

On the following pages are tables that establish in which zoning districts certain uses are permitted, conditional, or prohibited. The tables are divided into the following use type categories:

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Retail uses Page 3
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Deleted use terms are indicated by stricken (~~stricken~~) text, and added text is in **bold-underlined** text. Staff notes or explanations are in [bracketed text].

Many use terms have a similar meaning to other use terms and are combined in many instances to minimize the number of individual uses listed. For example, a “coin store” is a “retail” use, so it is redundant to include “coin store” in the list of uses. In this instance, staff notes that the term is being combined with and replaced by the term “retail,” which reads in the tables as: ~~Coin store~~ [**Retail**]. Refer to the term “retail” to see in which zoning districts the use is permitted.

Chapter 18.04 - Residential Districts Use Tables

P = Permitted as a primary use

A = Permitted accessory to a Permitted use

S = Special Use Permit required (conditional use)

Blank = Prohibited

√ = Defined in Section 18.03 (Definitions)

Use	SF5A	SF2A	SF1A	SF21	SF12	SF6	MH12	MH6	MH1A	MHP	MFD	MFA	MHP
√ Accessory farm structure/barn or stable ["Accessory structure."]	A	A	A						A				
√ Accessory structure	A	A	A	A	A	A	A	A	A	A	A	A	
√ Agricultural use	P	A or S	A										
√ Animal shelter	S												
√ Animals and fowl	A	A	A						A				
√ Bed and breakfast inn	S	S	S										
√ Bed and breakfast inn only within the Historic District				S	S	S							
√ Cemetery	S												
√ Child care													S
√ Child care facility (accessory to residential use)	S	S	S	S	S	S	S	S	S	S	S	S	
√ Church	S	S	S	S	S	S	S	S	S		S	S	
Commercial stable/riding academy ["Riding academy"]	S												
Commercial stable/riding academy (accessory to a residential use ["Riding academy"])		S											
√ Clinic													
√ Congregate care housing/senior citizen home												S	
√ Convenience store													S
√ Country club	S												
√ Crop storage	A												
Farm equipment storage	A												
√ Golf course and driving range	S												
√ Guest building	A	A	A	A	S	S	S	S	A				
Health and fitness club	S												
Home occupation	A	A	A	A	A	A	A	A	A	A	A	A	A
√ Kennel (within a building)	S												
√ Mobilehome model units										S			S
√ Municipal building													
Municipal well facility	S	S	S	S	S	S	S	S	S		S	S	
√ Nursery	S												
√ Park	P	P	P	P	P	P	P	P	P		P	P	
√ Pharmacy													
Ranch and farm hand living quarters/ bunkhouses including seasonal housing	S												
Recreation (pool, tennis court) for individual or subdivision use	A	A	A	A	A	A	A	A	A	A	A	A	A
Recreation and activities not for park residents use													S
√ Residence, mobilehome/ manufactured home	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P	P	P	P			P
√ Residence, multi-family											S	P	
√ Residence, single-family	P	P	P	P	P	P	P	P	P	P	P	P	

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	Use	SF5A	SF2A	SF1A	SF21	SF12	SF6	MH12	MH6	MH1A	MHP	MFD	MFA	MHP
√	Residence, two-family						S ²					P	P	
√	Riding academy	S												
√	Riding academy (accessory to residential use)		S											
√	School, K-12	S	S	S	S	S	S	S	S	S		S	S	
	Temporary sales tract office ("Tract sales office, temporary")			S	S	S	S	S	S	S		S	S	
√	Tract sales office, temporary			S	S	S	S	S	S	S		S	S	
√	Utility substation	S	S	S	S	S	S	S	S	S		S	S	
√	Veterinary clinic	S	S							S				
√	Winery	S												
√	Wireless communication facility ³	S	S	S	S	S	S	S	S	S	S	S	S	S
√	Youth Recreation Facility						S							

Footnotes:

1. Manufactured homes permitted subject to special design criteria.
2. Residential, two-family dwelling only on a corner lot in SF6.
3. Limited applicability; see specific "wireless communication facility" process and design standards.

