

	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	OT-R
Airport & Heliport/Helipad & or Landing Field	C											
Commercial Extraction of Soil, Sand, and Gravel or similar material and storage	C	C	C	C	C	C	C	C	C	C	C	C
Petroleum or Petroleum Product Extraction	C	C	C	C	C	C	C	C	C	C	C	C

Section 2.5.2.2: The Non-Residential Land Use Matrix

<u>Non-Residential Land Use Matrix</u>																	
	<u>Mixed-use Districts</u>										<u>Commercial Districts</u>						
	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
<u>Primary Agricultural Uses</u>																	
Agricultural Field Crops or Orchards	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural Animal Husbandry	C	C	C	C	C	C	C	P	P	C	P	P	P	P	C	P	P
Bulk Grain and/or Feed Storage															C	P	P
Farm (Ranch, Livestock)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Feed & Grain Store/Farm Supply Store								C						C	P	P	P
Flour and Other Grain Mills																P	P
Livestock Sales, Wholesale																P	P
Stable/ Riding Facility, Commercial						C	C							P	P	P	P
<u>Primary Residential Uses</u>																	
	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2

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Social & Recreational Building, including homeowners association neighborhood Recreation centers			P			P	P	P	P	C	P	P	P	P	P		
Off-site Detention Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Onsite Detention Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Sale of Produce from Community Garden						P	P	P	P		P	P	P	P	P		
Entertainment & Recreational Uses																	
	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Commercial Amusement, Outdoor	C					C	C	C	P		C	C	C	P	P		
Commercial Amusement, Indoor	P					C	C	P	C		C	P	C	P	P		
Country Club/Private Golf Course/Public Golf Course		P	P	P		P	P	P	P		P	P	P	P	P		
Dinner Theatre	C					C	C	P	C		C	P	C	P	P		
Drag Strip/Race Track															C	C	C
Fairgrounds or Rodeo Grounds												C		C	C	C	C
Gaming Establishment						C	C	C	C		C	C	C	C	C	C	C
Park and/or Playground (Private)	P	P	P	C	C	P	P	P	P		P	P	P	P	P		
Park and/or Playground (Public; Municipal)	P	P	P	C	C	P	P	P	P		P	P	P	P	P		
Private Club						C	C	C	C		C	C	C	P	P	C	C
Recreation Center (Private, For Profit)	P	P	P			C	C	P	C	C	C	P	P	P	P		
Swimming Pool, Commercial	C					C	C	C	C	C	C	C	C	P	P		
Swimming Pool, Private (Use Only By Resident)			P			P	P	P	P	C	P	P	P	P	P		
Temporary Outdoor Amusement/Activity	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Tennis or Swim Club (Private, For Profit)	P	P	P			P	P	P	P	C	P	P	P	P	P		

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Tennis Court (Private/Lighted)	C	C	C				C	C	C	P	C	C	C	C	C	P		
Theater for the Performing Arts							C		P	C			C	C	P	P		
Travel Trailer/RV Park/Campground (Long-Term Stays) {Travel Trailer Defined}																C		
Automobile-Related Service Uses																		
	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-GB	OT-MU	RRIN	OP	BP-288	NS	GB	GC	M-1	M-2	
All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales				P	P									C	C	P	P	
Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)						C		P						P	P	P		
Auto Glass Repair/Tinting (Indoor)						C		C						P	P	P	P	
Auto Glass Repair/Tinting (Outdoor)						C		C						C	C	P	P	
Auto Interior Shop/Upholstery (Indoor)						C		C		C				P	P	P	P	
Auto Interior Shop/Upholstery (Outdoor)						C		C		C				C	C	P	P	
Auto Parts Sales (With Outside Storage or Display)														C	C	P	P	
Auto Parts Sales (Indoors Only; With Repair Bays)						C				C				P	P	P	P	
Auto Rental								C						C	C	P	P	
Auto Repair (Major)															C	P	P	
Auto Repair (Minor)						C		C						C	C	P	P	

