

Appendix A

Land Use Table (Discussion Draft - 11-04-2025)

Series	Land Use	Residential						Commercial				Industrial		Special Purpose					Secondary Review	
		R-1	R-2	R-3	R-4	R-5	MRH	C-1	C-2	C-3	C-4	I-1	I-3	CON	INST	PUL	RR	UT		
1 Residential																				
1.01	Mixed-use residential						C	C	P		P									AR,SP
1.02	Multi-family, 2 units		P	P	P	P	P				P									ZP
1.03	Multi-family, 3 to 8 units		P	P	P	P	P				P									ZP
1.04	Multi-family, 9 to 15 units			P	P	P	P				P									AR,SP
1.05	Multi-family, more than 15 units			P	P	P	P				P									AR,SP
1.06	Single-family dwelling	P	P	P	P	P	P				C							P		ZP
1.07	Townhouse, 2 units		P	P	P	P	P				P									ZP
1.08	Townhouse, 3 to 8 units			P	P	P	P				P									ZP
1.09	Townhouse, 9 to 15 units			P	P	P	P				P									AR,SP
1.10	Townhouse, more than 15 units			P	P	P	P				P									AR,SP
2 Special Care Facilities																				
2.01	Assisted living center			C	P	P	P				C							C		AR,SP
2.02	Community living arrangement, 8 or fewer residents	P	P	P	P	P	P											P		ZP
2.03	Community living arrangement, 9 to 15 residents			P	P	P	P											P		ZP
2.04	Community living arrangement, more than 15 residents	C	C	C	C	C	C											C		AR,SP
2.05	Hospice care center	C	C	C	C	C	C		P	P	P							C		AR,SP
2.06	Nursing home	P	P	P	P	P	P				P	P						P		AR,SP
2.07	Transitional housing center			C	C	C												C		AR,SP
3 Food and Beverage Sales																				
3.01	Banquet hall					C			P	P	P									AR,SP
3.02	Craft brewery, winery, distillery					C			P	P	P	P								AR,SP
3.03	Restaurant					P		P	P	P	P									AR,SP
3.04	Tavern					C		C	P	P	P									AR,SP
4 Vehicle Sales and Service																				
4.01	Public EV charging facility			C	C	C		C	C	C	C	C	P							SP
4.02	Vehicle fuel station							C	P	P		C								AR,SP
4.03	Vehicle repair shop							C	P	P	C	P								AR,SP
4.04	Vehicle sales and service								P	P		C								AR,SP
4.05	Vehicle service shop							C	P	P	C	C								AR,SP
5 General Commercial																				
5.01	Adult-oriented establishment											C								AR,SP
5.02	Body art studio					P		P	P	P	P									AR,SP
5.03	Business incubator											P	P				C			AR,SP
5.04	Convention center										P							P		AR,SP
5.05	Equipment rental											P								AR,SP
5.06	Financial services					P		P	P	P	P									AR,SP
5.07	Garden center										C	C	P							AR,SP
5.08	General services					P		P	P	P	P	P								AR,SP
5.09	Instructional studio					P		P	P	P	P	P								AR,SP

Series	Land Use	Residential						Commercial				Industrial		Special Purpose					Secondary Review
		R-1	R-2	R-3	R-4	R-5	MRH	C-1	C-2	C-3	C-4	I-1	I-3	CON	INST	PUL	RR	UT	
5.10	Multipurpose business									C	C	P							AR,SP
5.11	Office					P		P	P	P	P	P	P						AR,SP
5.12	Overnight lodging					P		C	P	P	P								AR,SP
5.13	Personal services							P	P	P	P								AR,SP
5.14	Recording studio					P		P	P	P	P	P							AR,SP
5.15	Retail sales, 15,000 square feet or less					P		P	P	P	P								AR,SP
5.16	Retail sales, more than 15,000 square feet							P	P	C	P								AR,SP
5.17	Secondhand store								C	P	P	C							AR,SP
5.18	Shared-use kitchen									P	P	C			C				AR,SP
5.19	Tobacco/vape/smoke store							C	C										AR,SP
5.20	Veterinary clinic							C	C	P	P	C							AR,SP
6 Recreation and Entertainment																			
6.01	Indoor entertainment					P		P	P	P	P								AR,SP
6.02	Indoor recreation					C		P	P	P	P	C							AR,SP
6.03	Indoor shooting range											C							AR,SP
6.04	Marina															C			AR,SP
6.05	Outdoor recreation															P			AR,SP
6.06	Park, community							P	P	P	P	C			P	P		P	SP
6.07	Park, dog											C				C			SP
6.08	Park, neighborhood														P	P			AR,SP
6.09	Recreation trail	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C	SP
7 Government and Community Services																			
7.01	Administrative government center											P			P	P			AR,SP
7.02	Adult day care center (NEW)				C	C		P	P	P	P				P				AR,SP
7.03	Animal shelter											P				C			AR,SP
7.04	Birth center				C	C		P	P	P	P				P				AR,SP
7.05	Cemetery														P	P			AR,SP
7.06	Community center					C		C	P	P	P				C				AR,SP
7.07	Community cultural facility							C	C	C	C				P	P			AR,SP
7.08	Community garden	C	C	C	C	C		C				P			C	C			AR,SP
7.09	Food pantry							C	P	P	P				P				AR,SP
7.10	Funeral establishment							P	P	P	P								AR,SP
7.11	Group day care center	C	C	C	C	C	C	P	P	P	P	C	P		C				AR,SP
7.12	Health care center									C	C								AR,SP
7.13	Health care clinic							P	P	P	P				P				AR,SP
7.14	House museum	P	P	P	P	P												P	SP
7.15	Package delivery/pickup hub							C	P	P	P	C							AR,SP
7.16	Place of worship							C	P	P					P				AR,SP
7.17	Private ambulance facility											P			C				ZP
7.18	Public safety facility									C	C	P			C	C			AR,SP
7.19	School, K-12									P					P	P			AR,SP
8 Transportation																			