Chapter 18.04 - Retail Use Tables

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Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√ Adult merchandise retail establishment (per Development Standards 1.19)					P	P		P	P		
√ Amusement devices, sales and service				S	P	P		P	P		
√ Antiques, retail			P	P	P	P	[A] P	P	P		
Apparel shop/Body apparel shop ["Retail"]				P	P	P		P	P		
√ Appliances, retail ["Retail"]				P	P	P		P	P		
Architect and engineering supplies ["Retail"]			P		P	P		P	P		
√ Art store ["Retail"]			P	P	P	P		P	P		
√ Automobile parts, tires and accessories			S		P	P		P	P		
√ Automobile, recreational vehicle or trailer retail, new or used					P	P	P	P	P		
√ Bakery ["Retail"]			P	P	P	P	A	P	P		
√ Bar			S	P	[S] P	P	P	P	P		
Bible and church supplies ["Retail"]				P	P	P		P	P		
Bicycle shop, retail (repair, accessory) ["Retail"]			P	P	P	P		P	P		
√ Billiard or pool hall ["Bar"]						P		P	P		
√ Bookstore ["Retail"]			P	P	P	P	A	P	P		
√ Boutique ["Retail"]							A				
√ Brew pub <i>[Added to NB like "bar."]</i>			S	P	P	P	P	P	P		
√ Building materials (indoor only)					S	P		P	P		
√ Cafeteria ["Restaurant"]					P	P		P	P		
accessory) ["Retail"]			P	P	P	P		P	P		
Candy and confectionary, retail ["Retail"]				P	P	P		P	P		
Carpet and floor coverings					P	P		P	P		
√ Ceramic products with kiln				P	P	P		P	P		
√ Christmas tree sales ["Retail"]				P	P	P		P	P		
Clock, retail and repair ["Retail"]				P	P	P		P	P		
Clothing sales/dress shop ["Retail"]			P	P	P	P		P	P		
√ Coffee shop ["Restaurant"]			P	P	P	P		P	P		
Coin store ["Retail"]			P	P	P	P		P	P		
√ Collectibles store ["Retail" or "secondhand dealer"]					P	P		P	P		
Computer sales and repair ["Retail"]				P	P	P		P	P		
√ Convenience store ["Retail"]			P		P	P	P	P	P		
Costumes, party and wedding supplies and rental ["Retail"]				P	P	P		P	P		
√ Delicatessen ["Restaurant"]			P	P	P	P		P	P		
√ Department store ["Retail"]				P	P	P		P	P		
Draperies, blinds and window coverings ["Retail"]				P	P	P		P	P		
√ Drugstore and pharmacy ["Pharmacy"]			P	P	P	P		P	P		
Dry goods store ["Retail"]				P	P	P		P	P		
Electrical appliances, retail ["Retail"]				P	P	P		P	P		
√ Embroidery shop ["Retail"]				P	P	P		P	P		
Fabric store ["Retail"]			P		P	P		P	P		
√ Factory outlet store ["Retail"]					P	P		P	P		
√ Farmers market				P	[S] P	[S] P	P	P	P		

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Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√ Flea market (outdoor)									S		S
√ Flea market (indoor)						S	<u>S</u>	S	P		P
√ Florist ["Retail"]			P	P	P	P		P	P		
Furniture and Home Furnishings, Office and Home, including Retail ["Retail"]					P	P		P	P		
Furs and leather goods ["Retail"]				P	P	P		P	P		
√ Garden supplies ["Retail"]					P	P		P	P		
√ Gift shop and souvenirs ["Retail"]			P	P	P	P	A	P	P		
√ Greenhouse			P		P	P	<u>P</u>	P	P		
√ Grocery store ["Retail"]					P	P		P	P		
√ Gun store ["Retail"]					P	P		P	P		
√ Hardware store ["Retail"]			P		P	P		P	P		
Health food products, retail ["Retail"]			P	P	P	P		P	P		
Herbs, retail ["Retail"]				P	P	P		P	P		
Hobbies and crafts, retail ["Retail"]			P	P	P	P		P	P		
√ Ice cream parlor ["Restaurant"]			P	P	P	P		P	P		
√ Jewelry store, retail ["Retail"]			P	P	P	P		P	P		
Juice bar ["Restaurant"]				P	P	P		P	P		
Knit shop ["Retail"]			P	P	P	P		P	P		
Liquor and alcoholic beverages, retail ["Retail"]			P	P	P	P		P	P		
√ Magazine sales ["Retail"]				P	P	P		P	P		
Market (Mini-Market, Food Market, Super-Market) ["Retail"]					P	P		P	P		
Motorcycle Sales, Service and Accessories					P	P		P	P		
√ Marijuana Retail Store or Medical Marijuana Dispensary, limited to those areas zoned General Industrial within Sections 1, 2, 11 and 12 of Township 15 N., Range 20 E., and Section 36 of Township 16 N., Range 20 E (Highway 50 East vicinity)							S		S		
Music store ["Retail"]				P							
Office supplies ["Retail"]					P	P		P	P		
√ Outdoor sales, permanent, subject to Title 18.02.115.8 (Outdoor Sales and Activities)						S	S	S	P		
√ Pawn shop				<u>P</u>	<u>P</u>	P		P	P		
√ Perfumery ["Retail"]			P	P	P	P		P	P		
√ Pet shop			S		P	P		P	P		
√ Pharmacy	S	[P] <u>S</u>	P	<u>P</u>	P	P	[A] <u>P</u>	P	P		
√ Pharmacy and drugstore ["Pharmacy"]			P	P	P	P		P	P		
Photographic finishing, supplies and picture-framing ["Retail"]				P	P	P		P	P		
Pumpkin sales ["Retail"]					P	P		P	P		
Radio, stereo store ["Retail"]				P	P	P		P	P		
√ [Recreational vehicle and trailer sales- (including rental)] "Automobile, RV and trailer sales."]						P	P	S	P	P	
√ Restaurant, no drive-through	<u>S</u>		S ^[±]	P	P	P	P	P	P		
√ Restaurant with drive-through			<u>S</u>	S	P	P	P	P	P		
√ Retail sales ¹			<u>P</u>	P	<u>P</u>	<u>P</u>	[A/S] <u>P</u>	<u>P</u>	<u>P</u>		

