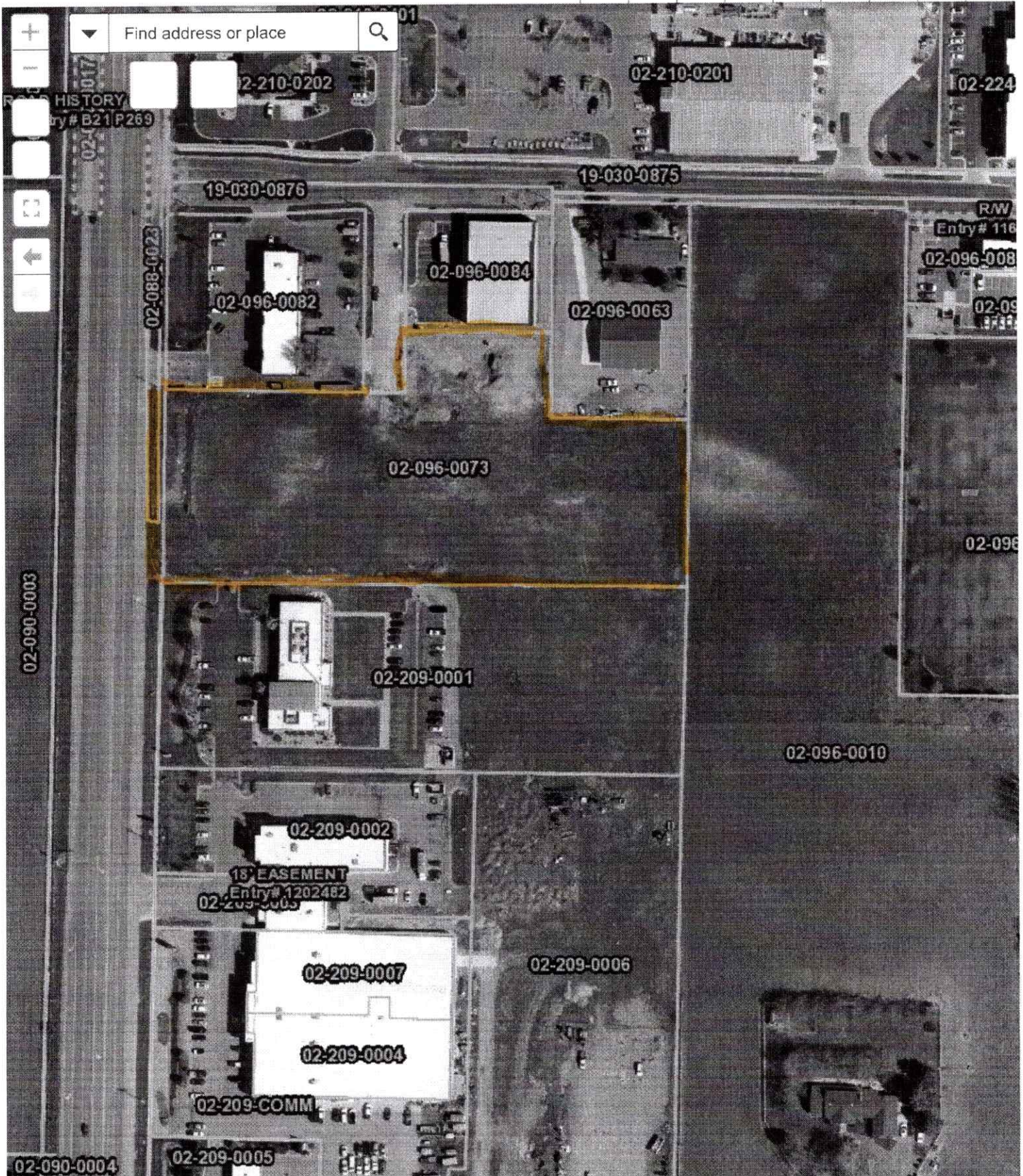


Survey and Section Corner Viewer

VERSION 2.1



10-6-1 Use Chart

Land and buildings in each of the zoning districts may continue to be used, but no land shall hereinafter be used, and no building or structure shall hereinafter be erected, altered or converted which is arranged, designed or used for other than those uses specified for the district in which it is located as set forth by the following use chart and indicated by:

P = permitted use

C = conditional use permit required

X = special review required

I = allowed only as a conditional use when incidental to a retail business with more than 15,000 square feet of floor area and:

- Incidental to a single use (i.e.: a bank is incidental to a retail business, not multiple businesses);
- A department store, grocery store, health fitness center, or other retail business may have more than one incidental use associated therewith;
- The combined total of all incidental uses associated with a building may not exceed 12 percent of the gross square footage of the building or 6,000 square feet, whichever is less (administrative offices, restrooms, storage areas, and other amenities necessary for the operation of the retail business are not considered incidental uses);
- Cannot be a stand-alone building (an unoccupied drive through structure and/or fueling pads will be counted as part of the 12 percent but not included in the 6,000 square foot cap of the incidental use);
- Must share the same public entrance;
- A permitted business is not considered an incidental use; and
- Incidental use must have its own business license unless owned and operated by the primary retail business.

(absence of symbol) = not permitted

If a use is not specifically designated, it is prohibited.

Explanation of district abbreviations:

- AGR = Agricultural, one unit per lot, minimum lot size 5 acres, R-R-1 = Residential Rural, one unit per lot, minimum lot size 1 acre
- R = residential, 1 = one unit per lot; 20 = minimum lot size in sq. ft. multiplied by 1,000
Example: R-1-20 = residential unit, 1 per lot, minimum lot size 20,000 sq. ft.
- R = residential, M = multiple units per lot, 7 = maximum units per net acre.
Example: R-M-7 = residential unit, multiple units per lot, 7 = no more than 7 units per net acre

		Residential, one unit per lot								Residential, multiple units per lot			Mixed residential/commercial			Commercial		Public/Recreation
		AGR	R-R-1	R-1-20	R-1-12	R-1-10	R-1-8	R-1-6	MHD	R-M-7	R-M-12	R-M-18	LCR 4-12	MXD	PD	CGD	CHD	PUB
A	Residential Uses																	
1	Single-family, detached	P	P	P	P	P	P	P	P				P	P	P			
2	Single-family, attached					P	P	P		P	P	P	P	P	P			
3	Dwelling, two-family Duplex									P	P	P	P	P	P			
4	Dwelling, three-family									P	P	P	P	P	P			
5	Dwelling, four-family									P	P	P	P	P	P			
6	Dwelling, multiple-family									P	P	P	P	P	P			

		Residential, one unit per lot								Residential, multiple units per lot			Mixed residential/commercial			Commercial		Public/Recreation
		AGR	R-R-1	R-1-20	R-1-12	R-1-10	R-1-8	R-1-6	MHD	R-M-7	R-M-12	R-M-18	LCR 4-12	MXD	PD	CGD	CHD	PUB
7	Manufactured/modular	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
8	Mobile/trailer home								P									
9	Cluster development			C	C	C	C	C	C	C	C	C	C	C	C			
10	Inner block development		C	C	C								C	P				
11	Planned unit development		C	C	C	C	C	C	C	C	P	P	C	P				
12	Short term rental (STR)	C^	C^	C^	C^	C^	C^	C^		C^	C^	C^	C^	C^				
13	Bed and breakfast, Inn	C	C	C	C	C	C			C	C	C	C	C	P	P		
14	Hotel/motel												P	P	P	P		
15	Lodging house								C	C	C	C	C	P	C			
16	Residence for persons with disabilities		P	P	P	P	P	P	P	P	P	P	P	C	P			
17	Residential facility for the aged		P	P	P	P	P	P	P	P	P	P	C	P				
B	Accessory/Incidental Uses																	
1	Accessory building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2	Internal accessory dwelling unit (IADU)	P	P	P	P	P	P	P					P					
3	Accessory dwelling unit	P	P	P	P	P	P	P					P	P				
4	Accessory farm building	P	P	P	P	P												
5	Off-street parking incidental to main use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6	Private swimming pool	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
C	Governmental/Institutional/Special Services																	
1	Church	P	P	P	P	P	P	P	P	P	P	P	P		P			
2	Ministers, rabbis, priests, and other similar ordained religious work	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^		P			
3	Community Center	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	
4	Day care nursery	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C	P	P	I or C*	
5	Preschool	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C	P			
6	Public park		P	P	P	P	P	P	P	P	P	P	P	P	P			P
7	Private lessons/public facility		P	P	P	P	P	P	P	P	P	P	P	P	P			CP
8	Public school	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
9	Home-based microschool	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
10	Micro-education entity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
11	Public building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
12	Recreational facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P
D	Utility and Related Service																	
1	Electric substation	C	C															
2	Electric power plant	C																
3	Fire station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
4	Gas meter station	P	P	P	P	P	P	P	P	P	P	P			P			

