

ARTICLE II. USE TABLE

P = Permitted Use by Right
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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
LAND USE CATEGORY																																
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	
RESOURCE-BASED RECREATION																																
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		
CONSERVATION																																
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		
RESIDENTIAL USES																																
HOUSEHOLD LIVING																																
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	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	
GROUP HOUSING																																
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	Section 404.28
Community residential home, large	SE									L					L																L	Section 404.29
PUBLIC AND CIVIC USES																																
ADULT AND CHILD CARE																																
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	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	Section 404.32
EDUCATIONAL FACILITIES																																
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	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	
COMMUNITY SERVICES																																
Government Buildings and facilities	SU	SU	SU	L SU	L SU	L 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		L SU	Section 404.36																													
Funeral home															SE			P	P											P		Section 404.37	
Homeless shelter, principal use				SU		SU	SU	SU		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		Section 404.39	
Soup kitchen, principal use				SU		SU	SU	SU		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		Section 404.42	
Museum	L	L		L	L	L	L	L	L	L	L	L			L			L	P	P	P	P	P	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		
HEALTH AND MEDICAL FACILITIES																																	
Hospital																	P																
Medical clinic or lab	SE	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	L	L	L	L		Section 404.46	
Massage therapist																		L	L	L	L	L	L	L	L	L	L	L	L	L		Section 404.47	
TRANSPORTATION TERMINALS																																	
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																																
UTILITIES																																	

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LAND USE CATEGORY																																	
FOOD AND BEVERAGE																																	
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				SE	P				
Mobile food sales		L																	L	L	L	L	L	L	L	L	L	L	L			Section 404-69.1	
BUSINESS AND PROFESSIONAL SERVICES																																	
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	
BUSINESS AND PROFESSIONAL SERVICES																																	
Business and professional services, except as listed below															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				
PERSONAL SERVICES																																	
Personal services, except as listed below																		P	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	L	L			P		Section 404.106	
Dance, art, or similar studio															P			P	P					P	SE				P			
OVERNIGHT ACCOMMODATIONS																																
Hotel or motel																	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																		
RETAIL SALES AND SERVICES																																
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																							SE									
Media, sexually oriented																						L	L									
Sex shop																							L									
COMMERCIAL ANIMAL RAISING																																
Commercial animal raising	SE																															
SELF-SERVICE STORAGE FACILITIES																																

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Self-service storage facilities																						L			L	L	L			L		Section 404.76
VEHICLE SALES AND SERVICE																																
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	
OUTDOOR STORAGE AND DISPLAY																																
Outdoor storage		A															A					A	A	A			A	A			Section 404.81	
Outdoor display		A																	A	A	A	A	A	A			A	A			Section 404.82	
Remote Parking																						L	L	L			L				§404.82.3	
INDUSTRIAL USES																																
WHOLESALE, WAREHOUSING, STORAGE AND DISTRIBUTION																																
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	P					

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LIGHT INDUSTRIAL																																	
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						
HEAVY INDUSTRIAL																																	
Heavy industrial, except as listed below																												P					
Asphalt or concrete batching plant																												SE					
WASTE-RELATED SERVICE																																	
Rural collection center	P																																
Waste-related service, except as listed below																												SE					
Junk, salvage, or recycled metal yard																												SE					
Solid waste transfer station	L																											L					
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	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					
MINING, EXCAVATION AND FILL OPERATIONS																																	

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Mining, excavation, and fill operations	SU																															Article XXIV	
PUBLIC FAIRGROUND																																	
Public Fairground																																L	Article XXV

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.

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.

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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.

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