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Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
Rubber and metal stamp, retail (shop-accessory) ["Retail"]				P	P	P		P	P		
Satellite equipment sales ["Retail"]					P	P		P	P		
√ [Secondhand business] ["Thrift store"]						P		P	P		
√ Secondhand dealer ["Retail"]				P	P	P		P	P		
Sewing machine, retail and repair ["Retail"]			P	P	P	P		P	P		
Shoe store ["Retail"]			P	P	P	P		P	P		
Sporting goods store ["Retail"]			P	P	P	P		P	P		
Stained glass				P	P	P		P	P		
Stamp shop ["Retail"]					P	P		P	P		
Stationary store ["Retail"]			P	P	P	P		P	P		
Street vendor (subject to development standards; limited to DTMU and RC)				P	S						
√ Tea house ["Restaurant"]	P	P	P	P	P	P		P	P		
Temporary outdoor display and sales subject to Title 18 (Outdoor Sales and Activities)			A	P	A	A	<u>A</u>	A	P		
√ Thrift store					<u>P</u>	P		P	P		
Tire sales, repair and mounting						P		P	P		
Tobacco shop ["Retail"]			P		P	P		P	P		
Toys, retail ["Retail"]			P	P	P	P		P	P		
Upholstery (wholesale, retail, installation and incidental manufacturing)						P		P	P		
√ Variety store ["Retail"]			P		P	P		P	P		
√ Video sales and rental ["Retail"]			P		P	P		P	P		
Wallpaper and interior decorating supplies ["Retail"]			S		P	P		P	P		
Yarn shop ["Retail"]			P		P	P		P	P		

Footnotes:

~~1. No alcohol sales.~~

1. "Retail sales," as defined as a use in title 18 definitions for the purposes of these use tables, means an establishment engaged in selling goods or merchandise to the general public for personal or household consumption but not for wholesale and rendering services incidental to the sale of such goods. Typical merchandise includes clothing and other apparel, equipment for hobbies or sports, gifts, flowers and household plants, dry goods, groceries, convenience, specialty foods, toys, furniture, books, computers, stationary, hardware and similar consumer goods. The term also includes secondhand dealers but excludes uses that are otherwise listed as a specific use within the use tables of Chapter 18.04 (Zoning Districts).

Chapter 18.04 - Personal Services Use Tables

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
Appliances repair shop			<u>P</u>		<u>P</u>	P		P	P		
√ Art studio ["Personal services"]				P	P	P		P	P		
√ Artist, commercial ["Personal services"]				P	P	P		P	P		
√ Assayer ["Personal services"]						P		P	P		
√ Astrologer, hypnotist, or psychic ["Personal services"]				P	P	P		P	P		
√ Automobile rental					P	P	P	P	P		
√ Bank			P	P	P	P	<u>P</u>	P	P		
√ Barber shop	<u>P</u>	<u>P</u>	P	P	P	P	<u>P</u>	P	P		
√ Beauty shop	<u>P</u>	[S] <u>P</u>	P	P	P	P	[A] <u>P</u>	P	P		
√ Blood plasma donor center ["Personal services"]					P	P		P	P		
Blueprint and photocopy service ["Personal services"]					P	P		P	P		
√ Body piercing ["Personal services"]					P	P		P	P		
√ Bookbinding ["Personal services"]						P		P	P		
√ Caterer				P	P	P	<u>P</u>	P	P		
√ Clinic	S	P	P	<u>P</u>	P	P	S	P	P		
√ Copy center ["Personal services"]					P	P		P	P		
√ Delivery service				P	P	P		P	P		
Diaper service						P		P	P		
Display designer ["Personal services"]						P		P	P		
√ Dry cleaning ["Personal services"]			P		P	P		P	P		
√ Equipment rental (within a building)			S	S	P	P	<u>P</u>	P	P		
√ Esthetician	P	P	P	P	P	P	<u>P</u>	P	P		
Express office-[undefined]						P		P	P		
√ [Facial cosmetic shading, permanent] [Added in definition of "esthetician."]					S	P		P	P		
√ Gunsmith					P	P	<u>P</u>	P	P		
Handyman repair shop ["Personal services"]			P		P	P		P	P		
[Information kiosk] ["Office"]				P							
√ Interior decorator ["Personal services"]			P	P	P	P		P	P		
√ Janitor and building cleaning service					S	P		P	P		
√ Laboratory (medical, optical, <u>or</u> dental [<u>or</u> veterinarian])	S	P	P		P	P	<u>P</u>	P	P		
√ Lapidary service ["Personal services"]					P	P		P	P		
√ Launderette (coin operated)			P		P	P	<u>P</u>	P	P		
√ Lithographer, screen printer ["Personal services"]						P		P	P		
√ Locksmith ["Personal services"]			P	P	P	P		P	P		
[Mail order house] ["Warehouse"]				S	P	P		P	P		
Mail services, parcel post, post boxes			<u>P</u>	P	P	P	<u>P</u>	P	P		
√ Massage therapy	P	P	P	P	P	P	<u>P</u>	P	P		
Music studio			S	<u>P</u>	P	P	<u>P</u>	P	P		
√ Optician ["Personal services"]				P	P	P		P	P		
Parcel delivery service, branch (off-street loading only) ["Delivery service"]						P		P	P		
√ Personal services ¹	<u>S</u>	<u>S</u>	<u>P</u>	P	<u>P</u>	<u>P</u>	P	<u>P</u>	<u>P</u>		
Pet Grooming			S	<u>P</u>	P	P	<u>P</u>	P	P		
√ Pharmacy	S	[P] <u>S</u>	P	<u>P</u>	P	P	[A] <u>P</u>	P	P		