		Residential, one unit per lot								Residential, multiple units per lot			Mixed residential/commercial			Commercial		Public/Recreation
		AGR	R-R-1	R-1-20	R-1-12	R-1-10	R-1-8	R-1-6	MHD	R-M-7	R-M-12	R-M-18	LCR 4-12	MXD	PD	CGD	CHD	PUB
5	Irrigation supply	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6	Utility distribution lines	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7	Radio/TV/cellular tower	P													C	C		C
8	Sewage/water pumping station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9	Telephone utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
10	Public utilities, other	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
11	Utility shop, storage and bldgs.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
12	Water treatment plant	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
13	Water well, reservoir, or storage tank	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
E	Professional Services																	
1	Business office, medium impact	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P^			
2	Business office, low impact	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P	P^			
3	Business office, general													P	P	P	P	P
4	Clinic, dental													P	P	P	I or C*	
5	Clinic, medical													P	P	P	I or C*	
6	Clinical social worker													P	P	P	I or C*	
7	Office for single physician, dentist, or chiropractor	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	I or C*	
8	Licensed professional	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	I or C*	
9	Mortuary	C^	C^							C^	C^	C^	C^	P		P		
10	Optical shop	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	I or C*	
11	Pharmacy	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	I or C*	
12	Private school, teaching, tutoring (1 or 2 students at a time)	P^	P^	P^	P^	P^	P^	P^	P^	C^	C^	C^	C^					
13	Private school, teaching	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P		
14	Studio: art, dance, drama, photography, etc. (1 or w students at a time)	P^	P^	P^	P^	P^	P^	P^	P^	C^	C^	C^	C^					
15	Studio: art, dance, drama, photography, etc. and tutoring	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	I or C*	
16	Dressmakers, seamstresses, tailors, upholsters, and related occupations	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P	P	P		
17	Artists, artisans, craftsman, sculptors, authors, small crafts and handcrafts, and related artistic work	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P	P	P		
18	Veterinarian^^	C^	C^	C^	C^									P		C		
F	Retail/Related Uses																	
1	Adult oriented business															C		
2	Food preparation, catering, etc.	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	P	€P

		Residential, one unit per lot									Residential, multiple units per lot			Mixed residential/commercial			Commercial		Public/ Recreation
		AGR	R-R-1	R-1-20	R-1-12	R-1-10	R-1-8	R-1-6	MHD	R-M-7	R-M-12	R-M-18	LCR 4-12	MXD	PD	CGD	CHD	PUB	
3	Bakery/confectionery sales	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	P		
4	Barber/beauty shop, beauty spa	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	P		
5	Book/stationery store													P	P	P	P		
6	Computer store													P	P	P	P		
7	Department store													P	P	P	P		
8	Florist store													P	P	P	P		
9	Furniture store													P	P	P	P		
10	Specialty store/shop	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	P		
11	Grocery store	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	P		
12	Hardware store													P	P	P	P		
13	Home and garden store													P	P	P	P		
14	Laundry/dry cleaning store													P	P	P	P		
15	Laundry services	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^						
16	Liquor store													P	P	P	P		
17	Music store													P	P	P	P		
18	Paint store													P	P	P	P		
19	Pet grooming	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	P		
20	Pet store													P	P	P	P		
21	Restaurant/fast food													P	P	P	P		
22	Shoe repair	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P		P	P		
23	Small appliance repair	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C		P	P		
24	Variety store													P	P	P	P		
25	Commercial complex													P	P	P	P		
26	Shopping center													P	P	P	P		
27	Tire sales, retail														P	P	P		
28	Yard/Garage sales, occasional basis	P	P	P	P	P	P	P	P	P	P	P	P						
29	Yard/Garage sales, regular basis																P	P	
30	Estate sales/auction	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
31	Pallet sales													P	P	P	P		
G	Commercial/Related Uses																		
1	Auto sales – new and used															P	P	P	
2	Auto sales – used																		
3	Auto wash													P	P	P	P		
4	Bank/financial													P	P	P	I or C*		
5	^^^Nondepository financial institutions															P	I or C*		
6	Building materials															P			
7	Dance hall																		