Series	Land Use	Residential						Commercial				Industrial		Special Purpose					Secondary Review
		R-1	R-2	R-3	R-4	R-5	MRH	C-1	C-2	C-3	C-4	I-1	I-3	CON	INST	PUL	RR	UT	
8.01	Park-and-ride lot											P	P			C			SP
8.02	Parking structure									C	C		P						AR,SP
8.03	Railroad																P		AR,SP
8.04	Transit center									P	P	C			C				AR,SP
9 Telecommunications and Utilities																			
9.01	Communications exchange									P	P	P							AR,SP
9.02	Public utility office and yard											P				P			AR,SP
9.03	Stormwater management facility	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	SP
9.04	Telecommunication tower and Class 1 collocation	TFR	TFR	TFR	TFR	TFR		TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	
9.05	Telecommunication, Class 2 collocation	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	ZP
9.06	Thermal power plant															C			AR,SP
9.07	Utility installation, major											C	P			C			AR,SP
9.08	Utility installation, minor	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	ZP
10 Industrial & Manufacturing																			
10.01	Artisan shop							C	C	P	P	C							AR,SP
10.02	Contractor yard											P							AR,SP
10.03	Data center												P						AR,SP
10.04	General repair					P		P	P	P	P	P							AR,SP
10.05	Maker's space					C		C	C	P	P	P							AR,SP
10.06	Manufacturing											C	P						AR,SP
10.07	Recycling center											P							AR,SP
11 Storage																			
11.01	General warehouse											P	P						AR,SP
11.02	Limited warehouse											P							AR,SP
12 Agriculture & Resource-Based Uses																			
12.01	General cultivation											P	P						P
12.02	Open land	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	
13 Accessory Uses for All Principal Uses																			
13.01	Amateur radio and/or citizens band antenna	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	ZP
13.02	Bee keeping	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	BK
13.03	Exterior communications device	P	P	P	P	P		P	P	P	P	P	P		P	P	P	P	
13.04	Fence	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
13.05	Firewood storage	P	P	P	P	P								P					P
13.06	Flagpole	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	
13.07	Incidental EV charging stations			P	P	P		P	P	P	P	P	P		P	P			ZP
13.08	Little free library	P	P	P	P	P		P	P	P	P				P				ZP
13.09	Rain barrel	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	
13.10	Rain garden	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	
13.11	Retaining wall	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	ZP
13.12	Solar energy system, ground-mounted	P	P	P	P	P		P	P	P	P	P		C	P	P	P	P	ZP
13.13	Solar energy system, roof-mounted	P	P	P	P	P		P	P	P	P	P			P	P	P	P	
13.14	Wind energy system, less than one megawatt	WES	WES	WES	WES	WES		WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	