Chapter 18.04 - Personal Services Use Tables

P = Permitted as a primary use

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	Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√	Photographer's studio ["Personal services"]			P	P	P	P		P	P		
√	Post office			P		P	P	<u>P</u>	P	P		
	Rental car facility ["Automobile rental"]							P				
√	Security service ["Personal services"]					P	P		P	P		
	Shoe repair ["Personal services"]			P	P	P	P		P	P		
√	Shoeshine stand ["Personal services"]			P	P	P	P		P	P		
	Tailoring ["Personal services"]			P	P	P	P		P	P		
√	Tattoo parlor					S	P		P	P		
√	Taxidermist						P		P	P		
	Television repair store ["Appliance repair"]					P	P		P	P		
	Trade center [undefined]							S				
√	Travel agency ["Personal services"]			P		P	P	A	P	P		
	Watch repair ["Personal services"]			P	P	P	P		P	P		
√	Wedding chapel				P	P	P	P	P	P		

Footnotes:

1. "Personal services," as defined as a use in title 18 definitions for the purposes of these use tables, means a facility for the sale of personal services or an establishment primarily engaged in providing services involving the care of a person or his or her personal goods or apparel, but not including uses that are otherwise listed as a specific use within these use tables. Typical personal services include shoe repair, tailor, instructional arts studio, photography studio, hand-crafted art studio, safe-deposit boxes, travel bureau, house cleaning services, weight reduction centers , and other services of a similar nature as determined by the Director.

Chapter 18.04 - Other Commercial Uses Tables

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Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√ Amusement arcade			<u>S</u>	S	S	P	<u>P</u>	P	P		
√ Amusement devices, sales and service				S	P	P		P	P		
√ Animal boarding facility [also in A & CR]						<u>S</u>		<u>S</u>	<u>S</u>		
√ Animal hospital						P		P	P		
Appliances repair shop			<u>P</u>		<u>P</u>	P		P	P		
√ Art gallery	P	P	P	P	P	P	<u>P</u>	P	P		
√ Auction sales						P		P	P		
√ Automobile service station (gas, with minor maintenance and repair service, no body repair)			P	S	P	P	P	P	P		
√ Automobile wash			P		P	P	<u>P</u>	P	P		
√ Bus passenger depot/Transit passenger facility				P	S	P	<u>P</u>	P	P		
Business operating continually between 8 PM and 6 AM or on a 24-hour basis			S	P	P	P	P	P	P	P	P
√ Child care facility/ <u>adult care facility</u>		S	S	S	S	S	S	S			
√ Child care facility (accessory to a business within the main building or within an accessory building)		<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	S	S	S
√ Child care facility (accessory to residential use)	S										
√ Church	S	S	S	P	P	P		P			
√ Club, [supper and amusement] service				P	P	P		P			
√ Community clubhouse		P	P		P	P	<u>P</u>	P	P		
√ Community/regional commercial or office center (greater than 150,000 sq. ft.)				P	S	S	<u>S</u>	P	P		
√ Convention facility				<u>P</u>	<u>S</u>	<u>P</u>	P	<u>P</u>	<u>P</u>		
√ Crematorium						S		P	P		
√ Engraver (trophies, jewelry, home plates) (no chemical or sandblasting processes permitted)					P	P		P	P		
Express office -[undefined]						<u>P</u>		<u>P</u>	<u>P</u>		
√ Fraternal association	<u>S</u>	<u>S</u>	<u>S</u>	P	P	P		P			
√ Funeral home; mortuary	S	S	S		S	P		P	P		
Gallery ["Art gallery"]				P							
√ Gaming (limited)			P	P	P	P	<u>P</u>	P	P		
√ Gaming (unlimited)			<u>S</u>	S	S	P	P	P	P		
Home occupation	A	A	A	A	A	A					
√ Hospital					S	S		P	P		
√ Kennel					S	P		P	P		
√ Library, public or private		P	P	P	P	P	<u>P</u>	P	P		
√ Municipal building	S	S	P	P	P	P	<u>P</u>	P	P		
Municipal well facility	S	S	S	S	S	S	S	S	P		P
√ Museum	P	P	P	P	P	P	P	P	P		
√ Nightclub						P	P	P	P		
√ Outside storage accessory to a primary use				S	A	A	<u>A</u>	A	P	A	A
Parking lot or parking garage	A	A or S	A	A or S	P	P	<u>P</u>	P	P		
√ Personal storage retail/office complex subject to Division 1 and 1.10 personal storage of the development standards			S		S	P	S	P	P		

