

Other (zones) Zoning Ordinance Use Matrix

A “C” appearing in the table for any use means that the use will be permitted in the zoning district by a “Conditional Use Permit”. By “I” appearing in the table for any use means that the use will be permitted an “Interim Use Permit”. A “P” means that the use is permitted in the zoning district subject to the general provisions of the Zoning Ordinance, and “NP” means the use is not permitted in the zoning district. For uses not included on this list, application shall be made to the Board of Adjustment for interpretation.

I-1: Light Industry District

I-2: General Industry District

MU: Mixed Use District

FW: Floodway District

FF: Flood Fringe District

USE	I-1	I-2	MU	FW	FF
Accessory Buildings and structures	NP	P ³	NP	NP	NP
Adult Uses	NP	P	NP	NP	NP
Agricultural Building	NP	NP	NP	NP	NP
Agricultural Uses	NP	NP	NP	P	P
Animal Hospital or clinic and kennels or shelters	C	NP	C	NP	NP
All accessory uses allowed in B-4, B-5 and I-1	NP	NP	P	NP	NP
All commercial uses permitted in B-1, B-2,B-3,B-4 and B-6	P	P	P	NP	NP
All uses allowed permitted uses and conditional uses in B-4, B-5, and I-1	NP	NP	P	NP	NP
Antenna ²	P	P	P	NP	NP
Automobile body shop	P	P	P	NP	NP
Auto wrecking or salvage yard, junk yard, used auto parts and similar uses	NP	C	NP	NP	NP
Beverage Bottling	P	P	P	NP	NP
Billboard signs	I	NP	NP	NP	NP
Brew Pub, Off-Sale	P	NP	NP	NP	NP
Brew Pub, On-Sale	P	NP	NP	NP	NP
Brewery Taproom, Off-Sale	P	NP	NP	NP	NP
Brewery Taproom, On-Sale	P	NP	NP	NP	NP
Brewery tasting rooms and product sales provided these do not occupy more than 10% of the site	NP	P ³	NP	NP	NP

² Are accessory uses and require a permit

³ Are accessory uses

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Bulk Liquid Storage	C	NP	NP	NP	NP
Coal, tar, concrete or asphalt processing or distillation and acid manufacturing	NP	C	NP	NP	NP
Commercial printing and publishing establishments	P	P	P	NP	NP
Commercial sales incidental to the manufacture, processing or wholesaling of products manufactured on, processed on or wholesaled from the premises	P	P	P	NP	NP
Commercial stockyards and slaughtering of animals	NP	C	NP	NP	NP
Construction equipment sales and repair	P	P	P	NP	NP
Contractor Offices	P	P	P	NP	NP
Cosmetics/toiletries	P	P	P	NP	NP
Crude Oil, gasoline, liquid fertilizer or other liquid storage	NP	C	NP	NP	NP
Decommissioning the significant removal of machinery	I	I	I	NP	NP
Drugs and pharmaceuticals	P	P	P	NP	NP
Electronics assembly and testing	P	P	P	NP	NP
Electronics/Plumbing/Heating/Air Conditioning products and parts	P	P	P	NP	NP
Essential Services	P	P	P	NP	NP
Extraction of sand, gravel, and other materials	NP	NP	NP	C	C
Fences	p ³	p ³	p ³	p ³	p ³
Fitness and recreation centers	P	P	P	NP	NP
Food/beverage processing	P	P	P	NP	NP

³ Are accessory uses

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USE	I-1	I-2	MU	FW	FF
Government and public utility buildings and structures	P	P	P	NP	NP
Guard/Reserve facilities	P	P	P	NP	NP
Industrial and commercial uses such as parking areas, loading areas and airport landing strips	NP	NP	NP	P	P
Kilns, forges or other heat processes fired by means other than electricity	NP	C	C	NP	NP
Laundry, dry cleaning or dyeing plants	P	P	P	NP	NP
Machine Shops	P	P	P	NP	NP
Major auto and truck repair	NP	P	C	NP	NP
Manufacturing compounding assembly, packaging and treatment or storage ¹⁶	NP	P	C	NP	NP
Marinas, boat rentals, docks, piers, wharves, and water control structures	NP	NP	NP	C	C
Metal Sales	P	P	P	NP	NP
Microdistilleries & Cocktail Rooms	P	P	P	NP	NP
Mini self storage facilities	C	NP	NP	NP	NP
Non-Enclosed Areas for dining and/or serving alcohol when accessory to a restaurant or bar	C	NP	NP	NP	NP
Nonresidential structures; Commercial; manufacturing and industrial structures	NP	NP	NP	NP	C
Office Business-Clinic & General	P	P	P	NP	NP
Off-Street Loading ³	P	P	P	NP	NP
Off-Street Parking ³	P	P	P	NP	NP

