

Handout #2 Residential and Commercial Use Matrix

Table 9-302.1.1.1. – Use Table for Residential Districts.

| USE | ZONING DISTRICTS | | | | |
|---|--------------------|--------------------|-------------------|------------------|-------------------|
| | CR Conservation | NR Neighborhood | TR Traditional | THR Townhouse | MR Multifamily |
| Single-family dwelling | P | P | P | P | P |
| Group home | C | C | C | P | P |
| Duplex | — | — | — | P | P |
| Townhouse | — | — | — | P | P |
| Multi-family dwelling | — | — | — | — | P |
| Church or house of worship | P | P | P | P | P |
| Rehabilitative care center | — | — | — | — | — |
| Accessory structure | P | P | P | P | P |
| Accessory dwelling unit | P | P | P | P | P |
| Home occupation | P | P | P | P | P |
| Temporary seasonal uses | — | — | — | — | — |
| Temporary retail sales, “pop-up markets,” food sales, and outdoor events | — | — | — | — | — |
| Long-term open-air retail sales | — | — | — | — | — |
| Garden or agriculture | P | P | P | P | P |
| Fishing, forestry, wildlife preserve | P | — | — | — | — |
| Public and private utilities such as electric transformer stations, natural gas, water, stormwater, and sewer system components (not including telecommunications towers) | P | P | P | P | P |
| Bed and breakfast | P | P | — | — | P |
| Short-term rental | C | C | C | C | C |
| Childcare center | P | P | P | P | P |
| Timber harvesting | P | — | — | — | — |
| School | P | P | P | P | P |
| Museums, libraries, parks, playgrounds, community centers | P | P | P | P | P |
| Outdoor recreational facilities including golf courses, tennis courts, or a community pool | P | P | P | P | P |
| Government or public safety facilities and services such as fire stations, police stations, and similar uses | P | P | P | P | P |
| Modular homes | C | — | — | — | — |
| Mobile homes or manufactured homes | — | — | — | — | — |
| Recreational vehicles used for long term housing as a residential unit | — | — | — | — | — |
| “Container homes” or structures using a shipping container as a dwelling unit | — | — | — | — | — |
| EV charging station - level 1 & level 2 | P | P | P | P | P |
| EV charging station - level 3 | — | — | — | — | C |

Table 9-302.2.1.1. – Use Table for Commercial and Special Purpose Districts

| USE | ZONING DISTRICTS | | | |
|---|------------------|-----------------|---------------------------|-------------|
| | C Commercial | MU Mixed Use | LI Light Industrial | CV Civic |
| RESIDENTIAL USES | | | | |
| Single-family dwelling | P | P | — | P |
| Group home | P | C | — | P |
| Duplex | P | P | — | P |
| Townhouse | P | — | — | P |
| Multi-family dwelling | — | C | — | P |
| Church or house of worship | P | P | P | P |
| Rehabilitative care center | — | — | P | — |
| Accessory structure | P | P | P | P |
| Accessory dwelling unit | P | P | — | P |
| Home occupation | P | P | — | P |
| Temporary seasonal uses | P | P | P | P |
| Temporary retail sales, “pop-up markets,” food sales, and outdoor events. | P | P | P | P |
| Long-term open-air retail sales | P | P | P | P |
| Garden or agriculture | P | P | P | P |
| Fishing, forestry, wildlife preserve | P | — | P | P |
| Public and private utilities such as electric transformer stations, natural gas, water, stormwater, and sewer system components (not including telecommunications towers) | P | P | P | P |
| Bed and breakfast | P | P | — | — |
| Short-term rental | P | P | — | — |
| Childcare center | P | P | — | P |
| Timber harvesting | P | — | P | P |
| School | P | P | — | P |
| Dormitories or group living facilities | P | — | — | P |
| Museums, libraries, parks, playgrounds, community centers | P | P | — | P |
| Outdoor recreational facilities including golf courses, tennis courts, or a community pool | P | C | — | P |
| Government or public safety facilities and services such as fire stations, police stations, and similar uses | P | P | P | P |
| Modular homes | C | C | — | C |
| Mobile homes or manufactured homes | — | — | — | — |
| Recreational vehicles used for long term housing as a residential unit | — | — | — | — |
| “Container homes” or structures using a shipping container as a dwelling unit | — | — | — | — |
| EV charging station - level 1 & level 2 | P | P | P | P |
| EV charging station - level 3 | P | C | P | P |
| Government buildings and facilities | P | P | P | P |
| Airports and related facilities | C | C | C | C |
| Cemeteries or mausoleums, excluding crematoria | P | C | P | P |
| Farmer’s markets | P | P | — | P |
| Hospitals | P | — | P | P |
| Standalone parking lots or garage structures | C | C | P | C |
| Lodges or civic organizations | P | P | P | P |
| Bus or railway stations | P | P | P | P |
| Event venues or banquet halls – any size | P | — | P | P |
| Event venues or banquet halls – under 20,000 square feet of building area | P | C | P | P |
| Auditoriums – 20,000 square feet or greater | P | — | P | P |
| Auditoriums – under 20,000 square feet of building area | P | P | P | P |
| Mixed use buildings with at least one residential unit and at least one office or retail unit – maximum 2 stories | P | P | — | P |
| Mixed use buildings with at least one residential unit and at least one office or retail unit – maximum 3 stories | P | C | — | P |
| Mixed use buildings with at least one residential unit and at least one office or retail unit – under 10,000 square feet of building area | P | P | — | P |
| Boutique hotel (10 rooms or less) | P | P | — | — |
| Motel / hotel | P | — | — | — |
| Movie theaters or performing arts center – 20,000 square feet or greater | P | — | P | P |

