

Sec. 26-204. Zone district use schedule.

- A. The following schedule of permitted and special uses allowed within the various zone districts is hereby adopted and declared to be a part of this Code and may be amended in the same manner as any other part of this Code. In each zoning district, any uses not expressly permitted (P) or allowed as a special use (S), or as an accessory use shall be deemed to be excluded. The director of community development shall render the final administrative decision concerning the scope, application and meaning of the terms in this section.
- B. The director of community development has authority to determine that a use not specifically listed as permitted, allowed as a special use or an accessory use should be so permitted or allowed on the basis of its being similar to a listed use, compatible in character and impact with other uses in the zone district, consistent with the intent of the district, and which would not be objectionable to nearby property by reason of odor, dust, fumes, gas, noise, radiation, heat, glare, vibration, traffic generation, parking needs, outdoor storage or use, or is not hazardous to the health and safety of surrounding areas through danger of fire or explosion. The director's decision may be appealed to the board of adjustment.
- C. Upon application or on its own initiative, the city council may by ordinance add to the uses listed for a zone district, conforming to the conditions set forth in the following special findings:
 - 1. Such use is appropriate to the general physical and environmental character of the district to which it is proposed to be added, and
 - 2. Such use does not create any more hazard to or alteration of the natural environment than the minimum amount normally resulting from the other uses permitted in the district to which it is added, and
 - 3. Such use does not create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences or more traffic hazards than the minimum amount normally resulting from the other uses permitted in the district to which it is proposed to be added, and
 - 4. Such use is compatible with the uses existing and permitted in the district to which it is proposed to be added at the time of adoption.

Table of Uses—Agricultural and Public Facilities

Uses	Notes	A-1	A-2	PF
Animal daycare facility	See § 26-644	S	S	
Bed-and-breakfast	Subject to requirements set forth in § 26-608	S	S	
Cemeteries and crematories	Not including funeral homes	S	S	
Churches parish houses		S	S	
Day care center, small or large		S	S	P
	If the property contains a vacant nonresidential primary structure	P	P	P
Dog kennels, catteries, veterinary hospitals	Provided that outside runs, play yards, pens, or training areas which are adjacent to residentially zoned or used property are no closer than 25 feet to a side or rear lot line	S	S	
Electric transmission substations		S	S	
Farmers' markets	Submittal to community development department required. See § 26-635	P	P	P
Fish hatcheries		P	P	

Uses	Notes	A-1	A-2	PF
Foster care home		P	P	
General farming and raising or keeping of stock, bee keeping, poultry or small animals such as rabbits or chinchillas	PROHIBITED in A-1: The raising or keeping of swine INCLUDED in A-2: The keeping of swine and/or potbellied pigs, Sus Scrofa Vittatus, except such animals shall not be fed garbage	P	P	
Governmental and quasi-governmental buildings, fire stations and public utility buildings	No outside storage	P	P	P
Governmental and quasi-governmental buildings, fire stations and public utility buildings	Outside storage	S	S	P
Greenhouses and landscape nurseries, including both wholesale and retail sales of related products	See § 26-624	P	P	
Parks	Includes noncommercial playgrounds or other public recreation uses	P	P	P
Produce stands	See § 26-636. Where located on a lot with a residential dwelling unit, must meet home occupation regulations per § 26-613	P	P	P
Public or private golf courses, country clubs or clubs operated for the benefit of members only and not for gain	Not including a private club which provides service customarily carried on as a business	S	S	
Race track, fair grounds, amusement resorts, heliports, radio towers and stations		S	S	
Residential group homes for 8 or fewer persons, plus staff	See § 26-612	P	P	
Residential group homes for 9 to 14 persons, plus staff	See § 26-612	S	S	
Residential group homes for 15 or more persons, plus staff				
Riding academies and public stables	Provided that any structure housing animals which is adjacent to a residentially zoned or used property shall be no closer than 25 feet to a side or rear lot line	P	P	
Schools for industrial or business training, including vocational trade or professional schools and colleges and universities	Conducted entirely within an enclosed building	S	S	S

