

Appendix A1

Land Use Table - Base Zoning Districts (Discussion Draft - 04-27-2026)

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-4	I-1	I-3	CON	PUL	RR	UT	
1 Residential																	
1.01	Mixed-use residential	-	-	-	-	-	C	C	P	P	-	-	-	-	-	-	BSOP
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	-	-	-	-	-	-	ZP
1.04	Multi-family, 9 to 15 units	-	-	P	P	P	P	-	-	P	-	-	-	-	-	-	BSOP
1.05	Multi-family, more than 15 units	-	-	P	P	P	P	-	-	P	-	-	-	-	-	-	BSOP
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	-	-	-	-	-	-	BSOP
1.10	Townhouse, more than 15 units	-	-	P	P	P	P	-	-	P	-	-	-	-	-	-	BSOP
2 Special Care Facilities																	
2.01	Assisted living center	-	-	C	P	P	P	-	-	C	-	-	-	-	-	-	BSOP
2.02	Community living arrangement, 8 or fewer residents	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	ZP
2.03	Community living arrangement, 9 to 15 residents	-	-	P	P	P	P	-	-	-	-	-	-	-	-	-	ZP
2.04	Community living arrangement, more than 15 residents	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	BSOP
2.05	Hospice care center	C	C	C	C	C	C	-	P	P	-	-	-	-	-	-	BSOP
2.06	Nursing home	P	P	P	P	P	P	-	-	P	-	-	-	-	-	-	BSOP
2.07	Transitional housing center	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	BSOP
3 Food and Beverage Sales																	
3.01	Banquet hall	-	-	-	-	-	C	-	-	P	P	-	-	-	-	-	BSOP
3.02	Craft brewery, winery, distillery	-	-	-	-	-	C	-	-	P	P	P	-	-	-	-	BSOP
3.03	Restaurant	-	-	-	-	-	P	-	P	P	P	-	-	-	-	-	BSOP
3.04	Tavern	-	-	-	-	-	C	-	C	P	P	-	-	-	-	-	BSOP
4 Vehicle Sales and Service																	
4.01	Powersports sales and service	-	-	-	-	-	-	-	-	P	-	C	-	-	-	-	BSOP
4.02	Public EV charging facility	-	-	C	C	C	C	C	C	C	C	C	P	-	-	-	BSOP
4.03	Vehicle fuel station	-	-	-	-	-	-	C	P	-	C	-	-	-	-	-	BSOP
4.04	Vehicle repair shop	-	-	-	-	-	-	C	P	C	P	-	-	-	-	-	BSOP
4.05	Vehicle service shop	-	-	-	-	-	-	C	P	C	C	-	-	-	-	-	BSOP
5 General Commercial																	
5.01	Adult-oriented establishment	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	BSOP
5.02	Body art studio	-	-	-	-	-	P	-	P	P	P	-	-	-	-	-	BSOP

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-4	I-1	I-3	CON	PUL	RR	UT	
5.03	Business incubator	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	BSOP
5.04	Convention center	-	-	-	-	-	-	-	-	P	-	-	-	P	-	-	BSOP
5.05	Equipment rental	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	BSOP
5.06	Financial services	-	-	-	-	P	-	P	P	P	-	-	-	-	-	-	BSOP
5.07	Garden center	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-	BSOP
5.08	General services	-	-	-	-	P	C	P	P	P	P	-	-	-	-	-	BSOP
5.09	Instructional studio	-	-	-	-	P	-	P	P	P	P	-	-	-	-	-	BSOP
5.10	Multipurpose business	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-	BSOP
5.11	Office	-	-	-	-	P	C	P	P	P	P	P	-	-	-	-	BSOP
5.12	Overnight lodging	-	-	-	-	P	-	C	P	P	-	-	-	-	-	-	BSOP
5.13	Personal services	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	BSOP
5.14	Recording studio	-	-	-	-	P	-	P	P	P	P	-	-	-	-	-	BSOP
5.15	Retail sales, 15,000 square feet or less	-	-	-	-	P	C	P	P	P	-	-	-	-	-	-	BSOP
5.16	Retail sales, more than 15,000 square feet	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	BSOP
5.17	Secondhand store	-	-	-	-	-	-	-	C	P	C	-	-	-	-	-	BSOP
5.18	Shared-use kitchen	-	-	-	-	-	-	-	-	P	C	-	-	-	-	-	BSOP
5.19	Tobacco/vape/smoke store	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	BSOP
5.20	Veterinary clinic	-	-	-	-	-	C	C	C	P	C	-	-	-	-	-	BSOP
6 Recreation and Entertainment																	
6.01	Indoor entertainment	-	-	-	-	P	-	P	P	P	-	-	-	-	-	-	BSOP
6.02	Indoor recreation	-	-	-	-	C	-	P	P	P	C	-	-	-	-	-	BSOP
6.03	Indoor shooting range	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	BSOP
6.04	Marina	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	BSOP
6.05	Outdoor recreation	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	BSOP
6.06	Park, community	-	-	-	-	-	P	P	P	P	C	-	-	P	-	P	BSOP
6.07	Park, dog	-	-	-	-	-	C	-	-	-	C	-	-	C	-	-	BSOP
6.08	Park, neighborhood	-	-	-	-	-	P	-	-	-	-	-	-	P	-	-	BSOP
6.09	Recreation trail	C	C	C	C	C	P	C	C	C	C	C	C	C	C	C	BSOP
7 Government and Community Services																	
7.01	Administrative government center	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	BSOP
7.02	Adult day care center	-	-	-	C	C	C	P	P	P	-	-	-	-	-	-	BSOP
7.03	Animal shelter	-	-	-	-	-	-	-	-	-	P	-	-	C	-	-	BSOP
7.04	Birth center	-	-	-	C	C	C	P	P	P	-	-	-	-	-	-	BSOP
7.05	Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	BSOP
7.06	Community center	-	-	-	-	C	C	C	P	P	-	-	-	-	-	-	BSOP
7.07	Community cultural facility	-	-	-	-	-	-	C	C	C	-	-	-	P	-	-	BSOP