³ Are accessory uses

¹⁶ Of brewing; cement; stone cutting; glass wet or dry mill working; metal polishing and plating; vinegar works; rubber products; plastics; meat packing; flour; feed and grain milling; vegetable canning and processing; lime; gypsum and plaster of paris and similar uses

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USE	I-1	I-2	MU	FW	FF
Other uses similar in nature	NP	NP	NP	C	C
Outdoor dining accessory to restaurant	C	NP	NP	NP	NP
Outdoor Sales Lot	C	NP	C	NP	NP
Outside Services, sales, and rental	NP	C	C	NP	NP
Outdoor Storage	I & P ³	NP	C	NP	NP
Paper products	P	P	P	NP	NP
Personal Wireless Service Antennas ²	P	P	P	NP	NP
Placement and operation of outdoor wood burning furnaces	C	C	C	NP	NP
Placement of fill	NP	NP	NP	C	C
Planned Unit Development	C	NP	NP	NP	NP
Private and public recreational uses	NP	NP	NP	P	P
Radio and television studios	P	P	P	NP	NP
Railroads, streets, bridges, utility transmissions line and pipelines	NP	NP	NP	C	C
Recycling Center	P	C	C	NP	NP
Refuse/garbage collection, recycling and incineration or reduction of waste materials	NP	C	NP	C	C
Research Laboratories	P	P	P	NP	NP
Residences for Security Personnel	P ³	NP	NP	NP	NP
Residential uses such as lawns, gardens, parking areas and play areas	NP	NP	NP	P	P
Retail sales operated by non-profit organizations	P	P	P	NP	NP
Sales and distribution of propane	P	P	P	NP	NP
Sale of parts and sale and repair of tires	P	P	P	NP	NP

² Are accessory uses and require a permit

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USE	I-1	I-2	MU	FW	FF
Service facilities such as electrical and heating equipment shall be installed at or above the regulatory flood protection elevation ³	NP	NP	NP	NP	P ³
Signs	P ³	P ³	P ³	P ³	P ³
Storage, utilization or manufacture of materials which could decompose by detonation	NP	C	NP	NP	NP
Storage Yards for equipment, machinery or materials	NP	NP	NP	C	C
Structures accessory to park and recreational uses	NP	NP	NP	C	C
Structures shall be firmly anchored to prevent floatation ³	NP	NP	NP	NP	P
Structures shall have low flood damage potential ³	NP	NP	NP	NP	P
Structures shall not be designated for human habitation ³	NP	NP	NP	NP	P
Structural works for flood control such as levees, dikes and flood walls	NP	NP	NP	C	C
Telecommunications towers ¹⁴	P	P	P	NP	NP
Temporary mobile towers ¹⁴	P	P	P	NP	NP
Tire Vulcanizing	NP	P	C	NP	NP
Trade/Specialty Schools	C	NP	NP	NP	NP
Truck and semi tractor/trailer sales and repair	P	P	P	NP	NP
Trucking Terminals	NP	C	NP	NP	NP
Warehousing and distribution facilities	NP	P	NP	NP	NP

³ Are accessory uses

¹⁴ Requires a permit

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USE	I-1	I-2	MU	FW	FF
Warehousing and wholesaling	P	P	P	NP	NP
Wholesale businesses	NP	P	NP	NP	NP
Wind Energy Conversion Systems ¹¹	C	C	C	NP	NP
Woodworking	P	P	P	NP	NP

¹¹ Wind Energy Conservation Systems may be allowed as an accessory, conditional use provided the property upon which the system is to be located is zoned R-A, B-1, B-2, B-3, B-4, B-5, I-1 or I-2 (Section 34 of the Zoning Ordinance)