

REORGANIZING ARTICLE 1-5-3

LEGEND:

NEW	MOVED INTO THE CATEGORY	MOVED OUT OF THE CATEGORY	DELETED AND MERGED INTO ANOTHER CATEGORY
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1-5-3 NON-RESIDENTIAL USE REGULATIONS. Table 5-3 illustrates the use regulations for all non-residential zoning districts:

TABLE 5-3: NON-RESIDENTIAL USE REGULATIONS

USE CATEGORY	SPECIFIC USE TYPE ¹	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4 ⁴ Bus Park	B-5 ⁴ Ind.	PI Pub/Inst.
Retail Trade (NAICS Code 44-45) Split into: Vehicle Services & Rentals	New Vehicle Sales/Service/Repair	YES	YES	YES NO	YES NO	YES NO	NO
	Used Vehicle Sales/Service/Repair	YES	YES	YES NO	YES NO	YES NO	NO
	Motor Vehicle Dealer	YES	YES	YES NO	YES NO	YES NO	NO
	General Automotive Repair	YES	YES	YES NO	YES	YES NO	NO
	RV Sales/Service/Repair	CUP	CUP	CUP NO	YES NO	NO	NO
	↓ Manufactured/Mobile Home Sales	CUP	CUP	CUP NO	CUP NO	YES NO	NO
	Boat, ATV & Motorcycle Sales/Service	YES	YES	YES NO	YES	YES NO	NO
	Semi-Truck Service/Repair	CUP NO	YES NO	CUP NO	YES CUP	YES CUP	NO
	Semi-Truck Stop	NO	NO	NO	CUP	CUP	NO
	↓ Automotive Parts and Accessory Sales	YES	YES	YES NO	YES NO	YES NO	NO
	Body Shops	CUP NO	CUP	NO	YES	YES	NO
	Car Washes	YES	YES	CUP NO	YES NO	YES NO	NO
	Vehicle Rental and Leasing	YES CUP	YES CUP	YES NO	YES	YES	NO
	Truck, Trailer and Moving Vehicle Rentals	CUP	CUP	NO	YES	YES	
	Machinery and Equip. Rental (Indoor)	YES	YES	YES NO	YES	YES	NO
	Machinery and Equipment Rental (Indoor/ Outdoor)	CUP	CUP	CUP NO	YES	YES	NO
	Retail Sales and Services						
	General Retail (Personal Goods, Household Goods,	YES	YES	YES	YES NO	NO	NO

Most of the deletions in this section have been merged into the "General Retail" Use type	Consumer Electronics, Specialty Goods, etc.)						
	Furniture and Home Furnishing Sales	YES	YES	YES	YES NO	NO	NO
	Automotive Parts and Accessory Sales	YES	YES	YES NO	YES NO	YES NO	NO
	Manufactured/Mobile Home Sales	CUP NO	CUP NO	CUP NO	CUP	YES CUP	NO
	Electronics and Appliance Parts Sales/Repair	YES NO	YES NO	YES NO	YES	YES	NO
	Building Materials and Supplies Sales (Indoors) Hardware Store	YES	YES	YES	YES NO	YES NO	NO
	Building Materials and Supplies Sales (Indoors and/or Outdoors)	CUP	CUP	CUP NO	CUP	YES	NO
	Lawn and Garden Equipment/Supply Sales	YES	YES	YES NO	YES	YES	NO
	Feed and Fertilizer Sales	CUP	CUP	CUP NO	CUP	YES	NO
	Nursery/Greenhouses with On-Site Sales	CUP	CUP	CUP NO	YES	YES	NO
	Grocery, Convenience, Department Stores	YES	YES	YES	YES NO	NO	NO
	Shopping Centers	YES	YES	YES	YES NO	NO	NO
	Specialty Retail Stores	YES	YES	YES	YES NO	NO	NO
	Beer, Wine and Liquor Sales	YES	YES	YES NO	YES NO	NO	NO
	Liquor Stores	YES	YES	NO	NO	NO	NO
	Alcohol Sales- Accessory Use	YES	YES	YES	NO	NO	NO
	Health, Pharmacy and Personal Care Sales	YES	YES	YES	YES NO	NO	NO
USE CATEGORY	SPECIFIC USE TYPE ¹	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4 ⁴ Bus Park	B-5 ⁴ Ind.	PI Pub/Inst.
	Gasoline Stations	YES	YES	YES	YES	YES	NO
	Gasoline Stations with and Convenience Store	YES	YES	YES	YES NO	YES NO	NO
	Clothing and Accessories	YES	YES	YES	YES NO	NO	NO
	Jewelry, Luggage and Leather Sales	YES	YES	YES	YES NO	NO	NO

