

## 17.08.020 - Zoning districts described.

- A. Agricultural Districts. The AG and AR2a districts are intended to implement the natural conservation or interim nonurban land use policies of the general plan. Natural conservation policy is applied to those areas of the county which are unsuitable for urban scale development due to severe environmental constraints. Interim non-urban policy is applied to those areas that are not intended to urbanize within the planning period of the general plan. Furthermore, some areas of very steep topography, potentially unstable soils or a propensity to flood are intolerant of development of significant intensity and are appropriate for agricultural zoning.

The AG and AR2a districts are designed for uses that generally occur in rural rather than urban areas. These districts permit very low density residential development generally on unsubdivided tracts of land where public sanitary sewer service and public water supply are least practical. Because of their rural character, these districts will better accommodate some of the more impactful special exception uses that must be located within the county. By application of effective locational and operational standards, it is the intent of this title to minimize the impacts of such uses on residential home sites scattered throughout these districts.

- B. Residential Districts. The residential districts allow a range of densities from very low (less than one unit per acre) to as high as sixty units per acre. These districts offer a diversity of housing types (including single-family, two-family and multifamily developments) throughout all density ranges established by the general plan.

Residential districts are to be applied in a manner consistent with the general plan. Residential districts should be applied according to the compatibility of the associated density with the topographic and soil conditions that prevail in the area, or when so recommended by the general plan, the prevailing development pattern of the area.

Residential districts also permit a limited range of compatible and supportive community-related uses that typically desire to locate within a residential setting. As a general rule, progressively higher density districts within each residential policy category of the general plan should be located along higher classifications of street and in closer proximity to mass transit corridors, retail services or employment opportunities.

Although it is intended that development in residential districts be served with sanitary sewers, some low-density districts may be appropriate in nonsewered areas of the county if topographic and soil conditions are suitable for individual sewage disposal fields. Except for low-density districts, it is the intent of this code that sufficient urban services and facilities, including sanitary sewers, be available to or provided concurrent with development.

1. Single-Family (RS and RS-A) Districts. Intended for single-family residential development at a variety of densities, these districts may be applied to preserve the character of developed residential areas that are predominately single-family in nature and recommended to remain so by the general plan. These districts also may be applied to establish single-family character in developing areas at densities recommended by the general plan.
  - a. RS80, RS40, RS30 Districts. Designed for low intensity single-family development, these districts are appropriate for implementing the residential low density policies of the general plan. These districts may also be appropriate within selected areas of natural conservation policy that are environmentally suitable and can be provided necessary support services.
  - b. RS20, RS15, and RS10 Districts. Designed for relatively low to moderate intensity single-family development, these districts are appropriate for implementing the residential low-medium policies of the general plan. These districts may also be appropriate within selected areas of natural conservation policy, with urban services. The RS20 and RS15 districts may be applied along edges of areas classified within residential low density policy that have suitable physical characteristics and good street access.
  - c. RS7.5, RS7.5-A, RS5, RS5-A, RS3.75 and RS3.75-A Districts. Designed for higher intensity single-family development, these districts are appropriate for implementing the residential medium density policies of the general plan. As a general rule, these districts should have good access to either arterial or collector streets with the RS3.75 and RS3.75-A districts located in proximity to mass transit service.
2. One and Two-Family (R and R-A) Districts. The R and R-A districts are intended either for established residential subdivisions where the pattern of development contains both one-and two-family structures and where maintaining a mixture of housing types is desirable or for the development of new general plan.
  - a. R80 and R40 Districts. Intended for low intensity one-and two-family development, these districts are appropriate for implementing the residential low density policies of the general plan. These districts may also be appropriate within selected areas of natural conservation policy that are environmentally suitable and can be provided necessary support services. The R40 district also may be appropriate for selected areas policed for low-medium density development.
  - b. R30 and R20 Districts. Intended for low to moderate intensity one-family and two-family development, these districts are appropriate for implementing the residential low-medium density policies of the general plan. These districts also may be appropriate within those areas of natural conservation policy that are environmentally suitable and have urban services.
  - c. R15, R10, R8 and R8-A Districts. Intended for medium intensity one-family and two-family development, these districts are appropriate for implementing the residential medium density policies of the general plan. The R8 and R8-A districts also may be applied to areas policed for medium-high density residential development. Generally, these districts should have good access to either arterial or collector streets.
  - d. R6 and R6-A Districts. Intended to provide for higher intensity one-family and two-family development, this district is appropriate for implementing the residential medium or medium-high density policies of the general plan. This district should have good access to arterial streets with preference given to locations with mass transit service.
3. Multifamily (RM) Districts. The RM districts are designed for a range of low to very high intensity residential development characterized by multi-

family structures. The lower density districts are appropriate for tracts of land encumbered by severe environmental constraints. Districts at the higher end of the density range for each density category of the general plan are intended to be placed on higher classifications of streets and in closer proximity to mass transit corridors, retail services, or employment opportunities. High density districts also may be appropriate in certain nonresidential policy areas where residential development would implement the general plan. Owners are encouraged to plan and develop multifamily complexes capitalizing on the more flexible design opportunities of Article V of [Chapter 17.40](#).