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-4	I-1	I-3	CON	PUL	RR	UT	
7.08	Community garden	C	C	C	C	C	C	C	-	-	P	-	-	C	-	-	BSOP
7.09	Food pantry	-	-	-	-	-	-	C	P	P	-	-	-	-	-	-	BSOP
7.10	Funeral establishment	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	BSOP
7.11	Group day care center	C	C	C	C	C	C	P	P	P	C	P	-	-	-	-	BSOP
7.12	Health care center	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	BSOP
7.13	Health care clinic	-	-	-	-	-	C	P	P	P	-	-	-	-	-	-	BSOP
7.14	House museum	P	P	P	P	P	-	-	-	-	-	-	-	-	-	P	BSOP
7.15	Package delivery/pickup hub	-	-	-	-	-	-	C	P	P	C	-	-	-	-	-	BSOP
7.16	Place of worship	-	-	-	-	-	-	C	P	-	-	-	-	-	-	-	BSOP
7.17	Private ambulance facility	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	ZP
7.18	Public safety facility	-	-	-	-	-	-	-	-	C	P	-	-	C	-	-	BSOP
7.19	School, K-12	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	BSOP
8 Transportation																	
8.01	Park-and-ride lot	-	-	-	-	-	-	-	-	-	P	P	-	C	-	-	BSOP
8.02	Parking structure	-	-	-	-	-	-	-	-	C	-	P	-	-	-	-	BSOP
8.03	Railroad	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	BSOP
8.04	Transit center	-	-	-	-	-	-	-	-	P	C	-	-	-	-	-	BSOP
9 Telecommunications and Utilities																	
9.01	Communications exchange	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	BSOP
9.02	Public utility office and yard	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	BSOP
9.03	Stormwater management facility	P	P	P	P	P	-	P	P	P	P	P	P	P	P	P	BSOP
9.04	Telecommunication tower and Class 1 collocation	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	
9.05	Telecommunication, Class 2 colocation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
9.06	Thermal power plant	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	BSOP
9.07	Utility installation, major	-	-	-	-	-	-	-	-	-	C	P	-	C	-	-	BSOP
9.08	Utility installation, minor	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	C	P	C	-	-	-	-	-	BSOP
10.02	Contractor yard	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	BSOP
10.03	Data center	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	BSOP
10.04	General repair	-	-	-	-	P	-	P	P	P	P	-	-	-	-	-	BSOP
10.05	Maker's space	-	-	-	-	C	C	C	C	P	P	-	-	-	-	-	BSOP
10.06	Manufacturing	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	BSOP
10.07	Recycling center	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	BSOP
11 Storage																	
11.01	General warehouse	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	BSOP

