

1226.01 TABLE OF ALLOWED USES.

Table 1226-1 below lists the uses allowed within all zoning districts. Each of the listed uses is defined in Chapter 1231: Definitions and Rules of Construction.

(1) Explanation of Table Abbreviations and Columns.

(A) Permitted uses (P). A "P" in a cell indicates that a use is permitted by-right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this Code, including the use-specific standards set forth in this chapter and the development standards of Chapter 1227: Site Development Standards and Chapter 1229: Development Standards.

(B) Conditional uses (C). A "C" in a cell indicates that, in the respective zoning district, a use is permitted if reviewed and approved as a conditional use pursuant to Section 1224.08: Conditional Use Permit. Conditional uses are subject to all other applicable regulations of this Code, including the use-specific standards set forth in this chapter and the development standards of Chapter 1227: Site Development Standards and Chapter 1229: Development Standards.

(C) Prohibited uses (shaded cells). A shaded cell indicates that the listed use is prohibited in the respective zoning district.

(D) Additional regulations. Regardless of whether a use is permitted by-right or permitted as a conditional use, there may be additional regulations that are applicable to the use. The existence of these use-specific standards is noted through a cross-reference in the last column of Table 1226-1. These standards apply in all districts unless otherwise specified.

(E) Unlisted uses.

1.) If a zoning permit, site plan review, or a certificate of use and compliance application is submitted for a use that is not listed in Table 1226-1, the Planning Director is authorized to classify the new or unlisted use into an existing land use category that most closely fits the new or unlisted use. The Planning Director may consult with the PZC and obtain a motion of concurrence or objection to the use classification through the PZC hearing process.

2.) If no similar use determination can be made, the Planning Director shall refer the use to the PZC who may initiate an amendment to the text of this Code to clarify where and how the use should be permitted.

Table 1226-1: Allowed Uses											
Uses P = Permitted C = Conditional	R-R	R-1	R-2	B-1	B-2	B-3	B-4	B-5	I-1	PD	Additional Regulations See Section:
Table 1226-1: Allowed Uses											
Uses P = Permitted C = Conditional	R-R	R-1	R-2	B-1	B-2	B-3	B-4	B-5	I-1	PD	Additional Regulations See Section:
Agricultural Uses											
Agriculture - animal husbandry and keeping of livestock	P	P						C	P		1226.02 (2)
Agriculture - raising of crops	P	P	P	P	P	P	P	P	P	P	
Nurseries and greenhouses	C			P		C	C	C	P		
Residential Uses											
Adult family homes (3 to 8 adults)	P	P	P							C	
Adult group homes (9 to 16 adults)			C							C	
Adult family homes, transitional (3 to 6 adults)			C	C		C	C	C	C	P	1226.02 (14)
Multi-Family dwellings			P							P	
Nursing homes and assisted living facilities			C	C	C	C				P	1226.02 (10)
Open Space Subdivisions	P	PC	C							P	

Single-Family dwellings	P	P	P							P	
Two-family dwellings		C	P							P	
Commercial Uses											
Airport and airport related facilities								P			
Automotive body repair				P			P	P	P		
Automotive car washes				P			P	P	P		
Automotive fuel sales				P		C	P	P	P	P	1226.02 (3)
Automotive rental				P			P	P	P		
Automotive repair and service & body repair				P			P	P	P		1226.02 (3)
Automotive sales				P		C	P	P	P		
Banquet halls				P			P	P		P	
Bars and taverns				P		C	P	P		P	
Bed and breakfast establishments	C	C	C							P	
Day care centers				P	P	P		C	C	P	1226.02 (5)
Day care home, Type A (7 to 12 children, or 4 to 12 children when 4 or more are under two years old)				C	C	C			C		1226.02 (5)
Day care home, Type B (1 to 6 children, no 3 children are under two years old)	P	P	P							P	
Drive-through facilities				C	C	C	P	P		P	
Financial institutions				P	P	P	P	P		P	
Funeral homes				P	C	C	P	P	P		
Hotels and motels				P			P	P		P	
Kennels				P				C	P		1226.02 (8)
Medical and dental offices				P	P	C	P	P	C	P	
Offices				P	P	C	P	P	P	P	
Parking lots/Decks	C	C	P	P	P	P	P	P	P	P	
Personal service establishments				P	C	C	P	P		P	
Recreation and indoor entertainment facilities				P			P	P	P	P	
Research facilities and laboratories				P	C	C	P	P	P	P	
Restaurants				P	C	C	P	P	P	P	
Retail and service commercial uses				P	C	C	P	P		P	
Self-storage facilities				C				C	P		1226.02 (11)
Sexually oriented businesses							P				1226.02 (12)
Social clubs and fraternal organizations				P		C	P	P		P	
Theaters				C		C	P	P		P	

Veterinarian clinics				P	C	C	P	P	P		
Wireless telecommunications towers	C	C	C	C	C	C	C	C	C	C	1226.02(13)
Industrial Uses											
Distribution facilities, truck terminals, and warehouses							C	P	P		
Heavy industrial uses								C	C		
Light industrial uses								P	P		
Mineral extraction	C	C	C	C	C	C	C	C	C		1226.02 (9)
Public and Institutional Uses											
Active parks, playgrounds and recreational facilities	C	C	C	P	P	P	P	P	P	P	1226.02 (1)
Cemeteries	C	C	C	C	C	C	C	C	C	P	1226.02 (4)
Community centers and clubhouses	C	C	C	P	C	C	P	P	P	P	
Educational facilities (public or private)	C	C	C	P	C	C	P	P	P	P	1226.02 (6)
Governmental offices and facilities	C	C	C	P	P	P	P	P	P	P	1226.02 (7)
Hospitals and clinics				P			P	P	P	P	
Libraries, museums, galleries, and cultural centers	C	C	C	P	P	P	P	P		P	
Passive parks and conservation areas	P	P	P	P	P	P	P	P	P	P	
Public and private utility services	P	P	P	P	P	P	P	P	P	P	
Public safety/service facilities	C	C	C	P	C	C	P	P	P	P	1226.02 (7)
Religious places of worship	C	C	C	C	C	C	C	C	C	P	

(Ord. 2009-21. Passed 10-27-09; Ord. 2010-06. Passed 6-8-10; Ord. 2013-19. Passed 11-12-13; Ord. 2013-26. Passed 2-11-14; Ord. 2018-02. Passed 3-13-18.)