- a. RM2 and RM4 Districts. These districts are designed primarily for low intensity multi-family structures of one, two or three stories, and are appropriate for implementing the residential low-medium density policies of the general plan. These districts also may be employed within selected areas of natural conservation policy that are environmentally suitable and have urban services. The RM4 district may be used in areas policed for medium density residential development.
  - b. RM6, RM9 and RM9-A Districts. Designed primarily for low to medium intensity multifamily development of two-story or three-story structures, these districts are appropriate for areas designated in the general plan to have low to moderate intensity residential development to meet the goals of preservation of open space or environmental features while creating opportunities walkable communities with housing choice and the ability to support transit. The RM9 or RM9-A district also may be appropriate for areas policed for lower intensity office and mixed-use development, or along mixed-use corridors. Generally, these districts should have good access to either arterial or collector streets. RM9-A is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards and is an alternative to a zoning district that requires a site plan.
  - c. RM15, RM15-A, RM20 and RM20-A Districts. Designed for moderately high intensity multifamily structures, these districts are appropriate for areas designated in the general plan to have more intense residential development to meet the policy goals of encouraging transit and walkable communities, preserving open space and environmental features and providing a mix of housing types. These districts may also be used in areas envisioned to evolve from solely commercial to more mixed-use development along primary corridors and in mixed-use centers. These districts should have good access to arterial streets and public transportation service. RM15-A and RM20-A are designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards and as an alternative to a zoning district that requires a site plan.
  - d. RM40, RM40-A, RM60 and RM60-A Districts. These districts are designed for high intensity multifamily development, typically characterized by mid- and high-rise structures and structured parking. These districts are appropriate for areas designated in the general plan to have residential development at moderate to high intensities, and along to primary corridors to meet the policy goals of creating transit-oriented communities and diversity of housing choice. These districts may also be appropriate as a transition between more intense mixed-use centers and surrounding neighborhoods. These districts should have good access to arterial streets and public transportation service. RM40-A and RM60-A are designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards and as an alternative to a zoning district that requires a site plan.
  - e. RM80-A and RM100-A Districts. These districts are designed for high intensity residential structures, typically characterized by mid- and high-rise structures and structured parking. These districts are appropriate for implementing strictly residential policies of the general plan in areas characterized by the highest levels of accessibility, mass transit opportunities and essential support services. RM80-A and RM100-A are designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards and as an alternative to a zoning district that requires a site plan.
4. Mobile Home Park (MHP) District. Designed for mobile home parks, this district may be used to implement the residential medium density policies of the general plan. This district should have good access to collector streets, preferably with access to public transportation service.
- C. SP, Specific Plan District. The SP District is intended to implement the context sensitive development and land use compatibility provisions of the general plan for all land use policies. The district shall be used to promote site specific development in the location, integration, and arrangement of land uses, buildings, structures, utilities, access, transit, parking and streets. A site specific plan shall establish specific limitations and requirements, including any not addressed by this title, so as to respect the unique character and/or charm of abutting neighborhoods and larger community in which the property is located. A specific plan (SP) district may be applied to any property, or within any overlay district established by [Chapter 17.36](#).
- D. Mixed-Use Districts. The purpose of all mixed-use districts is to provide for and encourage a mix of compatible land uses that provide opportunities to live, work and shop within compact areas. Included among the common goals for these districts is the efficient use of land capitalizing on a high level of services, reduced reliance on the automobile with enhanced usage of mass transit, strong pedestrian relationships, and creative opportunities for the economical preservation and adaptive reuse of existing structures, most notably those which contribute to the historic resources of the community. A mixture of residential, office, personal service and retail shopping opportunities is encouraged within all mixed-use districts with individual components complimenting and reinforcing other uses within the district. Owners are encouraged to plan and develop mixed-use projects capitalizing on the more flexible design opportunities offered by Article V of [Chapter 17.40](#).