Uses	Notes	A-1	A-2	PF
Schools: Colleges and universities with outdoor campus	Includes: Those uses commonly accepted as necessary thereto when located on the same premises	S	S	S
Schools: Private (kindergarten through twelfth)	Includes: Those accessory uses commonly accepted as necessary thereto when located on the same premises	S	S	S
Schools: Public (kindergarten through twelfth grade)	Must complete site plan review process per § 26-111 Includes: Those uses commonly accepted as necessary thereto when located on the same premises	P	P	P
Short-term rental	See § 26-645	P	P	
Single detached dwelling		P	P	
Urban gardens	See § 26-637	P	P	P
Wind-powered electric generators not in excess of 35 feet.		S	S	

Agricultural and Public Facilities Districts Accessory Uses	Notes
Accessory dwelling unit (ADU)	See § 26-646, allowed as an accessory use to a single detached dwelling
Day care home, large	See § 26-613; shall not be located adjacent to one another; in addition, the City may require a parking and traffic flow management plan prior to approval
Day care home, small	See § 26-613
Detached private garage or carport	
Home occupations, including produce stands	Meeting the definition and standards in § 26-613 and, for produce stands, § 26-636
Farmers' markets	See § 26-635
Household pets, limited to no more than 3 dogs and 4 cats	Plus their unweaned offspring
Parking of equipment, implements, machinery and/or large trucks, trailers and semi-tractor trailers, when used in support of agricultural and public maintenance operations	
Private storage sheds, barns, animal shelters or outbuildings	
Private swimming pools and tennis courts	See § 26-603 for related requirements
Public utility lines and poles, irrigation channels, storm drainage and water supply facilities	Includes other similar facilities such as electric transmission lines and poles
Public and private communications towers, television or radio antennas	Includes other similar communications receiving or sending devices. None may exceed 35 feet in height, whether ground or structurally mounted. For satellite earth receiving stations, see § 26-616 and 26-617
Rooming and/or boarding for not more than 2 persons	On a contract basis for not less than 7 days
Short-term rental	See § 26-645

Urban gardens	See § 26-637
Water towers or above ground reservoirs	Not in excess of 35 feet

Key:

P = Permitted Principal Uses

S = Special Uses

(Ord. No. 2001-1215, § 1, 2-26-01; Ord. No. 1273, § 2, 1-13-03; Ord. No. 1274, § 2, 1-13-03; Ord. No. 1288, §§ 1, 2, 5-12-03; Ord. No. 1301, §§ 2—4, 7-28-03; Ord. No. 1302, §§ 4—6, 7-28-03; Ord. No. 1313, § 10, 10-27-03; Ord. No. 1322, § 1, 5-10-04; Ord. No. 1348, § 1, 7-11-05; Ord. No. 1370, § 1, 8-28-06; Ord. No. 1375, §§ 1, 2, 10-24-06; Ord. No. 1387, § 2, 6-11-07; Ord. No. 1413, §§ 2, 3, 6-9-08; Ord. No. 1468, § 1, 8-9-10; Ord. No. 1479, § 4, 3-14-11; Ord. No. 1491, § 3, 5-23-11; Ord. No. 1504, § 4, 10-24-11; Ord. No. 1523, § 4, 10-8-12; Ord. No. 1524, § 3, 10-8-12; Ord. No. 1543, § 4, 10-14-13; Ord. No. 1550, § 4, 6-23-14; Ord. No. 1552, § 4, 7-14-14; Ord. No. 1563, § 9, 1-26-15; Ord. No. 1598, § 8, 6-27-16; Ord. No. 1607, § 3, 9-12-16; Ord. No. 1617, § 2, 4-10-17; Ord. No. 1646, § 3, 8-13-18; Ord. No. 1648, § 3, 6-25-18; Ord. No. 1670, § 2, 6-24-19; Ord. No. 1684, §§ 4—7, 2-10-20; Ord. No. 1696, § 7, 8-24-20; Ord. No. 1709, §§ 5—7, 2-22-21; Ord. No. 1723, § 2, 10-25-21; Ord. No. 1744, §§ 4, 5, 25(Exh. 1), 7-11-22; Ord. No. 1768, § 2—4, 6-28-23)

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