Sporting Goods, Hobby, Books and Music Sales	YES	YES	YES	YES NO	NO	NO
Department Stores and Warehouse Clubs	YES	YES	YES NO	YES NO	NO	NO
Florist and Novelty Gift Sales	YES	YES	YES	YES NO	NO	NO
Office Supply Sales	YES	YES	YES	YES NO	NO	NO
Used Merchandise Sales	YES	YES	NO	YES NO	NO	NO
Pet and Pet Supply Sales	YES	YES	YES NO	YES	NO	NO
Pet Care/ Veterinary Clinic	YES	YES	YES NO	YES	NO	NO
Kennels /Pet Day Care	YES	YES	YES NO	YES	NO	NO
Art and Craft Sales	YES	YES	YES	YES	NO	YES
Tobacco and Related Product Sales	YES	YES	YES CUP	YES NO	NO	NO
Electronic Shopping and Mail-Order Sales	YES	YES	YES NO	YES NO	NO	NO
Vending Machine Sales (Selling the machines)	YES	YES	YES NO	YES NO	YES NO	YES NO
Stand-alone Bottled Gas and Biofuel Dealers	CUP	CUP	CUP NO ⁶	CUP	CUP	NO
Coal, Firewood and Biofuel Sales	CUP	CUP	CUP NO	CUP	YES	NO
Bakery Sales (baking for store sales only small-scale, not factory or distribution warehousing)	YES	YES	YES	YES NO	NO	NO
Bakery Sales (large scale including distribution or warehousing)	NO	NO	NO	YES	YES	NO
Medical Marijuana Facilities & Dual Licensees	CUP	CUP	CUP NO	CUP	CUP	NO
Marijuana Establishments	NO	NO	NO	NO	NO	NO
New Marijuana Cultivation and Infusion Facilities	NO	NO	NO	NO	NO	NO
Marijuana Testing Facilities	NO	NO	NO	NO	NO	NO
Swap Meets and Farmers Markets	CUP	CUP	CUP	CUP	NO	CUP
Swap Meets	CUP	CUP	CUP NO	CUP NO	NO	NO

	Farmers Markets	CUP YES	CUP YES	CUP YES	CUP NO	NO	NO YES
	Pawn Shops	YES NO	YES	NO	YES NO	NO	NO
	Temporary Retail Carts and Kiosks	AUP	AUP	AUP	AUP	NO	AUP
	Printing Shop	YES	YES	YES NO	YES	YES NO	NO
	Cleaning, Landscaping and Exterminating and Janitorial Services	YES	YES	YES NO	YES	YES NO	NO
	Landscaping and Exterminating Services	YES NO	YES NO	YES NO	YES	YES	NO
	Business Equipment Maintenance and Repair	YES	YES	YES NO	YES	YES	NO
	Personal and Household Goods Repair (Electronics, Furniture, etc.)	YES	YES	YES NO	YES	YES	NO
	Dry Cleaning Services (Split from Laundry and Dry Cleaning Services")	YES	YES	YES	YES NO	YES NO	NO
	Laundromat	YES	YES	YES NO	YES NO	YES NO	NO
	Linen and Uniform Retail (Split from Linen and Uniform Supply")	YES	YES	YES NO	YES NO	YES NO	NO
	Linen, Carpet, and Uniform Supply & Cleaning	NO	NO	NO	YES	YES	NO
	Personal Care Services (e.g. Hair, Nails and Skin Care)	YES	YES	YES	YES NO	NO	NO
	Tattoo Services	YES	YES	YES	YES	NO	NO
	Massage Establishments	YES	YES	NO	NO	NO	NO
	Death Care Services/ Funeral Homes/ Crematories	YES CUP	YES CUP	YES/CUP NO	YES CUP	YES NO	NO
	Taxidermist	CUP YES	YES	YES	YES NO	YES NO	NO
	Commercial Parking Lots and Garages	CUP	CUP	CUP	CUP	CUP	CUP
	Fraternal Organizations (Clubs and Lodges)	YES	YES	YES	YES NO	YES NO	NO
Finance and Insurance (NAICS Code 52)	Finance and Insurance Office/Sales/Brokers	YES	YES	YES	YES	YES	NO
Incorporated into Retail & Services Category	Banks and Credit Unions	YES	YES	YES	YES NO	YES NO	NO