To effectively implement the mixed use policies of the general plan, a variety of mixed-use districts are provided that offer a range of permitted uses and intensities of development. The lowest intensity districts encourage development at intensities commensurate with nearby residential areas and local shopping services. The higher intensity mixed-use districts, being more permissive in the allowable intensity of development and the range of nonresidential uses, are intended to be located in areas characterized by excellent mass transit opportunities and high levels of support services.

1. MUN, Mixed-Use Neighborhood District and MUN-A, Mixed-Use Neighborhood District Alternative. Designed to implement the lower intensity mixed-use policies of the general plan, this district also may be used as an alternative to commercial zoning along prominent streets, or to promote the preservation and adaptive reuse of existing buildings that contribute to the historical or architectural character of an area. Bulk

standards are designed to maintain a residential-scale of development. At a minimum, these districts should have good access to collector streets and public transportation service. MUN-A is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards and is an alternative to a zoning district that requires a site plan.

2. MUL, Mixed-Use Limited District and MUL-A, Mixed-Use Limited District Alternative. The MUL and MUL-A districts are intended to implement the moderate intensity mixed-use policies of the general plan. These districts also may be used in areas policed for concentrations of mixed commercial uses and for existing areas of commercial arterial development that are located in the vicinity of major intersections. The bulk standards permitted by this district, along with the range of allowable uses, are designed to promote the preservation and adaptive reuse of larger structures that contribute to the historical or architectural character of an area. These districts should be applied to areas that have good access to collector or arterial streets and public transportation service. MUL-A is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards and is an alternative to a zoning district that requires a site plan.
  3. MUG, Mixed-Use General District and MUG-A, Mixed-Use General District Alternative. The MUG and MUG-A districts are intended to implement the moderately high intensity mixed-use policies of the general plan, being appropriate near major concentrations of employment, commercial or institutional uses. These districts also may be used near the central business district, within regional activity centers, or in areas otherwise policed for concentrations of mixed commercial development with high levels of accessibility, including public transit service. The bulk regulations are designed to encourage consolidation of land and large scale development on or near arterial streets. MUG-A is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards and is an alternative to a zoning district that requires a site plan.
  4. MUI, Mixed-Use Intensive District and MUI-A, Mixed-Use Intensive District Alternative. The MUI and MUI-A districts permit a mixture of high intensity residential, office and compatible commercial uses in areas characterized by the highest levels of accessibility, mass transit opportunities and essential support services. The bulk standards for this district permit large scale buildings, and include incentives to locate off-street parking within structures. It is intended that this district be applied to areas near downtown in a manner consistent with the general plan and other adopted redevelopment plans, to selected segments of major traffic arteries extending from the downtown core area, or for selected portions of activity centers designated by the general plan. MUI-A is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards and is an alternative to a zoning district that requires a site plan.
- E. Office Districts. These districts are intended for office development at various scales and levels of intensity, ranging from low intensity structures providing neighborhood services immediately adjacent to residential areas to structures of moderately high bulk located along major street corridors. When conventional methods of buffering would be ineffective, low intensity office districts may be used as a land use transition separating a residential area from more intrusive commercial (or industrial) zoning, provided there is a clear market demand for additional office use opportunities.
1. OR20, Office/Residential District and OR20-A, Office/Residential District Alternative. The OR20 and OR20-A districts are designed for a mixture of compatible office and multifamily residential use at medium-high density levels of intensity. These districts are encouraged to locate in areas with good vehicular accessibility, preferably along collector or arterial streets, with access to public transportation services. OR20-A is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards and is an alternative to a zoning district that requires a site plan.
  2. OR40, Office/Residential District and OR40-A, Office/Residential District Alternative. The OR40 and OR40-A districts are designed for a mixture of office and multi-family uses at high density levels of intensity. These districts are encouraged to locate in areas characterized by high levels of accessibility, preferably along arterial streets, with access to public transportation services. OR40-A is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards and is an alternative to a zoning district that requires a site plan.
  3. ON, Office Neighborhood District. The ON district is designed for low intensity office development, the ON district is appropriate for implementing the general plan's transitional office policies where the application of physical buffers would be ineffective or not feasible. Since this district often abuts residential areas, permitted uses and the associated bulk standards are limited accordingly.
  4. OL, Office Limited District. The OL district is designed for moderate intensity office development, being appropriate for areas where concentration of office and /or mixed commercial areas are intended. If warranted, this district may be employed as a land use transition between higher density residential areas and noncompatible commercial or industrial uses.
  5. OG, Office General District. The OG district is designed for moderately high intensity office development and may be appropriate for use within regional activity centers, or areas policed for concentrations of office and commercial uses. The OG district should be served by an arterial street with mass transportation service.
  6. ORI, Office/Residential Intensive District and ORI-A, Office Residential Intensive District Alternative. The ORI district is designed to provide adequate and suitable space in appropriate locations for high intensity office uses mutually compatible with high-density residential uses. A selective list of retail trade, business service and personal care service uses are permitted if the principal purpose is to serve the recurring needs of the occupants or employees of other permitted uses in these districts. These districts are appropriately located between districts characterized by less intense residential and office development and areas of more intensive commercial uses, or they are extensions along major traffic arteries from areas used for more intensive commercial purposes. ORI-A is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards and is an alternative to a zoning district that requires a site plan.
- F. Commercial Districts. Commercial districts are designed for establishments engaged in a variety of consumer sales and service uses, professional and