		Residential, one unit per lot								Residential, multiple units per lot			Mixed residential/commercial			Commercial		Public/Recreation
		AGR	R-R-1	R-1-20	R-1-12	R-1-10	R-1-8	R-1-6	M H D	R-M-7	R-M-12	R-M-18	LCR 4-12	MXD	PD	CGD	CHD	PUB
8	Gasoline/petroleum/propane storage (not bulk)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		P
9	Gasoline sales/service													P	P	P		
10	Fitness center commercial (gym)													P	P	P		
11	Convenience store													P	P	P		
12	Night club																	
13	Print shop/sales	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P		
14	Amusement, commercial (indoor)													P	P	P	P	
15	Amusement, commercial (outdoor)													P	P	P	1 or C*	
16	Research facilities	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^		P	P	P	
17	Theater													P	P	P	P	
18	Vehicle storage (commercial)														P			
19	Parking garage							P	P	P	P	P	P	P	P	P	P	P
H	Industry and Manufacturing																	
1	Auto repair													C	C	C	C	
2	Paint and body shop															C	C	
3	Bldg. maintenance and repair services														C	C		
4	Cabinet shop																	
5	Countertop shop																	
6	Clothing manufacturer																	
7	Furniture manufacturer																	
8	General contractor yard															C		
9	Landscape services																	
10	Yard/lawn/snow removal maintenance	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^		P	C		
11	HVAC shop/sales														P	P		
12	Ice cream plant																	
13	Lumber yard															P		
14	Paint shop															P		
15	Welding machine shop															C		
16	Wholesale outlet/storage and sales														P	P		
17	Light manufacturing														C	P		
18	Motorcycle, snowmobile, ATV, etc. repair	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^					
I	Agriculture and Related Uses																	
1	Beekeeping: 4 or less colonies	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^
1A	Beekeeping: more than 4 colonies	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^
2	Breeding or raising animals for sale, food, pleasure, or profit	P^^	P^^	P^^	P^^	P^^												

		Residential, one unit per lot								Residential, multiple units per lot			Mixed residential/commercial			Commercial		Public/ Recreation
		AGR	R-R-1	R-1-20	R-1-12	R-1-10	R-1-8	R-1-6	MHD	R-M-7	R-M-12	R-M-18	LCR 4-12	MXD	PD	CGD	CHD	PUB
3	Keeping dogs, cats, fish, or exotic caged birds	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P	P	P	I	P
4	Kennel, not commercial	P^^																
-5	Commercial crop production	P	P	P	P	P												
6	Dairy business	P^^	P^^	P^^														
7	Feed lot	C																
8	Gardens and orchards for home use	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
9	Ranch/farm production	P	P															
10	Garden and greenhouse plants and produce for wholesale or retail sales	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^					
11	Gasoline/petroleum storage (not bulk)	C																

^ Use is allowed as a permitted or conditional use only if it is a home business, child care business, or nonconforming business that complies with PCC chapter 3-4.

^^ Must conform to PCC chapter 5-1.

^^^ Nondepository financial institutions are businesses that conduct transactions of cashing a check for consideration or extending a deferred deposit loan and shall include any other similar types of businesses licensed by the state pursuant to the check cashing and deferred deposit lending registration act. Nondepository financial institutions shall be limited by the population of all residents in the city. The total population figures shall be based on the US Census Bureau's annual estimates. Only one nondepository financial institution shall be allowed for a population of zero to 7,000, and one per 7,000 thereafter.

* The following conditions apply to a non-sales tax generating business (NSTGB) located in the CHD zone:

- A. The combined total of all NSTGB will be limited to no more that 15 percent of the combined existing gross leasable space (GLS) of buildings in the project area; the GLS of a building is based on the square footage of the ground floor; upper levels are not included in the combined totals for or against the 15 percent limit.
- B. The project area is the approved preliminary plat.
- C. Incidental uses in the project area are not computed in the 15 percent limitation.
- D. NSTGB may be in a free-standing building of its own or part of a multitenant building with separate outside entrances for the public.