USE CATEGORY	SPECIFIC USE TYPE ¹	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4 ⁴ Bus Park	B-5 ⁴ Ind.	PI Pub/Inst.
	Financing Sales	YES	YES	YES	YES NO	YES NO	YES
	Securities/Commodities Office/Sales/Exchanges	YES	YES	YES	YES NO	YES NO	YES
	Check Cashing Store	YES CUP	YES CUP	NO	YES NO	NO	NO
	Adult Oriented Uses	NO	NO	NO	NO	CUP	NO
Real Estate, Rental and Leasing (NAICS Code 53) Merged with Vehicle Services	Real Estate Office, Agents and Brokers	YES	YES	YES	YES	YES	NO
	↑ Vehicle Rental and Leasing	YES CUP	YES CUP	YES NO	YES	YES	NO
	↑ Machinery and Equip. Rental (Indoor)	YES	YES	YES NO	YES	YES	NO
	↑ Machinery and Equipment Rental (Indoor/ Outdoor)	CUP	CUP	CUP NO	YES	YES	NO
Office Professional, Scientific and Tech. (NAICS Code 54)	General Offices	YES	YES	YES	YES ⁷	YES ⁷	NO
	Data Processing/ Call Center	YES	YES	YES NO	YES NO	YES NO	NO
	Legal and Accounting	YES	YES	YES	YES	YES	NO
	Engineering/Surveying	YES	YES	YES	YES	YES	NO
	Architectural	YES	YES	YES	YES	YES	NO
	Planning and Design	YES	YES	YES	YES	YES	NO
	Consulting	YES	YES	YES	YES	YES	NO
	Scientific Research	YES	YES	YES	YES	YES	NO
	Advertising and Public Relations	YES	YES	YES	YES	YES	NO
	Photography	YES	YES	YES	YES	YES	NO
	Veterinary	YES	YES	YES NO	YES	YES	NO
Educational Services (NAICS Code 61)	Elementary, Middle, and High Schools & Colleges/Universities	YES	YES	YES	YES	YES	YES
	Trade Schools	YES	YES	NO	YES	YES	YES
	Educational Support Services	YES	YES	YES NO	YES	YES	YES
Health Care and Social Assistance	Physicians, Dental and Health Practitioners	YES	YES	YES	YES	YES NO	YES

(NAICS Code 62)	Outpatient & Ambulatory Care Centers	YES	YES	YES NO	YES NO	YES NO	YES NO
	Medical and Diagnostic Labs	YES	YES	YES NO	YES NO	YES NO	YES NO
	Home Health Care Services	YES	YES	YES NO	YES NO	YES NO	YES NO
	Ambulatory Health Care Services	YES	YES	YES NO	YES NO	YES NO	YES NO
USE CATEGORY	SPECIFIC USE TYPE ¹	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4 ⁴ Bus Park	B-5 ⁴ Ind.	PI Pub/Inst.
	Blood and Organ Banks	YES	YES	NO	YES	YES NO	YES NO
	General Medical and Surgical Hospitals	YES	YES	YES NO	YES NO	YES NO	YES
	Psychiatric & Substance Abuse Facilities	YES	YES	YES NO	YES NO	YES NO	YES NO
	Nursing and Residential Care Facilities	YES	YES	CUP NO	YES NO	YES NO	YES NO
	Individual and Family Care Services	YES	YES	YES NO	YES NO	YES NO	YES NO
	Homeless Shelter	YES	YES	NO	NO	NO	NO
	Community Food and Relief Services	YES	YES	NO	YES	YES NO	YES NO
	Vocational Rehab Services	YES	YES	YES NO	YES	YES NO	YES NO
	Child & Adult Day Care Services	YES	YES	YES NO	YES	YES NO	YES
Arts, Entertainment, and Recreation, and Open Space (NAICS Code 71)	Movie Theaters	YES	YES	YES	NO	NO	NO
	Performing Arts Facilities	YES	YES	YES	YES NO	YES NO	YES
	Spectator Sports Facilities	CUP	CUP	CUP NO	CUP NO	CUP NO	CUP
	Museums and Historical Sites	YES	YES	YES	YES NO	NO	YES
	Zoos, Nature Parks and Botanical Gardens	CUP	CUP	CUP NO	CUP NO	NO	CUP
	Amusement Parks	CUP	CUP	CUP NO	CUP NO	NO	CUP
	Indoor Arcades	YES	YES	YES	YES NO	NO	NO
	Gambling Facilities	CUP	CUP	CUP NO	CUP NO	NO	CUP
	Private Recreational Facilities (Outdoor) (Private Sports Complexes, Golf Courses, etc.)	CUP	CUP	CUP NO	CUP	NO	CUP