business services, and recreational uses. Freestanding structures are common within these commercial districts, with most businesses desiring to be oriented toward major streets and thoroughfares.

1. CN, Commercial Neighborhood District and CN-A, Commercial Neighborhood District Alternative. The CN and CN-A districts will implement the local convenience and neighborhood retail policies of the general plan. These districts are designed to provide for the recurring shopping and personal service needs of nearby residential areas. The range of permitted uses is limited to those which are generally patronized on a frequent basis by neighborhood residents. The bulk and buffering standards are intended to insure good compatibility between the commercial uses and adjacent residential properties.
2. CL, Commercial Limited District and CL-A, Commercial Limited District Alternative. The CL and CL-A districts are designed to provide for a limited range of commercial uses primarily concerned with retail trade and consumer services, general and fast food restaurants, financial institutions, administrative and consulting offices. The uses in this district serve a moderately wide market area, and therefore ease of automobile access is requisite.
3. CS, Commercial Service District and CS-A, Commercial Service District Alternative. The CS and CS-A districts are intended to provide opportunities for a diverse range of commercial uses that include retail trade and consumer services, automobile sales and repair, small scale custom assembly, restaurants, entertainment and amusement establishments, financial, consulting and administrative services.

Business establishments in the CS and CS-A districts often serve a wide market area, and ease of automobile access is requisite. However, it is not intended that this district permit uses which generate truck traffic other than the stocking of products. Because of the diverse nature of uses found in these districts, bulk and buffering standards are designed to protect neighboring areas.

4. CA, Commercial Attraction District. The CA district provides a diverse range of amusement and recreational uses in association with overnight accommodations and a variety of retail and support services typically affiliated with the tourist industry. Bulk and parking standards are designed to reflect the high traffic generation rates commonly associated with uses found in this district. The CA district may be appropriate for selected areas policed for a regional activity center, or for concentrations of mixed commercial development. This district also may have limited application within super community scale retail concentrations, and in the vicinity of major intersections within existing arterial commercial areas.
5. CF, Core Frame District. The CF district is intended to implement the general plan's central business district land use policies for support services. The district is designed primarily for a diverse variety of business service functions along with retail trade and consumer service establishments and large parking structures that require locations in proximity to the central business district.

- G. DTC, Downtown Code District. The DTC district is designed for a broad range of residential and non-residential activities associated with an economically healthy, socially vibrant, and sustainable Downtown. Included among the common goals for the DTC district is the efficient use of land capitalizing on a high level of services, reduced reliance on the automobile with enhanced usage of mass transit, and the creation of a vibrant and safe pedestrian streetscape. The DTC district is intended to implement the policies of the general plan.

The purpose of the DTC district is to provide for and encourage a mix of compatible land uses that provide opportunities to live, work and shop within the neighborhoods of Downtown. In order to create a more sustainable Downtown, the DTC emphasizes regulating the height, bulk and location of a building and the context of the building in relationship to its surroundings or other nearby buildings.