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Clinic, Medical or Dental	P	P	P	C	C	P	P	P	P	C	P	P	P	P	P	C
Credit Agency	P	C	C	P	P			P	P		P	P	P	P	P	C
Emergency Care Clinic	P	C	C	C	C	C		C	C	C		P		C	P	C
Financial Institution (No Motor Bank Services)	P	P	P	P	P	P	P	P	P	C	P	P	P	P	P	C
Financial Institution (With Motor Bank Services)	P	C	C	P	P	P	P	P	P	C	P	P	P	P	P	C
Office (other than listed)	P	P	P	P	P	P	P	P	P	C	P	P	P	P	P	C
Office, Parole-Probation, Bail Bonds	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Office/Clinic, Veterinarian (No Animal Hospital or Outside Pens)	C	C	C	C	C	C	C	P	P	C	P	P	P	P	P	C
Office/Clinic, Veterinarian (Animal Hospital, With Outside Pens)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Security Monitoring Company (No Outside Storage)				P	P	P	P	P	P	C	P	P	P	P	P	C
Telemarketing Agency						C		C		C		C		C	P	C

* See Section 2.5.3.2 Regulations Specific to Use

Personal & Business Service Uses

	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Ambulance Service				P	P			C	P					C	P	P	P
Automatic Teller Machine (ATM)	C	C	C	P	P	P	P	P	P		P	P	P	P	P	P	P
Automobile Driving School (including Defensive Driving)				P	P	P		C						C	P	P	P

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Barber/Beauty Shop/Tanning Studios (No Related School/College)	P	P	P			P	P	P	P	C	P	P	P	P	P	C		
Barber/Cosmetology School/College				P	P	C		C				C		C	P	P	P	
Bed & Breakfast Inn	C	C	C			P	P	P	P		P	P	P	P	P			
Extended Stay Hotel/Motel, Hotel and Motel	C	C						C	C			C		C	C			
Funeral Home/Mortuary (Including Crematorium)								P				C	C	P	P	C		
Gym/Health Club (Physical Fitness; Indoors Only)	P	P	P			C	C	P	C	C	C	P	C	P	P	C		
Laundromat (Self-Service Laundry)								P	C		C		C	P	P	P		
Massage Establishment														C	C			
Microblading						P	P	P	P	C	P	P	P	P	P			
Rehabilitation Care Facility (Halfway House)								C	C		C		C	C	C	C		
Rehabilitation Care Institution (Commercial)								C	C		C		C	C	C			
Seamstress, Tailor or Laundry Dry Cleaning (Retail Only - Drop Off/Pick Up)	P	P	P			P	P	P	C	C	C	C	P	P	P			
Studio or Learning Center for Fine or Performing Arts	C	C	C			C	C	P	C	C	P	C	C	P	P	C	C	
Studio - Tattoo or Body Piercing																C	C	C
Retail & Business Service Uses																		
	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-GB	OT-MU	RRIN	OP	BP-288	NS	GB	GC	M-1	M-2	
Animal Hospital (No Outside Pens)						C		C						C	P	C		