	Private Recreational Facilities (Indoor) (Gyms, Martial Arts Studios, Yoga Studios, Paintball Courses, etc.)	YES	YES	YES	YES	NO	CUP
	Event Centers & Venues	CUP	CUP	NO	CUP	NO	NO
	Public Recreational Facilities	AUP	AUP	AUP	AUP	AUP	AUP
	Public Outdoor Music Festivals/Events	AUP	AUP	AUP	AUP	AUP	AUP
	Private Outdoor Music Festivals/Events	CUP	CUP	CUP	CUP	NO	CUP
	Commercial Equestrian Boarding, Rentals, Arenas and Academies	CUP	CUP	CUP NO	CUP	CUP	CUP
	Cemeteries/ Mausoleum	CUP	CUP	NO	NO	NO	CUP
Accommodation and Food Services (NAICS Code 72)	↓ Hotels, Motels and Bed & Breakfast Inns Resorts	YES	YES	YES	YES	NO	NO
	↓ RV Parks and Campgrounds	CUP	CUP	CUP NO	CUP NO	NO	NO
	↓ Rooming and Boarding Houses	YES NO	YES NO	YES NO	YES NO	NO	NO
USE CATEGORY	SPECIFIC USE TYPE¹	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4⁴ Bus Park	B-5⁴ Ind.	PI Pub/Inst.
Food and Drinking Establishments	Full-Service Restaurants & Delicatessen	YES	YES	YES	YES NO	NO	CUP
	Limited-Service Restaurants	YES	YES	YES	YES NO	NO	CUP
	Delicatessen	YES	YES	YES	YES NO	NO	CUP
	Caterers	YES	YES	YES NO ⁶	YES	YES NO	NO
	Confectionary and Ice Cream Sales	YES	YES	YES	YES NO	NO	NO
	Drinking Places (serving alcohol) Bars, Breweries, Brew Pubs and Tasting Rooms	YES	YES	YES	YES NO	NO	NO
	Restaurants/Bars/Clubs (With Amplified Outdoor Music)	CUP	CUP	CUP	CUP NO	NO	NO
Other Services (NAICS Code 81)	↑ General Automotive Repair	YES	YES	YES NO	YES	YES	NO
	↑ Body Shops	CUP	CUP	NO	YES	YES	NO
	↑ Car Washes	YES	YES	CUP NO	YES NO	YES NO	NO

Other Services (NAACP Code 81)	Electronic Equipment Maintenance & Repair	YES	YES	YES NO	YES	YES	NO
	↑ Business Equipment Maintenance and Repair	YES	YES	YES NO	YES	YES	NO
	Furniture Repair and Maintenance	YES	YES	YES NO	YES	YES	NO
	Footwear and Leather Goods Repair	YES	YES	YES NO	YES NO	YES	NO
	↑ Personal and Household Goods Repair	YES	YES	YES NO	YES NO	YES	NO
	Laundry and Dry Cleaning Services	YES	YES	YES	YES	YES	NO
	Hair, Nails and Skin Care Services	YES	YES	YES	YES NO	NO	NO
	↑ Tattoo Services	YES	YES	YES	YES	NO	NO
	Death Care Services	YES CUP	YES CUP	YES NO	YES CUP	NO	NO
	Cemeteries and Crematories	CUP	CUP	NO	YES	YES	CUP
	↑ Linen and Uniform Supply	YES	YES	YES NO	YES	YES NO	NO
	↑ Pet Care	YES	YES	YES NO	YES	YES NO	NO
	↑ Animal Hospitals and Kennels	YES	YES	CUP NO	YES	YES	NO
	↑ Taxidermist	CUP	YES	CUP NO	YES	YES	NO
USE CATEGORY	SPECIFIC USE TYPE ¹	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4 ⁴ Bus Park	B-5 ⁴ Ind.	PI Pub/Inst.
	Photo Services	YES	YES	YES	YES	YES	NO
	↑ Commercial Parking Lots and Garages	CUP	CUP	CUP	CUP	CUP	CUP
	Religious and Fraternal Organizations	YES	YES	YES	YES	YES	YES
	Social Advocacy Organizations	YES	YES	YES	YES	YES	YES
	Human Rights Organizations	YES	YES	YES	YES	YES	YES
	Conservation Organizations	YES	YES	YES	YES	YES	YES
	Business and Prof. Organizations	YES	YES	YES	YES	YES	YES
	Labor Organizations	YES	YES	YES	YES	YES	YES
	Political Organizations	YES	YES	YES	YES	YES	YES