- H. Shopping Center Districts. Shopping center districts provide retail shopping opportunities within developments that are encouraged to function as planned centers. Designed to implement specific retail and mixed use policies of the general plan, the range of uses and scale are established in accordance with defined market objectives and locational criteria. Property owners are encouraged to plan and develop shopping centers capitalizing on the more flexible design opportunities offered by Article V of [Chapter 17.40](#).
1. SCN, Shopping Center Neighborhood District. The SCN district will implement the neighborhood retail policies of the general plan, being designed to provide sufficient space in planned development for local retail and service trades catering specifically to the recurring shopping needs of nearby residences. The range of permitted uses and restrictive bulk standards are reflective of the limited market base served by this district and its close proximity to residential areas. Guided by locational policies of the general plan, appropriate locations for this district will be at selected intersections of collector or arterial streets that are centrally located within the intended market area.
  2. SCC, Shopping Center Community district. The SCC district will implement the community and super community retail policies of the general plan. The SCC district is designed for retail and service trades catering to a community-scale market of approximately thirty-five thousand to one hundred thousand people with the range of permitted uses and bulk standards reflective of a community-scale market base. The SCC district is to be applied in a compact manner at major street intersections, centrally located within the intended market area, with preference given to arterial intersections in which both streets have at least four travel lanes.
  3. SCR, Shopping Center Regional District. The SCR district will implement the super community and regional activity center policies of the general plan. This district is designed for retail and service trades catering to a regional market area, with bulk standards and a broad range of permitted uses supporting the development of shopping malls with large specialized retail anchors. Accessibility to and circulation within SCR districts is of particular importance due to the anticipated intensity of development and the relatively high rates of traffic generated by certain uses within a center. Preferred locations are at intersections of six-lane streets or at the interchange of a freeway and a four-lane (or greater) arterial street. This district should be served by a variety of public transit services.
- I. Industrial Districts. The industrial districts will implement the various industrial policy objectives of the general plan. The range of permitted uses, bulk requirements and operational standards reflect the intended purpose of the respective district.

1. IWD, Industrial Warehousing/Distribution District. The IWD district implements those industrial policies of the general plan that provide opportunity for wholesaling, warehousing and bulk distribution uses. This district also may be used to implement major transportation policies of the general plan. The principal uses of this district require relatively flat, large acreage tracts of land and may generate large volumes of heavy truck traffic, necessitating access to major arterial streets and the interstate system. Some businesses also may require direct rail or river access.
2. IR, Industrial Restrictive District. The IR district implements those industrial policies of the general plan that provide adequate opportunities for a wide range of light industrial uses at a small to moderate scale. Uses most suitable in this district are those which operate within completely enclosed buildings with limited outdoor storage. Potential impacts on abutting properties are minimized by the light industrial nature of the uses permitted in this district and high operational standards. Uses within this district should have a high level of access to the major street network.
3. IG, Industrial General District. The IG district implements those industrial policies of the general plan which provide opportunities for intensive manufacturing uses that are essential for the economic viability of the metropolitan area. Industrial uses associated with this district often require large, relatively flat sites with good access to the regional highway system, the Cumberland River or a rail line. Due to these special locational requirements, the integrity of this district is protected by a minimum lot size requirement and limiting the range of uses to those which are clearly supportive of the principal uses associated with the IG district.

(Ord. BL2015-1153 §§ 2, 8—10, 16, 2015; Ord. BL2011-898 §§ 3—5, 2011; Ord. 2009-586 § 1(Exh. A, §§ 6, 7), 2010; Amdt. 1 to Ord. BL2005-762, 2005; Ord. BL2005-762 § 2, 2005; Ord. BL2003-1399 § 1, 2003; § 1(3) of Amdt. 1 with Ord. 96-555 § 2.2, 1997)

17.08.030 - District land use tables.

- A. General. The range of land uses permitted as of right, permitted subject to specific conditions, permitted subject to special exceptions standards, permitted as accessory to a principal use on the same lot, or permitted only within a special overlay district are established in the following district land use tables.

In addition to all other provisions of this title, land uses established by the district land use table as permitted with conditions (PC) shall comply with the specified provision of [Chapter 17.16](#), Article II; special exception (SE) uses shall be subject to the provisions of [Chapter 17.16](#), Article III; and uses permitted only within an overlay district shall be subject to the applicable provision of [Chapter 17.36](#). In the event of any conflict between the district land use table and the text of regulation, the text shall control.

- B. Multiple Uses. When two or more principal uses are proposed for the same lot, each principal use shall be subject to the applicable provision of this title.
- C. New Uses. The zoning administrator is empowered to categorize new land uses not enumerated in this title according to the most comparable land use classification established by this title. The zoning administrator's decision may be appealed to the board of zoning appeals.
- D. Key to the District Land Use Table. The following notations are utilized in the district land use table in conjunction with the zoning districts established by this title and the land uses associated with those districts. Lack of one of the following notations in a cell of the district land use table indicates that the specific land use category is not permitted within that corresponding zoning district.