Series	Land Use	Residential						Commercial				Industrial		Special Purpose					Secondary Review	
		R-1	R-2	R-3	R-4	R-5	MRH	C-1	C-2	C-3	C-4	I-1	I-3	CON	INST	PUL	RR	UT		
13.15	Wind energy system, one megawatt and more							WES	WES	WES	WES	WES	WES			WES				
13.16	Yard accessories	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	ZP
14 Accessory Uses for Residential Uses																				
14.01	Accessory building, residential	P	P	P	P	P												P	ZP	
14.02	Accessory dwelling unit (ADU)	P	P	P	P														ZP	
14.03	Amateur radio tower	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	ZP	
14.04	Bed and breakfast	P	P	P	P	P												P	ZP	
14.05	Boathouse	P	P																ZP	
14.06	Family day care home	P	P	P	P	P														
14.07	Gardening	P	P	P	P	P												P		
14.08	Home occupation	P	P	P	P	P												P		
14.09	Hot tub	P	P	P	P	P												P		
14.10	Household backup generator	P	P	P	P	P												P	ZP	
14.11	Household compost bin	P	P	P	P	P												P		
14.12	Household pets	P	P	P	P	P												P		
14.13	In-family suite	P	P	P	P													P	ZP	
14.14	Keeping of bees	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	BK	
14.15	Keeping of Vietnamese pot-bellied pigs	P	P	P	P	P	P													
14.16	Outdoor fire pit	P	P	P	P	P	P													
14.17	Outdoor fireplace	P	P	P	P	P												P	ZP	
14.18	Outdoor kitchen	P	P	P	P													P	ZP	
14.19	Patio	P	P	P	P	P												P	ZP	
14.20	Pergola	P	P	P	P	P								P	P			P	ZP	
14.21	Play structure (residential)	P	P	P	P	P												P		
14.22	Sport court	P	P	P	P	P												P	ZP	
14.23	Swimming pool (residential)	P	P	P	P	P												P	ZP	
15 Accessory Uses for Other Principal Uses																				
15.01	Accessory building, non-residential						P	P	P	P	P	P							SP	
15.02	Commercial-grade backup generator						P	P	P	P	P	P		P	P				SP	
15.03	Donation drop box						P	P	P	P				P					SP	
15.04	Drive-through window						C	C	C	C									AR,SP	
15.05	Group day care center (company)								C	C	C	P							AR,SP	
15.06	Outdoor food and beverage service						C	P	P	P									SP	
15.07	Outdoor play area							C	C	C									SP	
15.08	Parking lot				P		P	P	P	P	P	P		P	P				SP	
15.09	Rooftop greenhouse				P					P	P	P							AR,SP	
16 Temporary Uses																				
16.01	Active construction yard				P	P	P	P	P	P	P	P		P	P				ZP	
16.02	Construction office							C	C	C	C	C		C	C				ZP	
16.03	Farmers market						C	C	C	C	C			C	C				ZP	
16.04	Limited extractive operation	P	P	P	P					P	P	P							ZP	
16.05	Livestock for vegetation management						P	P	P	P	P	P	P	P	P	P	P	P	ZP	

Series	Land Use	Residential						Commercial				Industrial		Special Purpose					Secondary Review	
		R-1	R-2	R-3	R-4	R-5	MRH	C-1	C-2	C-3	C-4	I-1	I-3	CON	INST	PUL	RR	UT		
16.06	Mobile food establishment							P	P	P	P	C	C		C	C				ZP
16.07	Model home	P	P	P	P	P													ZP	
16.08	Off-site construction yard										C	C							ZP	
16.09	Party tent	P	P	P	P	P		P	P	P	P	P	P	P	P	P			P	
16.10	Portable storage container	P	P	P	P	P					P									
16.11	Rummage sale	P	P	P	P	P													P	
16.12	Sale of vehicles and recreational equipment	P	P	P	P	P													P	
16.13	Seasonal retail sales					C	C	C	C	C									ZP	
16.14	Short-term rental																			
16.15	Sidewalk café					P	P	P		P									SP	
16.16	Temporary batch plant				P	P		P	P	P	P	P		P	P				SP	
16.17	Wind test tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP	
17	Misc.																			
17.01	Common area amenity	P	P	P	P	P				P									AR,SP	

Key for Zoning Districts

Residential

- R-1 Single-Family Residential
- R-2 Low Density Mixed Residential
- R-3 Small Lot Traditional Neighborhood
- R-4 High Density Residential
- R-5 Central City Mixed
- MRH Mixed Residential Housing

Commercial

- C-1 Commercial
- C-2 General Business
- C-3 Business Park
- C-4 Downtown

Industrial

- I-1 Industrial
- I-2 Technology Campus

Special Purpose

- CON Conservancy
- INST Institutional
- PUL Public and Utility Lands
- RR Railroad
- UT Urban Transition

Key for Primary Reviews

- P** Permitted subject to any secondary review procedures
- C** This use is subject to the review procedures and requirements for Conditional Uses in Article 5 (Specific Procedural Requirements). See below if (1) the parcel is nonconforming, (2) a nonconforming use is currently on the parcel, or (3) there is already a conditional use on the parcel.
- TFR** This use is subject to the review procedures and requirements for Wireless Telecommunication Facilities in Article 5 (Specific Procedural Requirements).
- WES** This use is subject to the review procedures and requirements for Wind Energy Systems in Article 5 (Specific Procedural Requirements).

Key for Secondary Reviews

- AR** Architectural review (SPAR)
- SP** Site Plan review (SPAR)
- ZP** Zoning permit
- ___ Backyard chickens permit (TBD)
- ___ Bee keeping permit (TBD)

Special Reviews for Certain Conditional Uses

- (1) If a lot is classified as a nonconforming lot (e.g., lot area, lot width), all conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the nature of the nonconformity does not affect the appropriateness of the lot for the conditional use. Any such determination in the affirmative shall have no bearing on the Plan Commission's recommendation or the Common Council's decision made under this chapter.
- (2) If a lot has a nonconforming use, all conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the nonconforming use and proposed conditional use are compatible. Any such determination in the affirmative shall have no bearing on the Plan Commission's recommendation or the Common Council's decision made under this chapter.
- (3) If a lot has an approved conditional use, all other conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the existing and proposed conditional uses are compatible. Any such determination in the affirmative shall have no bearing on the Plan Commission's recommendation or the Common Council's decision made under this chapter.

Notes:

- Any use that is not listed is prohibited as set forth in § 490-___.
- The City will consider amendments to this appendix (and other parts of this chapter) consistent with the procedures and requirements for a code amendment in Article 5 (Specific Procedural Requirements).

