

Table 375.302.1

Permitted Use Table

P=Permitted Use | C=Conditional Use | A=Accessory Use | T=Temporary Use

	Residential						Mixed-Use										Special Purpose			Use-Specific Standard in Article III
Zoning District	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM	I-1	I-2	LC	
LAND USE CATEGORY																				
RESIDENTIAL USES																				
Household Living																				
Dwelling, single-unit detached	P	P	P[12]		P[12]	P	P							P		P				§ 375-303(2)(a)(i)
Dwelling, two-unit detached		C[2]	P		P[12]	P	P							p		P				§ 375-303(2)(a)(ii)
Dwelling, three-unit detached					P	P	P							P		P				§ 375-303(2)(a)(iii)
Dwelling, townhouse		C[2]	C	P[12]	P	P	P	P	P	P	P	P	P	P	P	P				§ 375-303(2)(a)(iv)
Dwelling, live-work		C[2]	C[2]	C[2]	C	C	P	P	P	P	P	P	P	P	P	P	P	P		§ 375-303(2)(a)(v)
Dwelling, multi-unit		C[2]	C[2][3]	C[2][3]	P	P	P	P	P	P	P	P	P	P	P	C				§ 375-303(2)(a)(vi)
Group Living																				
Assisted living facility or nursing home		C[2]	C[2]	C[2]	C	P	C	P	P	P	P	P	P	P	P	C				§ 375-303(2)(b)(i)
Community residential facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				§ 375-303(2)(b)(ii)
Dormitory						C		C	C	C	C	C	C	C	C	C				§ 375-303(2)(b)(iii)
Group living, other[8]		C[2]	C[2]	C[2]	C	C	C	C	C	C	C	C	C	C	C	C				§ 375-303(2)(b)(iv)
Rooming house									C	C	C	C	C	C	C					§ 375-303(2)(b)(v)
CIVIC AND INSTITUTIONAL USES																				
Cemetery																			C	§ 375-303(3)(a)
Club		C[2]	C[2]	C[2]	C[2]		P[4]	P[5]	P	P	P	P	P	P	P	P[6][7]	P			§ 375-303(3)(b)
Community center		C[2]	C[2]	C[2]	P	P	P[4]	P[5]	P	P	P	P	P	P	P	P[6][7]	P			§ 375-303(3)(c)
Cultural facility		C[2]	C[2]	C[2]	C[2]	C	P[4]	P[5]	P	P	P	P	P	P	P	P[6][7]	P	P		§ 375-303(3)(d)
Day-care center		C[2]	C[2]	C[2]	C[2]	C	P[4]	P[5]	P	P	P	P	P	P	P	P[6][7]	P	A		§ 375-303(3)(e)
Higher education institution		C[2]	C[2]	C[2]	C[2]	C	C	C	P	P	P	P	P	P	P	P[6][7]	P			§ 375-303(3)(f)
Hospital						C	C	C	C	C	C	C	C	C	C	C	C			§ 375-303(3)(g)
Natural area or preserve																			P	§ 375-303(3)(h)

Table 375.302.1

Permitted Use Table

P=Permitted Use | C=Conditional Use | A=Accessory Use | T=Temporary Use

Zoning District	Residential						Mixed-Use										Special Purpose			Use-Specific Standard in Article III
	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM	I-1	I-2	LC	
LAND USE CATEGORY																				
Park or playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 375-303(3)(i)
Police or fire station	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	C	§ 375-303(3)(j)
Public utility or services, major																	C	P		§ 375-303(3)(k)
Public utility or services, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 375-303(3)(l)
Religious institution	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C		§ 375-303(3)(m)
School	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				§ 375-303(3)(n)
Stadium or arena									C[2]	C	C	A	C	C	C	A	C	C		§ 375-303(3)(o)
Towers	A	A	A	A	A	A	A	A	A	C	A	A	A	A	A	A	C	C		§ 375-303(3)(p)
COMMERCIAL USES																				
Agriculture and Animal-Related																				
Agriculture, urban	C	C	P	P	A	A	A	A	A	A	A	P	A	A	A	A	A			§ 375-303(4)(a)(i)
Plant nursery										C		A					P	P	C	§ 375-303(4)(a)(ii)
Veterinarian or kennel										P	A	A	P	P	P		P	P		§ 375-303(4)(a)(iii)
Food, Beverage, and Consumption Service																				
Bar or tavern								C	P	P	P	C	P	P	P	C[6]	P			§ 375-303(4)(b)(i)
Cannabis consumption site								C	P	P	P	C	P	P	P	C[6]	P			§ 375-303(4)(b)(ii)
Restaurant			C[1]	C[1]	C[1]		C	P[5]	P	P	P	P	P	P	P	P[6][7]	P			§ 375-303(4)(b)(ii)
Guest Accommodations																				
Bed-and-breakfast	C	C	C	C	P	C	C	P[5]	P	P	P	P	P	P	P	P[6][7]				§ 375-303(4)(c)(i)
Hotel								C	P	P	P	C	P	P	P	P[6][7]				§ 375-303(4)(c)(ii)
Office and Services																				
Beauty salon, spa or barbershop			P[1]	P[1]	P[1]		P[4]	P[5]	P	P	P	P	P	P	P	P[6][7]	P	P		§ 375-303(4)(d)(i)
Blood plasma center[9]										C		C					C	C		§ 375-303(4)(d)(ii)
Funeral home								C	C	P	C						P			§ 375-303(4)(d)(iii)