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Antique Shop (No outside storage)	C	C	C			P	P	P	P	C	P	P	P	P	P	C	
Antique Shop (With outside storage)	C	C	C			C	C	C	C		C	C	C	C	P	C	
Art Museum, Dealer, or Studio	P	P	P			P	P	P	P		C	C	C	P	P	C	
Astrology, Hypnotist or Psychic Arts								C			C	C	C	P	P	C	
Bakery (Wholesale)	P	P	P			P	P	P	C		C	C	C	P	P	C	
Cafeteria	C	C	C			C	C	P	P	C		P	P	P	P	C	
Cannabidiol (CBD) Retail														C*			
Catering Service	P	C	C			P	P	P	C	P	C	C	C	P	P	C	
Cigars Shop (Retail Only)															C*		
Coffee Roasting	C							P	C		C	P	C	P	P	C	
Resale/Consignment Shop	P	C	C			C	C	P	C	C	C	C	C	P	P	C	
Convenience Store (Without Gasoline Sales)	C	C	C			C	C	P	C	C	C	C	P	P	P	C	
Copy/Printing Shop	P	P	P			C	C	P	P	C	P	P	P	P	P	C	
Department Store (Retail Only, for Hardware, Sporting Goods, Toys, Paints, Wallpaper, and/or Clothing)	P	P	P									P		P	P	C	
Food Store/Supermarket	P	P	P					P					C	P	P	C	
Food Sales On or Off Premise	P	P	P			P	P	P	P	C		P	P	P	P	C	
Furniture and/or Appliance Store (Retail or Rental Only, Indoor Only)						C	C	P		C		P		P	P	C	
Garage and/or Yard Sales						P	P	C	C	P	C	C	C	C	C	C	
Garden Shop & Outside Plant Sales (i.e., Plant Nursery)						C	C	P	C	C	C	C	C	P	P	C	
General Retail Store, other than listed						C	C	P	C	C	P	P	P	P	P	C	
Hardware Store	C	C	C			C	C	P	C	C	C	C	C	P	P	C	
Jewelry Store	P	P	P			C	C	P		C		P	P	P	P	C	

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Liquor/Package Store												C		C	C		
Market - Open Air (i.e., Flea Market)	C	C	C					C						C	C	C	
Medical Appliances & Sales						C		P		C		P		P	P	C	
Micro-Brewery/Micro-Distillery/Micro-Winery						C	C	C	C					C	C	C	C
Outside Display {See related regulations in applicable zoning districts}								P		C			C	P	P	C	
Piano and Musical Instruments (Retail Only)	P	P	P			C		P		C			P	P	P	C	
Pet Shop-Small Animals, Birds or Fish	P	P	P					P					P	P	P	C	
Restaurant (With Drive-In and/or Drive-Thru Service)	C	C	C			C	C	P		C			C	P	P	C	
Restaurant (With No Drive-In or Drive-Thru Service)	P	P	P			C	C	P		C		P	C	P	P	C	
Shopping Center	See applicable use categories																
Sign Shop						C	C	P		C			C	P	P	C	
Stone Monuments – Fabrication and Outdoor Storage						C	C			C					C	C	
Stone Monuments - Retail Sales Only (indoors)						C	C	P		C			C	P	P	C	
Tavern						C	C			C					C	C	
Vape, Smoke, Tobacco, or Head shops (Retail Only)																	C*

* See Section 2.5.3.2 Regulations Specific to Use

Institutional and Governmental Uses

	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Adult Day Care Center (Business)						C	C	P	C	C	C	C	C	P	P		
Antenna (Commercial or Non-Commercial)																	

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Assisted Living Facility			C			C	C	P	C		C	P	C	P	P		
Auction House								P	C		C	P	C	P	P		
Child Day Care Center (Business)	P	P	P			C	C	P	C	C	C	P	C	P	P		
Child Day Nursery						P	P	P	P	C	P	P	P	P	P		
Church, Temple, or Place of Worship	P	P	P	P	P	P	P	P	C	C	C	P	C	P	P		
Civic Center (Municipal)		P	P					P	C		C	P	P	P	P		
Civic Club		P	P					P	C		C	P	P	P	P		
Community/Group Home						C	C		P		P		P				
Community or Social Buildings		P	P			C	C		P		P		P				
Convent or Monastery	P	P	P	P	P	P	P	P	P		P	P	P	P	P		
Day Camp (For Children)								P	P		P		P	P	P		
Exhibition Hall or Public Assembly (Auditorium, Gymnasium, Stadiums etc.)	C	C	C			C		C				P		C	P	P	P
Fraternal Organization	C	C	C			C	C	P	P		P	P	P	P	P		
Fraternity or Sorority House	C	C	C			C	C	P	P		P	P	P	P	P		
Governmental Building or Use (County, State or Federal)	C	P	P	C	C	C	C	P	P	C	P	P	P	P	P	P	P
Home for Alcoholic, Narcotic or Psychiatric Patients								C	C		C	C		C	C		
Hospice (Defined Under Household Care Facility)						C	C		P		P		P				
Hospital (For Profit)	P			P	P			P	C		C	P	C	P	P	P	P
Hospital (Non-Profit)	C			C	C			P	C		C	P	C	P	P	P	P
Institution of Religious, Educational or Philanthropic Nature	P	P	P	P	P	C	C	P	P		P	P	P	P	P		
Library, Public or Museum (Indoor)		P	P					P	P		P	P	P	P	P		
Cemetery (Including Mausoleum)						C		P						P	P		
Municipal Public Administration Offices		P		P	P	P	P	P	P		P		P	P	P	P	P