	↑Commercial Equestrian Boarding, Rentals, Arenas and Academies	CUP	CUP	CUP NO	CUP	CUP	CUP
Public Administration Admin. (NAICS Code 92)	Government Offices and Courts	YES	YES	YES	YES	YES	YES
	Public Services (Libraries, Parks, Public Safety Buildings)	YES	YES	YES	YES	YES	YES
	Detention/Correctional Facilities or Institutions	NO	NO	NO	CUP	CUP	CUP
	Correctional Institutions	NO	NO	NO	CUP	CUP	CUP
Mining, Quarrying, Gas and Oil (NAICS Code 21)	Oil and Gas Extraction	CUP	CUP	NO	CUP	CUP	CUP
	Mining	NO	NO	NO	CUP	CUP	CUP
	Quarrying	NO	NO	NO	CUP	CUP	CUP
Utilities (NAICS Code 22)	Electric Power Generation ³	CUP	CUP	CUP NO	CUP	CUP	CUP
	Water and Sewerage Systems/Facilities	CUP	CUP	CUP NO	CUP	CUP	CUP YES
	Telecommunication Facilities (Antennas or Towers)	CUP	CUP	CUP	CUP	CUP	YES
	Telecommunication Facilities (Antennas or Towers) on land owned, leased, or otherwise controlled by the City	YES	YES	YES	YES	YES	YES
	Other Utilities	See § 1-6-21					
	Alternative Energy Generation Facilities	See § 1-6-16					
Manufacturing (NAICS Code 31-33)	Food Manufacturing	NO	NO	NO	YES	YES	NO
	Animal Slaughtering	NO	NO	NO	CUP	CUP	NO
	Beverage Manufacturing	NO	NO	NO	YES	YES	NO
USE CATEGORY	SPECIFIC USE TYPE¹	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4⁴ Bus Park	B-5⁴ Ind.	PI Pub/Inst.
	Tobacco Manufacturing	NO	NO	NO	YES	YES	NO
	Textile Mills	NO	NO	NO	CUP	CUP	NO
	Apparel Manufacturing	NO	NO	NO	YES	YES	NO
	Leather/Allied Product Manufacturing	NO	NO	NO	CUP	CUP	NO

	Wood Product Manufacturing	NO	NO	NO	CUP	CUP	NO
	Paper Manufacturing	NO	NO	NO	CUP	CUP	NO
	Printing and Publishing (Newspaper, Periodical and Book, etc.)(Non-Retail)	NO	NO	NO	YES	YES	NO
	Petroleum and Coal Products Manufacturing	NO	NO	NO	CUP	CUP	NO
	Chemical Manufacturing	NO	NO	NO	CUP	CUP	NO
	Plastics and Rubber Manufacturing	NO	NO	NO	CUP	CUP	NO
	Non-Metallic Mineral Product Manufacturing	NO	NO	NO	YES	YES	NO
	Primary Metal Manufacturing	NO	NO	NO	CUP	CUP	NO
	Fabricated Metal Product Manufacturing	NO	NO	NO	YES	YES	NO
	Foundries	NO	NO	NO	CUP	CUP	NO
	Machinery Manufacturing	NO	NO	NO	YES	YES	NO
	Computer & Electronic Manufacturing	NO	NO	NO	YES	YES	NO
	Elec. Equip./ Appliance Manufacturing	NO	NO	NO	YES	YES	NO
	Transportation Equip. Manufacturing	NO	NO	NO	YES	YES	NO
	Furniture and Related Product Manufacturing	NO	NO	NO	YES	YES	NO
	Miscellaneous Manufacturing	NO	NO	NO	YES	YES	NO
	Ancillary Manufacturing ²	YES ²	YES ²	YES ²	N/A	N/A	YES
Wholesale Trade (NAICS Code 42)	Durable Goods	NO	NO	NO	YES	YES	NO
	Non-Durable Goods	NO	NO	NO	YES	YES	NO
Construction (NAICS Code 23)	Contractors office, shop and/or storage (indoors)	YES	YES	YES NO	YES	YES	NO
USE CATEGORY	SPECIFIC USE TYPE¹	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4⁴ Bus Park	B-5⁴ Ind.	PI Pub/Inst.
	Contractors office, shop and/or storage (indoors and/or outdoors)	CUP	CUP	CUP NO	CUP	YES	NO
	Craftsman and Artisan (Indoors)	YES	YES	YES	YES	YES	NO
	Craftsman and Artisan (Indoors or outdoors)	CUP	CUP	CUP NO	CUP	YES	CUP