P	—	Permitted by right
PC	—	Permitted subject to specific conditions ( <a href="#">Chapter 17.16</a> , Article II)
SE	—	Permitted by special exception ( <a href="#">Chapter 17.16</a> , Article III)
A	—	Permitted as accessory to a principal uses ( <a href="#">Chapter 17.16</a> , Article IV)
O	—	Permitted only within an overlay district

<b>ZONING DISTRICT</b>					
	<b>AG</b>	<b>Residential</b>	<b>SP</b>	<b>Mixed Use</b>	<b>Off</b>

Key: P-Permitted PC-Permitted w/condi- tions* SE-Special exception* A-Accessory* O-Overlay * Refer to <u>Chapter 17.16</u> for standards	AG and AR2a	RS80 through RS3.75- A	R80 through R6-A	RM2 through RM20-A	RM40 through RM100- A	M H P	SP**	MUN and MUN- A	MUL and MUL- A	MUG and MUG- A	MUI and MUI- A	ON
<b>Residential Uses:</b>												
Single-family	P	P	P	P	P			P	P	P	P	P
Two-family	PC		PC	P	P			P	P	P	P	
Multi-family				P	P			P	P	P	P	
Mobile home dwelling	P					PC						
Accessory apartment	A	A	A									
Accessory dwelling, detached			PC	PC	PC							
Boarding house				P	P			P	P	P	P	
Consignment sale	PC	PC	PC	PC	PC	PC		P	P	P	P	
Domesticated hens	P	A	A									
Garage sale	A	A	A	A	A	A		A	A	A	A	
Historic bed and breakfast homestay	O	O	O	O	O	O		O	O	O	O	O
Historic home events	SE	SE	SE	SE	SE	SE		P	P	P	P	SE
Home occupation	A	A	A	A	A	A		A	A	A	A	A
Rural bed and breakfast homestay	SE											
Security residence												PC
Short term rental property (STRP)	A	A	A	A	A	A		A	A	A	A	A

<b>Institutional Uses:</b>												
Correctional facility	SE											
Cultural center	SE	SE	SE	SE	SE	SE		P	P	P	P	P
Day care center (Up to 75)	SE	SE	SE	SE	SE	SE		PC	PC	PC	PC	PC
Day care center (Over 75)	SE*	SE*	SE*	SE	SE	SE			PC	PC	PC	
Day care home	SE	SE	SE	SE	SE	SE		PC	PC	PC	PC	PC
Day care—Parent's day out	A	A	A	A	A	A		A	A	A	A	A
* Day care centers (over 75) as special exception uses in the AG, AR2a, RS80 through RS3.75 and R80 through R6 sha												
School day care	A	A	A	A	A	A		A	A	A	A	
Monastery or convent	A			P	P			P	P	P	P	
Orphanage	P			P	P			P	P	P	P	
Religious institution	P	SE	SE	SE	SE	SE		P	P	P	P	P
<b>Educational Uses:</b>												
Business school									P	P	P	
College or university										P	P	
Community education	PC	PC	PC	PC	PC	PC		P	P	P	P	
Dormitory				P	P			P	P	P	P	
Fraternity/sorority house					P					P	P	
Personal instruction								P	P	P	P	P
Vocational school									PC	P	P	
<b>Office Uses:</b>												
Alternative financial services								PC	PC	PC	PC	PC

Financial institution								PC	P	P	P	PC
General office								PC	P	P	P	PC
Leasing/sales office	A	A	A	A	A	A		P	P	P	P	PC
<b>Medical Uses:</b>												
Animal hospital												
Assisted-care living	P			P	P			P	P	P	P	
Hospice	P			P	P			P	P	P	P	P
Hospital										P	P	
Medical appliance sales								P	P	P	P	
Medical office								PC	P	P	P	PC
Medical or scientific lab									P	P	P	
Nonresidential drug treatment facility												
Nursing home	P			P	P			P	P	P	P	
Outpatient clinic									P	P	P	
Rehabilitation services	P							PC	P	P	P	
Residence for handicapped, more than eight individuals				P	P			P	P	P	P	
Veterinarian								PC	PC	PC	PC	PC
<b>Commercial Uses:</b>												
Animal boarding facility												
ATM								PC	PC	P	P	PC
Auction house								PC	P	P	P	
Automobile convenience									PC	PC	PC	
Automobile parking									P	P	P	