Table 9-302.2.1.1. – Use Table for Commercial and Special Purpose Districts

| USE | ZONING DISTRICTS | | | |
|---|------------------|-----------------|---------------------------|-------------|
| | C Commercial | MU Mixed Use | LI Light Industrial | CV Civic |
| Movie theaters or small performing arts center under 20,000 square feet of building area | P | P | P | P |
| Indoor amusement parks or playgrounds | P | P | — | P |
| Outdoor amusement parks | P | C | — | P |
| Pocket parks under 10,000 sq ft | P | P | P | P |
| Restaurants without outdoor seating | P | P | P | P |
| Food trucks and food truck compounds | P | C | P | P |
| Bars and restaurants with outdoor seating | P | C | P | P |
| Retail stores over 10,000 square feet of building area <i>Note: This does NOT include wholesale trade, warehouse clubs, supercenters, or small box discount stores.</i> | P | — | P | P |
| Retail stores under 10,000 square feet of building area | P | P | P | P |
| Small box discount stores | C | — | P | — |
| Wholesale trade, warehouse clubs, or supercenters under 50,000 square feet of building area | P | — | P | — |
| Shopping centers or multi-tenant retail, service, or office buildings | P | — | P | P |
| Business park or research campus | P | — | P | P |
| Motor vehicle and boat sales and rental | C | — | P | — |
| Vehicle tires / parts sales with no outdoor storage | P | — | P | P |
| Bicycle and auto repairs and services | C | — | P | P |
| Bicycle repair, sales, and rental services | P | P | P | P |
| Construction materials sales | P | — | P | — |
| Lawn, garden, or farm supply sales | P | C | P | P |
| Professional service establishments or offices (with in-person or remote services) | P | P | P | P |
| In-patient clinics, nursing homes, long-term care facilities, rehabilitation centers, or similar uses | P | C | P | P |
| Instructional studios, including dance, martial arts, personal fitness, or skills | P | P | P | P |
| Gas stations or convenience stores with 3+ pumps | P | C | P | P |
| Gas stations or convenience stores with 2 or fewer gas pumps | P | C | P | P |
| Truck stops and related service centers | C | — | P | — |
| Offices under 20,000 square feet in building area <i>Note: This does NOT include medical offices, outpatient clinics, veterinarian offices, kennels, or pet boarding facilities.</i> | P | P | P | P |
| Offices – any size | P | — | P | P |
| Medical offices or outpatient clinics | P | C | P | P |
| Veterinarian offices with kennels, or pet boarding facilities, stand-alone kennel, animal training, or pet boarding facilities | P | C | P | P |
| Veterinarian offices or animal grooming offices without kennels or boarding facilities | P | P | P | P |
| Fireworks sale and storage – Permanent storefront | — | — | — | — |
| Fireworks sale and storage – Temporary stand | — | — | — | — |
| Towing establishments, vehicle storage lots, or junkyards | — | — | — | — |
| Ministorage or self-storage facilities | P | — | P | P |
| Car washes | P | — | P | P |
| Funeral homes, excluding crematory services | P | C | P | — |
| Adult uses or businesses | — | — | C | — |
| Retail stores primarily selling age restricted inventory including package sale of alcohol, vaping, or smoking-related goods | P | — | P | — |
| Drive-through businesses | P | — | P | P |
| Commercial kitchens or industrial kitchens for food production | P | C | P | P |
| Crematory facility | — | — | — | — |
| Microbrewery, distillery for alcoholic beverages, or brewery | P | C | P | — |
| Artisan manufacturing | P | C | P | P |
| Warehousing | P | — | P | P |
| Automotive race tracks or drag strips including golf cart or go-cart tracks | C | — | P | C |
| Distributing and logistics centers | C | — | P | C |
| Packaging and assembly facilities | C | — | P | — |
| Asphalt or concrete batching plants | — | — | C | C |
| Atomic energy generation | — | — | — | — |
| Telecommunication towers | C | C | C | C |

Table 9-302.2.1.1. – Use Table for Commercial and Special Purpose Districts

| USE | ZONING DISTRICTS | | | |
|---|------------------|-----------------|---------------------------|-------------|
| | C Commercial | MU Mixed Use | LI Light Industrial | CV Civic |
| Chemical manufacturing, paint manufacturing, or fertilizer manufacturing | — | — | — | — |
| Chemical or fuel storage facilities | — | — | — | — |
| Chemical or petrochemical refining facilities | — | — | — | — |
| Iron or metal working or foundry | — | — | — | — |
| Machinery manufacturing | — | — | P | — |
| Paper or pulp manufacturing | — | — | — | — |
| Poultry or meat processing plants, dressing of animal products, tanning or rendering facilities | — | — | C | — |
| Recycling processing facilities | — | — | C | — |
| Collection points for recycling services (no processing on site) | P | P | P | P |
| Rubber products manufacturing | — | — | — | — |
| Landfills or disposal of solid waste, hazardous waste, or toxic substances | — | — | — | — |
| Pyrotechnics, ammunition, or explosives manufacturing | — | — | — | — |
| Grain storage or production, grain or sugar refineries, crop storage for off-site agriculture | — | — | — | — |
| Building and repair of boats in excess of 90 feet in length | — | — | P | — |