

Title 8, Section 8-4-1

Table 1 Land Use Matrix

Zoning Classification	
Permitted by Right	P
Permitted with Conditions	PC
Conditional Use	CU

Retail/Services/Office	C-1
Appliance/Electronic Repair Service/Shop	CU
Automotive Service Station	CU
Bakery	CU
Bar/Tavern/Night Club/Lounge	CU
Barber/Beauty Shop	CU
Bed and Breakfast Inn , Boarding/Lodging House	CU
Bed and Breakfast, Residential	CU
Book Store	CU
Clothing Sales/Repair	CU
Copy Shop	CU
Drug Store	CU
Dry Cleaners	CU
Florist Shop	CU
Furniture and Appliance Store	CU
Garden Center	CU
Grocery Store	CU
Hardware Store	CU
Laundromat	CU
Office/ Professional Business	CU
Pet Store	CU
Plumbing/ Heating Equipment Shop	CU
Restaurant	CU
Studio	CU
Theater	CU
Variety Store	CU

Manufacturing	C-1
Brewery	CU

Public, Quasi-Public	C-1
Church or Place of Worship	CU
Irrigation Canal/Pipeline	P
Museum	CU
Playground	PC
Utility Infrastructure/Lines	P

All the land uses in the C-1, C-2, C-3 and M-1 districts shown as a CU will require a Conditional Use Permit to include a commercial development agreement to insure the public health, safety and general welfare and to preserve the integrity of the particular zoning district and surrounding zoning districts, and to protect the property values in the surrounding areas. In order to accomplish any or all of the above goals this permit shall include a property survey and at the discretion of the Planning Administrator may be required to submit a site plan that would include special structural or landscape amenities such as, but not limited to: extra-ordinary setbacks, berms, landscaping, fencing, parking, ingress and egress specifications, etc.

Permitted with conditions (PC) is a use category other than permitted use or conditional use that may be permitted administratively by meeting and maintaining minimum conditions of approval as listed in the PC permit. (See 8-6-2)

8-4-2:

LAND USE SCHEDULE DEFINITIONS:

APPLIANCE/ELECTRONIC REPAIR SERVICE/SHOP:	A shop where repairs and service are performed on appliances, electronics, or small machines.
AUTOMOTIVE SERVICE STATION:	A facility limited to retail sales to the public of motor fuel, motor oil, lubricants, travels aids, and minor automobile accessories, convenience items and sundries. In addition such facility may provide minor vehicle services and repairs.
BAKERY:	An establishment in which the production, wholesaling and/or retailing of baked goods occurs.
BAR/TAVERN/NIGHT CLUB/LOUNGE:	An establishment or place of business primarily engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, from which at least 50% or more of the gross income is derived from the sale of alcoholic beverages, including taverns, bars, cocktail lounges, and similar uses other than a "restaurant," as that term is defined in this Chapter, and/or in which dancing and musical entertainment is permitted.
BARBER/BEAUTY SHOP:	An establishment where barbering and hairdressing are done.
BED & BREAKFAST INN, BOARDING/LODGING HOUSE:	A residence or building that has four or more guest units, exhibits a character of use similar to a motel or hotel, serves food to overnight guests, and is open to the traveling public for stays fewer than 30 consecutive days.
BED & BREAKFAST, RESIDENTIAL:	An establishment or business that is a private, owner-occupied residence with one to three guestrooms, occupied or used as a transient abiding place of individuals or groups of individuals who are lodged for compensation, with or without food service, for a stay of no more than 14 consecutive days.
BOOK STORE:	A retail establishment that as its primary business engages in the sale, rental or exchange of books, magazines, newspapers, greeting cards, video tapes, computer software or any other printed or electronically conveyed music, information or media, excluding any adult bookstore.
BREWERY:	A commercial use that brews ales, beers or similar beverages onsite. It may be operated in conjunction with a bar or restaurant.
CHURCH OR PLACE OF WORSHIP:	A permanent building in which religious services and other activities associated with a religious denomination are conducted.
CLOTHING SALES/REPAIR:	A retail operation that specializes in the sale and/or repair of clothing in which services are provided to individuals/households and not for businesses. Clothing sales may include secondhand merchandise.
COPY SHOP:	A small-scale facility for the reproduction and copying of printed material, drawings or blueprints, and may include collating and binding of booklets and reports, and includes the service of facsimile sending and receiving. Sale of incidental office supplies is included. This does not include sign shops, printing establishments, or similar large-scale operations.
DRUG STORE:	A business where legal drugs and medicines are prepared, dispensed and sold, and where a variety of unrelated merchandise and services are displayed and sold directly to the customer, also called a variety store with a pharmacy.
DRY CLEANERS:	An establishment where articles dropped off directly by the customer are laundered, altered or dry cleaned; or where articles are dropped off, sorted, and pickup up, but laundering or cleaning is done offsite.