Automobile repair												
Automobile sales, new												
Automobile sales, used												
Automobile service										P	P	
Bar or nightclub								PC	P	P	P	
Bed and breakfast inn								PC	P	P	P	PC
Beer and cigarette market								PC	P	P	P	
Boat storage												
Business service								P	P	P	P	
Carpet cleaning												
Car wash									PC	PC	PC	
Community gardening (commercial)	P	SE	SE									
Community gardening (noncommercial)	P	P	P									
Custom assembly								PC	PC	PC	PC	
Donation center, drop-off									PC	PC	PC	
Flea market								PC	P	P	P	
Funeral home									P	P	P	
Furniture store									P	P	P	
Grocery store								PC	P	P	P	
Home improvement sales								PC	PC	P	P	
Hotel/motel									P	P	P	
Inventory stock								A	A	A	A	A

Kennel/stable	SE											
Laundry plants												
Liquor sales										P	P	
Major appliance repair												
Mobile storage unit									PC	PC	PC	
Mobile vendor												
Nano brewery									PC	PC	PC	
Personal care services								P	P	P	P	P
Restaurant, fast-food									P	P	P	
Restaurant, full-service								PC	P	P	P	
Restaurant, take-out								PC	P	P	P	
Retail								PC	P	P	P	
Self-service storage												
Vehicular rental/leasing												
Vehicular sales and service, limited												
Wrecker service												
<b>Communication Uses:</b>												
Amateur radio antenna	A	A	A	A	A	A		A	P	P	P	P
Audio/video tape transfer								P	P	P	P	
Communications hut	PC											
Multi-media production								P	P	P	P	
Printing and publishing								PC	P	P	P	
Radio/TV studio										P	P	
Satellite dish	A	A	A	A	A	A		P	P	P	P	P

Telecommunication facility	PC											
<b>Industrial Uses:</b>												
Artisan distillery												
Asphalt plant												
Building contractor supply												
Compressor station												
Concrete plant												
Distributive business/wholesale									PC	PC	PC	
Fuel storage	A										A	
Heavy equipment, sales and service												
Hazardous operation												
Manufacturing, Artisan									PC	PC	PC	
Manufacturing, heavy												
Manufacturing, medium												
Manufacturing, light												
Microbrewery												
Research service											P	
Scrap operation												
Tank farm												
Tasting room												
Warehouse									PC	PC	PC	
<b>Transportation Uses:</b>												
Airport/heliport	SE											

Boat dock (commercial)										P	P	
Bus station/landport	SE										SE	
Bus transfer station	SE	SE	SE	SE	SE	SE		SE	SE	P	P	SE
Commuter rail	SE	SE	SE	SE	SE	SE		SE	SE	SE	P	SE
Helistop										SE	SE	
Motor freight												
Park and ride lot	SE	PC	PC	PC	PC					P	P	
Railroad station	SE										SE	
Railroad yard												
Water taxi station										P	P	
<b>Utility Uses:</b>												
Power/gas substation	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC
Power plant											A	
Reservoir/water tank	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC
Safety services	SE	SE	SE	SE	SE	SE		SE	P	P	P	SE
Waste water treatment	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE
Water/sewer pump station	P	P	P	P	P	P		P	P	P	P	P
Water treatment plant	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE
Wind energy facility (small)	PC											
Wind energy facility (utility)												
<b>Waste Management Uses:</b>												
Collection center												

Construction/demolition landfill	PC										PC	
Construction/demolition waste processing (project specific)	PC											
Medical waste										A	A	
Recycling collection center	A	A	A	A	A	A		A	A	A	A	A
Recycling facility												
Sanitary landfill	PC											
Waste transfer												
<b>Recreation and Entertainment Uses:</b>												
Adult entertainment												O
After hours establishment												
Camp	SE											
Club								P	P	P	P	
Commercial amusement (inside)								P	P	P	P	
Commercial amusement (outside)									P	P	P	
Country club	SE	SE	SE	SE	SE	SE				P	P	
Drive-in movie												P
Driving range	SE	SE	SE	SE	SE			PC	PC	PC	PC	
Fairground										P	P	
Golf course	SE	SE	SE	SE	SE	SE		P	P	P	P	

Greenway	P	P	P	P	P	P		P	P	P	P	P
Park	P	P	P	P	P	P		P	P	P	P	P
Racetrack	SE										SE	
Recreation center	SE	SE	SE	SE	SE	SE		P	P	P	P	P
Rehearsal hall									P	P	P	
Sex club												
Small outdoor music event												
Stadium arena/convention center										PC	P	
Temporary festival		SE	SE	SE	SE	SE		SE	SE	SE	SE	SE
Theater									P	P	P	
Theatre												
Zoo	SE											
<b>Other Uses:</b>												
Agricultural activity	P	A	A									
Cemetery	P	PC	PC	PC	PC	PC				PC	PC	
Domestic animals/wildlife	P	A	A									
Mineral extraction	SE											
On-site agricultural sales	PC											
Pond/lake	SE	SE	SE	SE	SE	P		P	P	P	P	P

\*\*Land uses shall be as specifically listed in the site specific SP ordinance.