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Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√ Personal storage within an enclosed building (no storage of paints or chemicals)						P	<u>S</u>	P	P	P	
Plumbing and heating equipment and supplies						P		P	P		
√ Printer and/or publisher					S	P		P	P		
√ Private and public club ["Club, service"]							P				
Public safety facilities (police or fire-substation or dispatch; no jail facilities)- ["Municipal building"]				P							
√ Radio studio (no antennas)					P	P		P	P		
√ Recreational vehicle and trailer repair						<u>S</u>	S	<u>P</u>	<u>P</u>		
√ Recreational vehicle storage [, covered]							S	<u>P</u>	<u>P</u>	<u>S</u>	<u>P</u>
√ School, college or university				S	S	S					
√ School, K-12	S	S	S		S	S					
√ School, vocational				S	S	P			P		P
Sign painting and lettering						P	<u>P</u>	P	P		
√ Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage of the Development Standards					S	S	S	A	A	A	A
√ Storage containers (up to 90 days) subject to Division 1 and 1.10 Personal Storage of the Development Standards					A	A	A	A	A	A	A
Taxi cab stand				P	P	P	<u>P</u>	P	P		
√ Theater				P	P	P	P	P	P		
Trade center							S				
Transport/transfer cargo facility ["Warehouse/distribution center"]							S				
Truck rental or trailer rental					S	P	<u>S</u>	P	P		
√ Truck stop						<u>S</u>	S	<u>S</u>	P		
√ Utility substation	S	S	S	S	S	S	S	S	S	S	S
√ Veterinary clinic			S	P	S	P		P	P		
√ Warehouse/distribution center						P	<u>S</u>	P	P		
√ Wireless communication facility ¹	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S

Footnotes:

1. See specific "wireless communication facility" process and design standards.

Chapter 18.04 - Office, Residential and Lodging Use Tables

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
Office Uses											
Accounting and bookkeeping ["Office"]				P	P	P		P	P		
Chemist, analytical and consulting- ["Office"]					P	P		P	P		
√ Community/regional commercial or office center (greater than 150,000 sq. ft.)				P	S	S	<u>S</u>	P	P		
Credit bureau ["Office"]					P	P		P	P		
Detective or private investigation agency- ["Office"]				P	P	P		P	P		
√ Employment agency ["Office"]					P	P		P	P		
Mobilehome sales (office)					P	P	<u>P</u>	P	P		
Newspaper print office					S	P		P	P		
√ Office	P	P	P	P	P	P	P	P	P		
√ Office (limited contact with general public)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P
Telephone sales office ["Office"]				P	P	P		P	P		
Temporary sales tract office ["Tract sales office, temporary"]	S	S	S		P	P		P	P		
√ Tract sales office, temporary	[S] <u>P</u>	[S] <u>P</u>	[S] <u>P</u>		P	P		P	P		

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
Residential and Lodging Uses											
√ Bed and breakfast inn				P		P	P	P	P		
√ Bed and Breakfast Inn (only within the Historic District)	S				S						
√ Boarding and Rooming House				P	P	P		P			
√ [Campground (30-day maximum stay)] ["Recreational vehicle park or campground."]								P			
√ [Campground (180-day maximum stay)] ["Recreational vehicle park or campground."]								S			
√ Congregate care housing			S		S	S					
√ Hotel				P	P	P	P	P	P		
√ Hotel or motel , residence (maximum 180 day stay)				S	S	S	P	P			
√ Mobilehome park					S	S					
√ Motel				S	P	P	P	P	P		
√ Recreational vehicle park or campground (30-day maximum stay)					S	S	P	P	P		
√ Recreational vehicle park or campground (180-day maximum stay)								S			
√ Residence, multi-family	S	P	S	P	S	S					
√ Residence, single-family	P	P	S	P	S	S					
√ Residence, two-family	P	P	S	P	S	S					
√ [Resort] [Individual uses permitted by zoning district, e.g. hotel.]								P			
√ Watchman's quarters							A		A	A	

Chapter 18.04 - Recreational Use Tables

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√ [Archery range] ["Outdoor recreation facility"]						P		P	P		
√ [Ballroom] ["Convention facility"]						P		P	P		
√ [Bowling alley] ["Indoor recreation facility"]					P	P		P	P		
√ [Commercial amusement and recreation, indoor and outdoor] ["Indoor" and "Outdoor recreation facilities"]							P				
√ Golf course [and driving range] [Driving range included in definition.]					S	S	P	S			
√ Health and fitness club			S	P	P	P	A	P	P		
√ Indoor sports and recreation facility					<u>S</u>	<u>P</u>	P	<u>P</u>	<u>P</u>		
√ [Miniature golf course] ["Outdoor recreation facility"]					S	P		P			
√ Outdoor entertainment facility							P	<u>S</u>	<u>S</u>		
√ Outdoor recreational facility (public or private)						<u>S</u>	P	<u>S</u>			
√ Park	P	A	A	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>		
√ [Skating arena] ["Indoor recreation facility"]					S	P		P	P		
√ [Sport playing field] ["Park"]						P		P	P		
√ [Tennis or swimming facility] ["Outdoor recreation facility"]					S	P		P	P		
√ Youth Recreation Facility					S	S	<u>S</u>	P	P		