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Nursing/Convalescent Home (Defined Under Skilled Nursing Facility)			C						P	C		C	C	C	P	P		
Penal or Correctional Institutions																	C	C
School - Elementary, Junior High or High School (Public or Parochial)		C	C	C		C	C	P	P			P	P	P	P	P		
School - Other Than Public or Parochial		C	C	C		C	C	P	P			P	P	P	P	P		
Sheltered Care Facility									C						C	C		
Studio for Radio and/or Television (No Tower[s])									P	P			P	P	C	P	P	P
Utility & Related Service Uses																		
	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2	
Cellular Communications Tower/PCS {See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P
Electric Power Generating Plant																	C	C
Electrical Substation	C	C	C	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C
Franchised Private Utility (Other than those listed)	C	C	C	P	P	C	C	C	C	C	C	C	C	C	C	C	P	P
Gas Transmission & Metering Station	C	C	C	C	P	C	C	C	C	C	C	C	C	C	C	C	P	P
Radio or Television or Microwave Towers (Commercial) {See Telecommunications Regulations, Chap.2, Art. 5, Div. 5 of the UDC}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P

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Radio or Television Transmitting Station (Commercial) {See Telecommunications Regulations, Chap. 2, Art. 5, Div. 5 of the UDC}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P
Dumps, Landfills, and Sanitary Landfill (Private or Public)																	C	C
Satellite Dish (Private, less than 4' in diameter) {See Telecommunication Regs. Chp. 2, Art. 5, Div. 5 of the UDC}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Satellite Dish (greater than 4' in diameter) (See Telecommunication Regs. Chp. 2, Art. 5, Div. 5 of the UDC)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Telephone Exchange Switching Relay & Transmitting Equipment	C	C	C	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C
Utility Shops or Storage, Yards and Building								C						C	P	P	P	
Commercial & Related Service Uses																		
	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2	
Appliance Repair							C	C						C	P	P	P	
Building Material Sales				P	P		C								P	P	P	
Cabinet Business				P	P		P	C					P	P	P	P	P	
Cannery Wholesale								C						C	P	P	P	
Cattle Feedlot (CAFO)															C	C	C	
Cleaning, Dyeing or Laundry Plant, Commercial																P	P	
Construction Contractor with Storage Yard															C	P	P	

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Contractor's Temporary On-Site Construction Office (only with permit from B.O.)	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Dance Hall or Night Club	C		C					C	C					C	P			
Cinema	C					C		C				C		P	P			
Drive-In Theater								C						C	P			
Exterminator Service/Company (No outdoor sales or storage)								C						C	P	P	P	
Gravestone/Tombstone Sales															P	P	P	
Heating & Air-Conditioning Sales/Services							C	C						C	P	P	P	
Heavy Machinery Sales, Storage, Rental & Repair Combined Tool and Machinery Rental (Indoor Storage only)															C	P	P	
Home Sales office-temp (for new subdivision)									P									
Laboratory, Medical or Dental				P	P	C	C	P	C			C	P	C	P	P	P	P
Liquefied Petroleum Storage & Sales															C	C	C	
Locksmith/Key Shop						C	C	C			C				C	P	P	P
Lumber Mill/Yard															C	C	C	
Manufactured Home Display, Sales and/or Rental (New or Used)																P	P	P
Medical Device Assembly	P	P	P	P	P										C	P	P	
Metal, Machine or Wood Shop				P	P	C	C								P	P	P	
Milk Depot – Wholesale															P	P	P	
Mini-Warehouse/Self Storage								C*						C*	C*	C*	C*	
Mobile/ Manufactured Home Sales or Rental															C	C	C	