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-4	I-1	I-3	CON	PUL	RR	UT	
11.02	Limited warehouse	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	BSOP
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	
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	ZP
13.02	Bee keeping	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
13.03	Exterior communications device	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	ZP
13.05	Firewood storage	P	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	
13.07	Incidental EV charging stations	-	-	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	-	-	-	-	-	-	ZP
13.09	Rain barrel	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	
13.11	Retaining wall	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	ZP
13.13	Solar energy system, roof-mounted	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	
13.15	Wind energy system, one megawatt and more	-	-	-	-	-	-	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	ZP
14 Accessory Uses for Residential Uses																	
14.01	Accessory building, residential	P	P	P	P	P	P	-	-	-	-	-	-	-	-	P	ZP
14.02	Accessory dwelling unit (ADU)	P	P	P	P	-	P	-	-	-	-	-	-	-	-	-	ZP
14.03	Amateur radio tower	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P	ZP
14.04	Auxiliary parking bay	P	P	P	P	P	P	-	-	-	-	-	-	-	-	P	ZP
14.05	Bed and breakfast	P	P	P	P	P	P	-	-	-	-	-	-	-	-	P	ZP
14.06	Boathouse	P	P	-	-	-	P	-	-	-	-	-	-	-	-	-	ZP
14.07	Family day care home	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	
14.08	Gardening	P	P	P	P	P	P	-	-	-	-	-	-	-	-	P	
14.09	Home occupation	P	P	P	P	P	P	-	-	-	-	-	-	-	-	P	
14.10	Hot tub	P	P	P	P	P	P	-	-	-	-	-	-	-	-	P	
14.11	Household backup generator	P	P	P	P	P	P	-	-	-	-	-	-	-	-	P	ZP
14.12	Household compost bin	P	P	P	P	P	P	-	-	-	-	-	-	-	-	P	
14.13	Household pets	P	P	P	P	P	P	-	-	-	-	-	-	-	-	P	

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-4	I-1	I-3	CON	PUL	RR	UT		
14.14	In-family suite	P	P	P	P	-	P	-	-	-	-	-	-	-	-	-	P	ZP
14.15	Keeping of bees	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
14.16	Keeping of Vietnamese pot-bellied pigs	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	
14.17	Outdoor fire pit	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	
14.18	Outdoor fireplace	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	P	ZP
14.19	Outdoor kitchen	P	P	P	P	-	P	-	-	-	-	-	-	-	-	-	P	ZP
14.20	Patio	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	P	ZP
14.21	Pergola	P	P	P	P	P	P	-	-	-	-	-	-	P	-	-	P	ZP
14.22	Play structure (residential)	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	P	
14.23	Sport court	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	P	ZP
14.24	Swimming pool (residential)	P	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	-	-	-	-	-	BSOP
15.02	Commercial-grade backup generator	-	-	-	-	-	P	P	P	P	P	P	-	P	-	-	-	BSOP
15.03	Donation drop box	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	BSOP
15.04	Drive-through window	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	BSOP
15.05	Group day care center (company)	-	-	-	-	-	-	-	-	C	C	P	-	-	-	-	-	BSOP
15.06	Outdoor food and beverage service	-	-	-	-	-	C	C	P	P	-	-	-	-	-	-	-	BSOP
15.07	Outdoor play area	-	-	-	-	-	C	-	C	C	-	-	-	-	-	-	-	BSOP
15.08	Parking lot	-	-	-	-	P	P	P	P	P	P	P	-	P	-	-	-	BSOP
15.09	Rooftop greenhouse	-	-	-	-	P	P	-	-	P	P	P	-	-	-	-	-	BSOP
16 Temporary Uses																		
16.01	Active construction yard	-	-	-	P	P	P	P	P	P	P	P	-	P	-	-	-	ZP
16.02	Construction office	-	-	-	-	-	-	-	C	C	C	C	-	C	-	-	-	ZP
16.03	Farmers market	-	-	-	-	-	-	C	C	C	C	-	-	C	-	-	-	ZP
16.04	Limited extractive operation	P	P	P	P	-	P	-	-	P	P	P	-	-	-	-	-	ZP
16.05	Livestock for vegetation management	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	ZP
16.06	Mobile food establishment	-	-	-	-	-	-	P	P	P	C	C	-	C	-	-	-	ZP
16.07	Model home	P	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	
16.10	Portable storage container	P	P	P	P	P	P	-	-	-	P	-	-	-	-	-	-	
16.11	Rummage sale	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	P	
16.12	Sale of vehicles and recreational equipment	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	P	
16.13	Seasonal retail sales	-	-	-	-	C	-	C	C	C	-	-	-	-	-	-	-	ZP
16.14	Short-term rental	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-4	I-1	I-3	CON	PUL	RR	UT	
16.15	Sidewalk café	-	-	-	-	P	-	P	P	P	-	-	-	-	-	-	BSOP
16.16	Temporary batch plant	-	-	-	P	P	P	-	P	P	P	P	-	P	-	-	BSOP
16.17	Wind test tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
17 Msc.																	
17.01	Common area amenity	P	P	P	P	P	C	-	-	P	-	-	-	-	-	-	BSOP

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 Residential
- MRH Mixed Residential Housing

Commercial

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

Industrial

- I-1 Industrial
- I-3 Technology Campus

Special Purpose

- CON Conservancy
- 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

- BSOP Building, Site and Operational Plans review
- ZP Zoning permit

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 § 490-2104.
- 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).