Table 375.302.1

Permitted Use Table

P=Permitted Use | C=Conditional Use | A=Accessory Use | T=Temporary Use

Zoning District	Residential						Mixed-Use										Special Purpose			Use-Specific Standard in Article III
	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM	I-1	I-2	LC	
LAND USE CATEGORY																				
Laboratory or research facility									C	C	C	C	C	C	C	C[6]	P	P		§ 375-303(4)(d)(iv)
Medical clinic								C	P	P	P	P	P	P	P	P[6][7]	P	A		§ 375-303(4)(d)(v)
Office, general			C[1]	C[1]	C[1]		C[4]	P[5]	P	P	P	P	P	P	P	P[6][7]	P	A		§ 375-303(4)(d)(vi)
Personal or business service			C[1]	C[1]	C[1]		C	P[5]	P	P	P	P	P	P	P	P[6][7]	P	P		§ 375-303(4)(d)(vii)
Professional office			P[1]	P[1]	P[1]		P[4]	P[5]	P	P	P	P	P	P	P	P[6][7]	P	A		§ 375-303(4)(d)(viii)
Trade school								C	P	P	P	P	P	P	P	P[6][7]	P	P		§ 375-303(4)(d)(ix)
Recreation and Entertainment																				
Adult entertainment[10]																		P		§ 375-303(4)(e)(i)
Indoor recreation or entertainment							C	P[5]	P	P	P	P	P	P	P	P[6][7]				§ 375-303(4)(e)(ii)
Outdoor recreation or entertainment										P	C	P	C	C	C	C[6]	C	C	C	§ 375-303(4)(e)(iii)
Retail																				
Adult retail[10]										C							C	P		§ 375-303(4)(f)(i)
Cannabis dispensary							C	P[5]	P	P	P	P	P	P	P	P[6][7]	A	A		§ 375-303(4)(f)(ii)
Controlled substance dispensary										C		C	C	C			P	P		§ 375-303(4)(f)(iii)
Convenience retail[11]								P[5]	P	P	P	P	P	P	P	P[6][7]	P			§ 375-303(4)(f)(iv)
General retail							C	P[5]	P	P	P	P	P	P	P	P[6][7]	A	A		§ 375-303(4)(f)(v)
Specialty retail			P[1]	P[1]	P[1]		P[4]	P[5]	P	P	P	P	P	P	P	P[6][7]	A			§ 375-303(4)(f)(vi)
Supermarket									P	P	P	C	P	P	P	P[6][7]	P			§ 375-303(4)(f)(vii)
Vehicles and Equipment																				
Automobile wash										C		C					C	P		§ 375-303(4)(g)(i)
Dispatch service										C		A	C				P	P		§ 375-303(4)(g)(ii)
Freight truck terminal										C							C	P		§ 375-303(4)(g)(iii)