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Only																		
Moving and Storage Company								C						C	C	P	P	
News Printing/Book Binding								C						C	C	P	P	
Office Warehouse Storage or Sales (Defined Under Storage or Wholesale Warehouse)					P	P									P	P	P	
Outside Storage								C			C	C		C	C	P	P	
Pet and Animal Grooming Shop	C	C	C				C	C	P		C				P	P		
Pet Care Facility/Animal Kennel (With Indoor Pens)	P	C	C	C	C	C	C	C	P	C		C	P	P	P	P	P	
Pet Care Facility/Animal Kennel (With Outdoor Pens)																C	C	
Petroleum Products Bulk Storage (Wholesale)																C	C	C
Pipe Processing or Storage Yard																C	C	P
Plumbing or Carpenter Shop (No Outside Storage)					P	P	C	C	C		C				C	P	P	P
Printing Equipment, Supplies and Repairs								C	C	C		C			C	P	P	P
Propane Sales (Retail)								C	C	C		C			C	P	P	P
Railroad, Bus, Light Rail Passenger Station (Public)	C	C	C	C	C		P			P		C			P	P	P	P
Railroad Team Tracks, Freight, Depot or Docks																	P	P
Storage of Used Lumber and Building Materials										C						C	P	P
Taxidermist																C	P	P
Tool and Machinery Rental (with Outdoor Storage)																C	P	P

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Upholstery Business (with Outdoor Storage)						C	C	C							C	P	P	P
Wholesale Trade - Nondurable Goods				P	P	C	C	C		C					C	P	P	P
* See Section 2.5.3.2 Regulations Specific to Use																		
Industrial & Related Service Uses																		
	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-GB	OT-MU	RRN	OP	B P-288	NS	GB	GC	M-1	M-2	
Airport & Helipad/Helipad & or Landing Field	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C
Animal Processing						C	C	C		C				C	C	C	C	C
Asphalt/Concrete Batching Plant															C	C	C	C
Auto Assembly or Auto Parts Manufacturing				P	P										C	P	P	P
Bio-Tech, High-Tech Manufacturing				P	P	C	C					C			C	P	P	P
Chemical Packing and/or Blending																C	C	C
Clothing Manufacturing				P	P	C	C								P	P	P	P
Commercial Extraction of Soil, Sand, and Gravel or similar material and storage	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Explosives Manufacturer and/or Storage																		C
Hazardous Emissions																		C
Light Manufacturing Process				P	P	C	C									P	P	P
Heavy Manufacturing Process				P	P													P
Manufacturer of Chlorine or Other Toxic Gasses																		C

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Manufacturing, Industrial Storage or Assembly Process Not Prohibited by Law but excluding those listed in Section 2.4.4.6 and Section 2.4.4.7 of this UDC																		P
Minor Concrete Batching Operation & Storage of Associated Processing Material (Restricted to 1.5 Yards or Less Per Batch)																C	C	C
Petroleum Refining, Manufacturer, or Bulk Storage				C	C													C
Petroleum or Petroleum Product Extraction	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Warehouse & Distribution Facility				P	P										C	P	P	
Wrecking or Salvage Yard (Auto, Steel or Building Materials)																	C	C

Ord. No. 2000T-30, Section 2.5.2.2, August 26, 2019.

Ord. No. 2000T-31, Section 2.5.2.2, November 25, 2019.

Ord. No. 2000T-36, Section 2.5.2.2, February 14, 2022.

Ord. No. 2000T-38, Section 2.5.2.2, October 24, 2022.

Ord. No. 2000T-41, Section 2.5.2.2, February 9, 2026.

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