 unless otherwise approved by the Board through a Special Exception.

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#### SEC. 404.50.5 – SOLAR FACILITIES.

Solar Facilities may be allowed as a limited use in the A district with the exception of those parcels subject to a special exception application to construct a Solar Facility prior to July 1, 2021, where they may be allowed with a special exception. Solar facilities may also be allowed with a special exception in A-RB, RE, RE-1, R-1a, R-1aa, R-1b, R-1c, R-2, R-2a, R-3, RM, RM-1, RP, HM, BP, AP, BR, BR-1, BH, BA, BA-1, BW, ML, MS, MP, and MB districts. Where allowed as a limited use, Solar facilities shall be located subject to the following standards:

Shall include a 75' wide vegetated buffer which meets the planting and screening requirements of a high density buffer consistent with Table 407.43.2 unless otherwise approved by the Board through a special exception.

#### CHAPTER 410. – ARTICLE III. - DEFINED TERMS

*Solar Facility:* A production facility for electric power which uses photovoltaic modules to convert solar energy to electricity that may be stored on site, delivered to a transmission system, and consumed primarily offsite. A Solar Facility consists principally of photovoltaic modules, a mounting or racking system, power inverters, transformers, collection systems, battery systems, fire suppression equipment, and associated components. Solar Facilities may include accessory administration or maintenance buildings, electric transmission lines, substations, energy storage equipment, and related accessory uses and structures. Photovoltaic modules mounted on buildings or that are accessory to an otherwise developed property are not considered Solar Facilities.

*Utilities, major:* Facilities such as electric generation plants, high power transmission lines and substations, ~~solar power generation facilities~~, major gas distribution lines, water purification plants and sewage treatment and disposal plants.