Chapter 18.04 - Industrial Use Tables

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
Acetylene manufacturing and sale									S		S
Acid manufacturing and sales (including class H products)									S		S
√ Adult entertainment facility (no adult entertainment facility shall be located within one thousand (1,000) feet of a park, church, school, residential use district or other adult entertainment facility or in any general industrial district located west of the east boundary of Sections 21, 28 and 33 of T.16 N., R. 20 E., M.D.B.M., Sections 4, 9, 16, 21, 28 and 33 of T. 15 N., R. 20 E., M.D.B.M. and Sections 4 and 9 of T.14 N., R. 20 E.) No outcall performers are permitted outside of this area									S		
Airport accessory uses and support services										P	P
Ambulance service and garage						S		P	P		
Ammunition manufacturing ["Manufacturing of potentially hazardous products"]									S		S
An otherwise permitted use or facility on any property that shares any portion of a boundary with the Carson City Airport and which is prohibited under federal law or regulation is prohibited.								X ¹	X ¹	X ¹	X ¹
Assembly, fabricating and manufacturing of products and materials ["Manufacturing"]								P	P	P	P
Assembly of product incidental to sales use and limited to thirty percent (30%) of the primary uses floor area						P		P	P		
√ Asphalt manufacturing									S		S
√ Automobile body repair, painting, towing service and garage (vehicles must be stored within enclosed sight-obscured area). ^[2]						S ^[2]		S	P		
√ Automobile pawn (accessory to automobile sales)						A		P	P		
√ Automobile pawn (not accessory to automobile sales)						S		P	P		
√ Automobile wrecking yards									S		S
Blacksmith									P		P
Bottling plant/brewery facility								P	P		P
√ [Building material (bulk)/ lumber storage yard and sales] ["Outside storage as a primary use"]									P		P
Bulk station (fuel)									S		S
√ Bus line office, service and storage garage						S		P	P		
Butane, propane storage and sales									P		P
Cabinet shop (manufacturing)						S		P	P		
Cannery									P		P
Cement or direct products sale									P		P
Cesspool cleaner yard ["Outside storage as a primary use"]									P		P
Chemical manufacturing ["Manufacturing of potentially hazardous products"]									S		S

Chapter 18.04 - Industrial Use Tables

P = Permitted as a primary use

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A = Permitted accessory to a Permitted use

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Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
Chromium plating ["Manufacturing of potentially hazardous products"]									S		S
Coal and coke yard									S		S
√ Concrete batch plant									S		S
√ Contractor's large equipment, sales, repair, supplies, or storage ["Outside storage as a primary use"]									P		P
Contractor's wrecking yard ["Junk yard"]									S		S
Crane storage yard ["Outside storage as a primary use"]									P		P
√ Crating and hauling depot or storage ["Warehouse/distribution facility"]									P		P
Creosote manufacturing ["Manufacturing of potentially hazardous products"]									S		S
Crop dusting equipment yard ["Outside storage as a primary use"]									P		P
Die casting ["Manufacturing"]									P		P
Disinfectant manufacturing ["Manufacturing of potentially hazardous products"]									S		S
Distillation of liquor									P		P
Dog training school									P		P
Dry cleaning plant									P		P
Dye manufacturing									S		S
Electroplating works									S		S
√ Equipment rental (outside storage)						S		P	P		
Equipment storage yard ["Outside storage as a primary use"]									P		P
Explosive manufacturing ["Manufacturing of potentially hazardous products"]									S		S
√ Excavation/mining, gravel pit									S		S
Farm products storage ["Outside storage as a primary use"]									P		P
√ Flea market (indoor)						S		S	P		S
√ Flea market (outdoor)									S		S
Foundry									S		S
√ Fuel storage tank facility [Also in PR]									<u>S</u>		<u>S</u>
√ Government facilities [See specific use type]								S	P		P
Grain elevator									P		P
Grinding and sharpening of tools								P	P		
Hide and tallow processing ["Manufacturing of potentially hazardous products"]									S		S
House mover									P		P
√ Impound yard [Also in PR]								<u>S</u>	<u>P</u>		<u>P</u>
√ Incineration and reduction of garbage, offal, dead animals or refuse									S		S
Industrial service firms [Undefined]									P		P

Chapter 18.04 - Industrial Use Tables

P = Permitted as a primary use

A = Permitted accessory to a Permitted use

S = Special Use Permit required (conditional use)

Blank = Prohibited

√ = Defined in Section 18.03 (Definitions)

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√ Junk yard Junk dealer's yard									S		S
√ Laboratory (chemist, veterinarian, and [research] manufacturing)								<u>P</u>	P		P
Leather tanning ["Manufacturing of potentially hazardous products"]									S		S
√ Loading space(s) within two hundred fifty (250) feet of a residential zoning district or use								S	S		S
Lubrication compounds, manufacturing ["Manufacturing of potentially hazardous products"]									S		S
√ Machine shop						<u>S</u>		<u>P</u>	P		P
√ Machine shop (limited to in-house products or internal use)						<u>S</u>		<u>P</u>	<u>P</u>	P	<u>P</u>
√ Manufacturing, fabricating and assembly of products and materials								P	P	P	P
Manufacturing of potentially hazardous products which may produce gaseous byproducts or obnoxious odors, which have an inflammable or explosive nature, which cause dust that may be offensive to adjoining property owners, or for which the process creates excessive noise, or products or processes which may be considered to be detrimental to the public's health, safety and welfare. <u>Uses include but are not limited to manufacturing of ammunition, creosote, disinfectants, dyes, explosives, lubrication compounds, matches, oxygen, paint, tires, chromium plating or electroplating works, hide or tallow processing, leather tanning, rendering works, and similar products and processes as determined by the Director.</u>									S		S
√ Marijuana Distributor									S		S
√ Marijuana Cultivation Facility or Medical Marijuana Cultivation Facility, limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport									S		S
√ Marijuana Product Manufacturing Facility or Medical Marijuana Product Manufacturing Facility, limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport									S		S
√ Marijuana Testing Facility or Medical Marijuana Testing Facility, limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport									S		S
[Matches, manufacturing] ["Manufacturing of potentially hazardous products"]									S		S
Meat packer									S		S
√ Mechanical equipment building [Mechanical equipment is accessory in all districts]									A		A
Metal ore reduction									S		S
Metal working plant, plating, shaping and bending process									P		P
Metallurgical lab								S	P		P
Milling company									S		S