(Ord. BL2017-799 §§ 1, 2, 2017; Ord. BL2016-415 § 2, 2016; Ord. BL2016-327 § 1, 2016; Ord. BL2016-267 §§ 1, 2, 2016; Ord. BL2016-132 §§ 3, 4, 2016; Amdt. 1 to Ord. BL2016-117 § 3, 2016; Ord. BL2016-117 § 3, 2016; Ord. BL2015-14 § 2, 2015; Ord. BL2015-13 § 1, 2015; Ord. BL2015-1210 § 2, 2015; Ord. BL2015-1153 §§ 3, 11, 2015; Ord. BL2015-1121 §§ 2, 7, 9, 12, 15, 17, 19, 2015; Ord. BL2015-1099 § 2, 2015; Ord. BL2015-1098 §§ 2, 3, 2015; Ord. BL2015-1036 § 1, 2015; Ord. BL2014-909 § 2, 2015; Ord. BL2014-908 § 2, 2014; Ord. BL2014-747 § 2, 2014; Ord. BL2014-740 § 2, 2014; Ord. BL2014-739 § 2, 2014; Ord. BL2014-651 § 2, 2014; Ord. BL2013-418 §§

1—7, 2013; Ord. BL2013-394 § 1, 2013; Ord. BL2012-312 § 1, 2012; Ord. BL2012-249 § 2, 2012; Ord. BL2012-204 § 2, 2012; Ord. BL2012-182 § 2, 2012; Amdt. 1 to Ord. BL2012-158 § 2, 2012; Ord. BL2012-158 § 2, 2012; Ord. BL2012-117 § 1, 2012; Ord. BL2011-47 § 3, 2012; Ord. BL2011-900 § 2, 2011; Ord. BL2011-898 § 6, 2011; Ord. BL2010-782 § 1, 2010; Ord. BL2010-745 § 1, 2010; Ord. BL2010-647 § 1, 2010; Ord. BL2010-635 § 2, 2010; Ord. BL2009-586 § 1(Exh. A, §§ 8, 9), 2010; Ord. BL2009-537 § 2, 2009; Ord. BL2009-479 § 2, 2009; Ord. BL2009-477 § 2, 2009; Amdt. 1 to Ord. BL2008-299 § 2, 2008; Ord. BL2008-299 § 2, 2008; Amdt. 1 to Ord. BL2008-169 § 2, 2008; Ord. BL2008-169 § 2, 2008; Ord. BL2008-243 § 1, 2008; Ord. BL2008-282 § 2, 2008; Ord. BL2008-202 § 1, 2008; Ord. BL2008-167 § 2, 2008; Ord. BL2008-150 § 1, 2008; Ord. BL2006-1260 § 1, 2007; Ord. BL2006-1283 § 2, 2007; Ord. BL2006-973 § 2, 2006; Ord. BL2006-972 § 2, 2006; Ord. BL2005-762 § 3, 2005; Ord. BL2005-704 § 1, 2005; Ord. BL2005-630 § 2, 2005; Ord. BL2004-492 § 1, 2005; Ord. BL2004-233 § 2, 2004; Ord. BL2004-220 § 1 (part), 2004; Ord. BL2004-156 § 1 (part), 2004; Ord. BL2003-92 § 1, 2004; Ord. BL2002-1226 § 1 (part), 2003; Ord. BL2002-1011 § 1 (part), 2002; Ord. BL2001-674 § 1 (part), 2001; Ord. BL2000-319 § 1, 2000; Ord. BL2000-242 § 1 (part), 2000; Ord. BL2000-241 § 1, 2000; Ord. BL2000-203 § 1, 2000; Ord. BL2000-171 § 1, 2000; Ord. BL99-117 § 1 (part), 2000; Amdt. 1 (part) with Ord. 99-1644 § 1 (part), 1999; Ord. 99-1642 § 1 (part), 1999; Ord. 99-1616 § 1 (part), 1999; Amdts. 1 and 2 to Ord. 98-1321 § 1 (part), 8/7/98; Ord. 98-1268 § 1 (part), 1998; Ord. 98-1267 § 1, 1998; § 2(1) of Amdt. 1 with Ord. 96-555 § 2.3, 1997)