

12-5-3: STANDARDS BY ZONE:

Unless otherwise permitted, those uses not specifically provided for shall be prohibited. (Ord. 146, 9-22-2016)

12-5-4: USE TABLES BY ZONE DISTRICT:

The following use tables list various land use classifications and zoning districts.

A. New and unlisted uses shall follow the requirements listed in section 12-6-2 of this title.

B. Uses are subject to all applicable standards of this title and this Code. In addition, any notes as provided for within the tables are in addition to those standards listed within this title and any other applicable Code sections of this Code. (Ord. 146, 9-22-2016)

12-5-5: RESIDENTIAL USE TABLE:

P = Authorized; S = Specially permitted; [vacant] = Prohibited use

Use	Residential	Suburban	Rural Residential	Agriculture	Commercial
Accessory dwelling unit	P ¹	P ^{1,6}	P ^{1,6}	P ^{1,6}	S ¹
Accessory structures	P	P	P	P	P
Apartment buildings, condominiums, multi-family	S ^{4,5}	S ²			S ^{4,5,9}
Churches and nonprofit community halls	S	S	S	S	P
Duplex	P ^{4,5}	P ^{2,4}	P ^{2,4}	P ³	P ^{5,9}
In home daycare	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷
Keeping of livestock	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸
Short-term rentals	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	S ¹⁰
Single-family dwelling	P ^{2,4}	P ^{2,4}	P ^{2,4}	P ³	P ⁹

Notes:

All uses shown above shall be required to follow any standards listed within this title and any of the following as specifically enumerated in the above table.

- Subject to specific standards found at section 12-7-3 of this title.
- 1 "dwelling unit" shall be allowed per lot or parcel pursuant to the definition listed at section 12-13-4, "Appendix D; Definitions", of this title, up to a maximum of 2 dwelling units are permitted, provided an overall density of 1 unit per 3 acres is provided.
- 1 "dwelling unit" shall be allowed per lot or parcel pursuant to the definition listed at section 12-13-4, "Appendix D; Definitions", of this title, up to a maximum of 2 dwelling units are permitted, provided an overall density of 1 unit per 6 acres is provided.
- Shall not exceed an overall lot coverage of 35 percent.
- Overall density shall not exceed 1 unit per 12,000 square feet of overall lot or parcel area. Lands that are submerged or inundated with water for portion or portions of the year shall not be included in the overall acreage amount.
- An accessory dwelling unit may be detached, provided all the other standards of section 12-7-3 of this title are adhered to.
- Shall not exceed a total maximum number of 6 children under the age of 12, other than those who reside in the home. Shall also follow any standards of a home occupation listed at section 12-7-2, "Home Occupations", of this title.
- The keeping of 1 large animal (horse, llama, sheep, cow or goat, including offspring until weaned) for each 20,000 square feet of parcel or lot area is permitted in all zones.
- Residential buildings are encouraged to have retail or commercial activity on the first floor and contain living space on the next floor(s).
- Short-term rentals are subject to the specific standards of section 12-7-4 of this title.

(Ord. 146, 9-22-2016; amd. Ord. 151, 8-17-2017)

12-5-6: PUBLIC USE TABLE:

P = Authorized; S = Specially permitted; [vacant] = Prohibited use

Use	Residential	Suburban	Rural Residential	Agriculture	Commercial
Municipal parks, public recreation facilities	P	P	P	P	P
Museums	S	S	S	S	S
Public information, kiosk centers	P	P	P	P	P
Schools, public or private	S	S	S	S	S
Structures, facilities, yard activities and other infrastructure necessary to provide public or private utilities	P	P	P	P	P

Notes:

All uses shown above shall be required to follow any standards listed within this title and any of the following as specifically enumerated in the above table.

Reserved.

(Ord. 146, 9-22-2016)

12-5-7: COMMERCIAL USE TABLE:

P = Authorized; S = Specially permitted; [vacant] = Prohibited use

Use	Residential	Suburban	Rural Residential	Agriculture	Commercial
Daycare centers	S	S	S	S	S
Equipment service and repair business					S
Home occupations, Tier 1	P ³	P ³	P ³	P ³	P ³
Home occupations, Tier 2	S ³	S ³	S ³	S ³	P ³
Hotels, motels and motor inns					S
Light manufacturing, processing and fabrication					S ^{1,2}
Private parks, recreation facilities	S	S	S	S	S
Professional offices	S	S	S	S	S
Radio, TV or broadcast stations facilities					S
Residential lodging	S	S	S	S	S
Retail, service or repair business, including eating and drinking establishments					S
Veterinary hospitals, clinics					S
Warehouse, ministorage					S

Notes:

All uses shown above shall be required to follow any standards listed within this title and any of the following as specifically enumerated in the above table.

1. Minor changes in occupancy in commercial buildings shall be allowed, provided the change does not result in the expansion of building or creation of new or expanded outdoor sales, work or storage area.
2. All manufacturing activities shall be contained indoors. Manufacturing activities shall not include mining extractions or operations.
3. Home occupations are subject to the specific standards of section 12-7-2 of this title.

(Ord. 146, 9-22-2016)