Chapter 18.04 - Industrial Use Tables

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

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A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
Motorcycle race track									S		S
Ore dump									S		S
Other conditional uses requiring a special use permit are those which may produce excessive noise, gaseous byproducts, obnoxious odors, by or of an inflammable or explosive nature, cause dust which may be offensive to adjoining property owners, or which the planning commission may consider to be detrimental to the public's health, safety and welfare. [See "Manufacturing of potentially hazardous products"]									S		S
Other uses not listed in the Air Industrial Park zoning district which are in keeping with the purpose of the AIP district										S	
√ Outside storage (as a primary permitted use)								S	P	S	P
Oxygen manufacturing ["Manufacturing of potentially hazardous products"]									S		S
Paint manufacturing ["Manufacturing of potentially hazardous products"]									S		S
Paving contractor large equipment, sales, service and storage									P		P
Termite or Pest control									P		P
Planing mill									P		P
Plastic products manufacturing ["Manufacturing"]									S		S
Power plant (electrical or gas)									P		
√ Quarry, stone									S		S
√ Radio studio or TV station with antenna towers								<u>P</u>	P		P
√ Recycling collection center						S		<u>P</u>	P		
√ Recycling operations center									P		P
Rendering works ["Manufacturing of potentially hazardous products"]									S		S
Road building equipment sales and storage ["Outside storage as a primary use"]									P		P
Rock crushing and stripping									S		S
Scrap metal processing									S		S
Septic tank service									P		P
Sewer service equipment yard									S		S
Sheet metal shop									P		P
Slaughterhouse									S		S
Stockyard									S		S
Stone grinding									P		P
√ Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage of the Development Standards						S	S	S	A	A	A
√ Storage containers (up to 90 days) subject to Division 1 and 1.10 Personal Storage of the Development Standards						A	A	A	A	A	A
Tannery ["Manufacturing of potentially hazardous products"]									S		S
Tire manufacturing ["Manufacturing of potentially hazardous products"]									S		S
Tire rebuilding, retreading									P		P

Chapter 18.04 - Industrial Use Tables

P = Permitted as a primary use

A = Permitted accessory to a Permitted use

S = Special Use Permit required (conditional use)

Blank = Prohibited

√ = Defined in Section 18.03 (Definitions)

	Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
	Topsoil stripping									S		S
	Tractor service								<u>P</u>	P		P
√	Transfer station [Dump refuse or disposal yard]									S		S
	Tree service								<u>P</u>	P		P
	Truck depot, parking, repair									P		P
√	Truck stop						<u>S</u>	S	<u>S</u>	P		
√	Warehouse/distribution center						P		P	P		
	Water, oil, gas or geothermal drilling operations									S		S
	Welding shop									P		P
	Welding supplies and gases (retail and wholesale sales) (no filling or repair of cylinders)						S		S	P		P
	Wood storage yard, screened ["Outside storage as a primary use"]									P		P

Footnotes:

1. Any use or structure that is otherwise permitted under the zoning ordinance but is prohibited under federal law or regulation is prohibited on any property that shares any portion of a boundary with the Carson City Airport.

Chapter 18.04 - Agriculture and Conservation Reserve Districts Use Tables

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	A	CR
√ [Accessory farm structure] "Farm structure"	P	P
√ Accessory structure	A	A
√ Agricultural services	S	S
√ Agricultural use	P	P
√ Animal boarding facility	S	S
√ Animal shelter	<u>S</u>	<u>S</u>
√ Animals and fowl	P	P
[Barn or stable] "Farm structure"	P	
√ Cemetery		S
√ Child care facility/Adult care facility	S	S
√ Church	S	S
√ Conservation and wildlife sanctuary	<u>S</u>	<u>P</u>
[Crop production (commercial)] ["Agricultural use"]	P	
[Domestic and agricultural well] ["Residential" or "Agricultural use"]	A	A
√ Equestrian center	<u>S</u>	<u>S</u>
√ Extraction operation		S
√ Farm structure [Replaces "Accessory farm structure"]	<u>P</u>	<u>P</u>
[Fire protection facility] [Undefined]		P
Flood control facility/storm drain protection devices	P	P
√ Fraternal association		S
√ Guest building	A	A
√ Home occupation	A	A
√ Livestock raising	P	<u>P</u>
Municipal well facility	S	S
Oil, gas or geothermal drilling operation	S	S
√ Outdoor recreational facility (public or private)	S	S
√ Park	P	P
Ranch and farm hand living quarters/bunkhouses including seasonal housing	S	
√ Recreational vehicle park or campground	S	S
Residential (limited to 1 dwelling per 20 acres or larger)	P	P
√ Utility substation	S	S
√ Veterinary clinic	S	
Watchman's quarters	A	A
√ Water storage facility		P
Winery	P	
√ Wireless communications facility ¹	P/S	P/S

Footnotes:

1. See specific "wireless communication facility" process and design standards.

Chapter 18.04 - Public Districts Use Tables

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

	Use	P	PN	PC	PR
√	<u>Agricultural use</u>				<u>S</u>
	Airports/heliports				S
√	Animal shelter	<u>S</u>		<u>S</u>	S
	[Archaeological heritage/cultural resource] [Undefined]				S
	Buildings and facilities owned, leased or operated by the city of Carson City, Carson City unified school district or any other district, state of Nevada or the government of the United States	S	S	S	S
√	Bus [terminal/station] <u>passenger depot/transit passenger facility</u>	<u>S</u>	<u>S</u>	<u>S</u>	S
√	Cemetery	S		S	S
√	Child care facility/Adult care facility	S	S	S	S
√	Civic auditorium and theater	S		S	S
√	Clinic	<u>S</u>	<u>S</u>	<u>S</u>	S
√	Community institution (non-profit)	<u>S</u>	<u>S</u>	<u>S</u>	S
	[Communication antenna/tower] ["Wireless communication facility"]				S
√	Congregate care housing [/senior citizen home]	<u>S</u>		<u>S</u>	S
√	Conservation and wildlife sanctuary				S
√	Convention facility				S
	Corporate yard	<u>S</u>		<u>S</u>	S
√	Equestrian center				S
√	Fairground/theme park				S
	[Farm] ["Agricultural use"]				S
√	Farmer's market	<u>S</u>	<u>S</u>	<u>S</u>	S
√	Fire station	<u>S</u>		S	
	[Flood control facility/storm drain protection devices] [See "Buildings and facilities" operated by a government agency, above.]				S
	[Forest area]				S
√	Fuel storage tank facility				S
√	Golf course [/driving range/club house]				S
	[Historical site] [Not defined; established by specific use type.]	S	S	S	S
√	Hospital	S		S	S
√	Impound yard				S
	[Institutional use] ["Building and facilities"]				S
√	Library	S	S	S	S
	[Maintenance garage] ["Municipal garage"]				S
	Military site	S			S
√	Municipal garage				S
	[Municipal training facility] ["Building and facilities"]				S
	Municipal well facility	S	S	S	S
√	Museum	S		S	S
	Noise attenuation barrier				S
√	Nursery [, public]				S
√	[Offices] ["Building and facilities"]	S	S	S	S
√	[Open space]				S
√	<u>Outdoor recreation</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
√	Outside storage	<u>S</u>	<u>S</u>	<u>S</u>	S
√	Park	S	S	S	S
	Parking lot, public	S	S	S	S
	Pavilion/stadium				S

Chapter 18.04 - Public Districts Use Tables

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	P	PN	PC	PR
[Performing arts center, public] ["Civic auditorium and theater"]				S
Prison				S
√ Public utility building				S
[Public water supply] ["Water storage facility"]				S
√ Quarry/extraction site				S
√ [Radio station/TV station tower] ["Wireless communication facility"]				S
√ Recreational vehicle park or campground	S			<u>S</u>
[Resource management use/groundwater recharge use] ["Building and facilities"]			S	S
√ School	S		S	S
√ Schools, (elementary and middle)		S		
[Senior center] ["Building and facilities"]			S	
√ [Sewage works facility] ["Wastewater treatment facility"]				S
√ Sheriff's office and jail			S	
[Sheriff's substation] ["Building and facilities"]		S		
√ [Social services center/facility offices] ["Community institution (non-profit)" or "Buildings and facilities"]				S
[Special complementary uses] [Undefined]				S
[Sport playing field] ["Park"]				S
[Storage] ["Outside storage"]	S	S	S	S
Storage containers	S	S	S	S
[Storm drainage and floodplain devices] ["Building and facilities"]		S	S	S
√ Summer camp	<u>S</u>	<u>S</u>	<u>S</u>	S
[Swimming pool] ["Outdoor recreation"]			S	
[Tennis court complex] ["Outdoor recreation"]				S
√ Transfer station/sanitary landfill				S
[Utility easement] [Not a use]			S	S
[Utility facilities] ["Building and facilities"]			S	S
√ Utility substation	S		S	S
√ Warehouse				S
[Waste disposal area/site facility] ["Transfer station/ sanitary landfill"]				S
√ Wastewater treatment facility [/Sewage works facility]	S			S
Watchman's quarters				S
Water, oil, gas or geothermal drilling operations	S			S
√ Water storage facility [Term as used in definitions]	<u>S</u>		<u>S</u>	S
[Water tank] ["Water storage facility"]				S
[Wilderness area]				S
√ Wildlife park/preserves/habitat area				S
√ Wind energy conversion facility				S
√ Wireless communications facility ¹	P/S	P/S	P/S	P/S
√ Zoo				S

Footnotes:

1. See specific "wireless communication facility" process and design standards.

Chapter 18.04 - Public Districts Use Tables (Deleted Use Terms Removed)

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

	Use	P	PN	PC	PR
	Water, oil, gas or geothermal drilling operations	S			S
√	Water storage facility	<u>S</u>		<u>S</u>	S
√	Wildlife park/preserves/habitat area				S
√	Wind energy conversion facility				S
√	Wireless communications facility ¹	P/S	P/S	P/S	P/S
√	Zoo				S

Footnotes:

1. See specific "wireless communication facility" process and design standards.