DWELLING, ACCESORY UNIT:	A secondary dwelling unit that may be a detached structure on the same parcel as the primary unit, or attached to the primary residential unit but fully separated from the primary unit by means of a wall or floor and using a separate entrance from the primary unit. It must be subordinate in size to the primary unit and have its own kitchen, bathroom facilities, and bedroom. The maximum size of an accessory dwelling unit shall not exceed 50% of the square footage of the primary residence or 900 square feet whichever is greater, not to exceed a total of 1500 square feet. On parcels of five (5) acres or greater in size, this size restriction shall not apply. Only one (1) accessory dwelling unit shall be allowed per parcel. Accessory dwelling units shall not be permitted on parcels of less than one (1) acre.
DWELLING, SINGLE-FAMILY DETACHED:	A dwelling designed and constructed for occupancy by one household and located on a lot or separate building tract, having no physical connection to a building on any other lot or tract. This includes manufactured homes.
FLORIST SHOP:	A retail business whose principle activity is the selling of plants, which care not grown on the site, and conducting business within an enclosed building.
FURNITURE AND APPLIANCE STORE:	A retail establishment specializing in the sale, rent, or lease of home or office furniture and related furnishings directly to the consumer. Usually includes a home delivery option. The sale and/or servicing of major home appliances shall not be included.
GARDEN CENTER:	A business that sells garden equipment, garden tools, landscaping materials, fertilizers, soil, seeds, and associated supplies. The garden center may sell plants, flowers, shrubs, and trees if the sales of live plants are minor to the operation.
GROCERY STORE:	A retail store where most of the floor area is devoted to the sale of food products for home preparation.
HARDWARES STORE	A retail store that engages primarily in the sale of basic hardware lines such as: tools, plumbing and electric supplies, paint, household appliances, garden supplies.
IRRIGATION CANAL/PIPELINE	A pipeline or an excavation dug or placed on grade for carrying water for the purpose of irrigation.
LAUNDROMAT	A facility where patrons wash, dry, or dry clean clothing in machines operated by the patrons.
MOBILE HOME/MODULAR UNIT/TRAILER HOME SINGLE-WIDE	A vehicle with or without motive power designed to be used for human habitation. Also, a vehicular portable structure for human habitation built on a chassis and designed to be used without a permanent foundation which is not taxed as real property by the county and state.
MUSEUM	A permanent building for the purpose of storing, preserving and exhibiting historic, artistic or scientific objects.
NURSERY	A place where young trees and plants are raised for sale.
OFFICE/PROFESSIONAL BUSINESS	An establishment providing direct services to consumers such as insurance agencies, title insurance companies, real estate offices, and medical or dental clinics. It does not include retail sales.
PET STORE	A retail sales establishment primarily involved in the sale of domestic animals, such as dogs, cats, fish, birds and reptiles excluding exotic and farm animals.
PLANT NURSERY/GREENHOUSE	A place at which occurs the growing, cultivation, storage or sales of plants, flowers, garden stock, trees, or shrubs to the public. The plants may be grown on-site outdoors or in a greenhouse. A nursery may be part of a landscaping business.

PLAYGROUND	The provision of outdoor playground or recreation that is accessory to a subdivision, apartment or condo complex, church or other similar principal use, whether public or private.
PLUMBING/HEATING EQUIPMENT SHOP	A business that sells plumbing fixtures, heating equipment, hardware and accessories to the public or contractors.
RESTAURANT	An establishment primarily engaged in preparation of meals for compensation, with kitchen facilities for the preparation of the food sold, where alcoholic beverages may or may not be sold in conjunction with meals only, provided that at least 70% or more of the gross income generated at the restaurant is related to food sales, and including among others, such uses as café, cafeteria, coffee shop, lunchroom, tearoom, dining room, food delivery, and food take-out.
RIDING/TRAINING STABLE	An operation where horses may be stabled for the public for a fee. The owner/operator may provide training for a fee for stabled horses and the owners thereof or the stabled horse owner agent.
ROADSIDE STAND, AGRICULTURAL PRODUCTS	A temporary structure erected for the display of grown or produced agricultural products, generally on the same premises where produced, with no space for customers within the structure itself.
STUDIO	A workspace for an artist, artisan or craftsman, including persons engaged in the application, teaching, or performance of fine arts or crafts, that commonly include visual and performing art forms such as, but not limited to, drawing, painting, sculpture, vocal or instrumental music, dance, theater, photography, printmaking and writing. This use may include incidental sales to consumers of works produced on site.
THEATER	A building used primarily for the presentation of live stage production, performances or motion pictures, excluding drive-in theaters.
UTILITY INFRASTRUCTURE/LINES	Facilities for the transmission of telephone, cable television, or other broadcasting or communication services, drainage, electricity, gas, irrigation water, sewage, or water, and including relay, booster, pump, or other station.
VARIETY STORE	A retail establishment for the sale of general merchandise.
WIND ENERGY SYSTEM	A conversion system turning wind into electricity consisting of a wind turbine and/or a tower or associated control or conversion technologies with a rated capacity appropriate to the on-site electric usage.