Table 375.302.1

Permitted Use Table

P=Permitted Use | C=Conditional Use | A=Accessory Use | T=Temporary Use

Zoning District	Residential						Mixed-Use										Special Purpose			Use-Specific Standard in Article III	
	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM	I-1	I-2	LC		
LAND USE CATEGORY																					
Heavy vehicle and equipment sales, rental and servicing														C				P	P		§ 375-303(4)(g)(iv)
Light vehicle sales or rental										P	C							P	P		§ 375-303(4)(g)(v)
Light vehicle servicing										P	C	A	C	P	C			P	P		§ 375-303(4)(g)(vi)
Parking lot, surface	A	A	A	A	A	A	A	A	C	A	C	A	A	A	A	A	A	P	P	A	§ 375-303(4)(g)(vii)
Parking structure	A	A	A	A	A	A		C	A	A	P	P	P	P	P	P[6][7]	P	P	A	§ 375-303(4)(g)(viii)	
Transit facility										C	P	A	A	A	A	A	P	P		§ 375-303(4)(g)(ix)	
Vehicle fueling station												A	A				A	A		§ 375-303(4)(g)(x)	
INDUSTRIAL USES																					
Commercial Services																					
Crematorium																	C	P		§ 375-303(5)(a)(i)	
Heavy commercial services										C		C	P				P	P		§ 375-303(5)(a)(ii)	
Self-storage facility										P			C				P	P		§ 375-303(5)(a)(iii)	
Storage and wholesale distribution										C		C	P				P	P		§ 375-303(5)(a)(iv)	
Manufacturing, Production and Extraction																					
Artisan manufacturing								C	P	P	P	P	P	P	P	P[6][7]	P	P		§ 375-303(5)(b)(i)	
Heavy manufacturing																		P		§ 375-303(5)(b)(ii)	
Light manufacturing										C			P				P	P		§ 375-303(5)(b)(iii)	
Marijuana manufacturing facility													P				P	P		§ 375-303(5)(b)(iv)	
Waste and Salvage																					
Recycling dropoff center					A	A	A	A	A	A	A	A	A	A	A	A	P	P		§ 375-303(5)(c)(i)	
Landfill																		C		§ 375-303(5)(c)(ii)	
Vehicle towing, wrecking or junkyard																		C		§ 375-303(5)(c)(iii)	

Table 375.302.1

Permitted Use Table

P=Permitted Use | C=Conditional Use | A=Accessory Use | T=Temporary Use

	Residential						Mixed-Use										Special Purpose			Use-Specific Standard in Article III
Zoning District	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM	I-1	I-2	LC	
LAND USE CATEGORY																				
Waste/recycling processing facility																	C	P		§ 375-303(5)(c)(iv)
ACCESSORY USES																				
Accessory dwelling unit																				§ 375-303(6)(a)
Alternative energy generation equipment	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(b)
Cabaret	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(c)
Composting of household waste	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		§ 375-303(6)(d)
Customary accessory uses and related structures	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(e)
Day-care home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(f)
Delivery service							A	A	A	A	A	A	A	A	A	A	A	A		§ 375-303(6)(g)
Drive-in or drive-through facility									C	A		A					A	A		§ 375-303(6)(h)
Electric vehicle charging station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(i)
Home occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		§ 375-303(6)(j)
Rain barrel	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(k)
Satellite dish	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(l)
Sidewalk or outdoor cafe			A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(m)
Storage shed	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(n)
Swimming pool	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				§ 375-303(6)(o)
Telecommunications antenna as an accessory use	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(p)
Trash storage, outdoor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(q)
TEMPORARY USES																				

Table 375.302.1

Permitted Use Table

P=Permitted Use | C=Conditional Use | A=Accessory Use | T=Temporary Use

Zoning District	Residential						Mixed-Use										Special Purpose			Use-Specific Standard in Article III
	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM	I-1	I-2	LC	
LAND USE CATEGORY																				
Farmers' market	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	§ 375-303(7)(a)
Mobile vendor									T	T	T	T	T	T	T	T	T	T	T	§ 375-303(7)(b)
Portable storage container	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	§ 375-303(7)(c)
Temporary construction office or yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	§ 375-303(7)(d)
Temporary real estate sales/leasing office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	§ 375-303(7)(e)
Temporary/seasonal sales/activity	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		§ 375-303(7)(f)

NOTES:

[1]This use allowance is limited to portions of the ground or basement floor where the exterior of the building was originally designed, or subsequently altered prior to June 1, 2015, by an addition extending the building closer to the sidewalk than the original facade or the installation of commercial display windows that render use of the ground floor or basement as a residence impractical, and shall not exceed 1,500 square feet of gross floor area.

[2]This use allowance is limited to buildings that were originally designed for nonresidential use.

[3]This use is permitted in structures that were originally designed and constructed as multi-unit dwellings, and only for the number of dwelling units that legally existed prior to the adoption of this USDO.

[4]A conditional use permit is required when the use exceeds 3,000 square feet of gross floor area.

[5]A conditional use permit is required when the use exceeds 5,000 square feet of gross floor area.

[6]Not permitted in areas designated as "connected edge" on the MU-FM District regulating plan.

[7]A conditional use permit is required in areas designated as "neighborhood general" on the MU-FM District regulating plan.

[8]This use shall not be located within 500 feet of an existing group living, other use.

[9]This use shall be at least 1,000 feet from the nearest boundary line of a lot with a household living use, a group living use, a religious institution or a school or a park.

[10]This use shall be located at least 1,000 feet from a religious institution, a school, a residential zoning district or a park, playground.

[11]This use shall not be located within 1,000 feet of an existing convenience retail use.

[12]A conditional use permit is required to increase the number of dwelling units within an existing building. See § 375-303(8).