Transportation and Warehousing (NAICS Code 48-49)	Truck Transportation Terminal	NO	NO	NO	CUP	CUP	NO
	Bus Transportation Terminal	CUP NO	CUP NO	CUP NO	YES CUP	YES CUP	YES CUP
	Air Transportation Terminal	NO	NO	NO	YES	YES	YES
	Taxi and Limousine Service	YES NO	YES NO	YES NO	YES	YES	YES
	Towing Truck Parking and Storage	NO	NO	NO	CUP	YES	NO
	Scenic and Sightseeing Terminal/Parking	CUP	CUP	CUP NO	CUP	CUP	CUP
	Postal, Courier and Delivery Service	CUP	CUP	CUP NO	CUP	YES	CUP
	General Warehouse and Storage (Indoor)	NO	NO	NO	YES	YES	NO
	Mini-Warehouse	CUP NO	CUP NO	CUP NO	YES CUP	YES CUP	NO
	Distribution Facilities	NO	NO	NO	CUP YES	CUP YES	NO
	Outside Storage Yards	CUP NO	CUP NO	NO	CUP	YES CUP	NO
Information (NAICS Code 51)	Newspaper, Periodical and Book Publishing	YES NO	YES NO	YES NO	YES	YES	YES NO
	Motion Pictures and Sound Recording Indus.	CUP	CUP	CUP	YES	YES	YES NO
	Broadcasting and Recording	YES	YES	YES	YES	YES	NO
	Telecommunications	YES	YES	YES	YES	YES	NO
	Data Processing	YES	YES	YES NO	YES NO	YES NO	NO
Waste Management And Remediation (NAICS Code 56)	Transfer Station/ Material Recovery Center	NO	NO	NO	NO	CUP	CUP
	Solid Waste Disposal Sites	NO	NO	NO	NO	CUP	CUP
	Recycling Facilities	NO	NO	NO	NO	CUP	CUP
	Waste Tire Collection and/or Storage	NO	NO	NO	CUP NO	CUP	CUP NO
	Office Administration Services	YES	YES	YES	YES	YES	NO
	Employment Services	YES	YES	YES NO	YES	YES	NO
	Business Support Services	YES	YES	YES	YES	YES	NO
	Travel Services	YES	YES	YES	YES	YES	NO
	Investigation and Security Services	YES	YES	YES NO	YES	YES	NO

USE CATEGORY	SPECIFIC USE TYPE ¹	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4 ⁴ Bus Park	B-5 ⁴ Ind.	PI Pub/Inst.
	↑Cleaning, Landscaping and Exterminating Serv.	YES	YES	YES NO	YES	YES	NO
	Waste Management and Remediation Serv.	NO	NO	NO	CUP	CUP	NO
Agriculture (NAICS Code 11)	Crop Production	YES NO	YES NO	YES NO	YES	YES	NO
	Feed Lots	NO	NO	NO	NO	NO	NO
	Greenhouse and Nursery	CUP	CUP	NO	YES	YES	NO
	Beef, Dairy, Sheep, Goat and Hog Production	NO	NO	NO	NO	CUP	NO
	Poultry and Egg Production	NO	NO	NO	CUP	CUP	NO
	Aquaculture	NO	NO	NO	CUP	CUP	NO
Residential Uses²	Single-Family Detached Residential	NO	NO	NO	NO	NO	NO
	Multi-Family Residential (Including Apartments, Condominiums or Townhouses)	CUP	CUP	CUP (13 DU/ AC Min.)	NO	NO	CUP
	Assisted Living Facility	YES	YES	YES NO	YES	NO	CUP NO
	Group Care Home	CUP	CUP	CUP	NO	NO	YES NO
	Live/Work Unit	CUP	CUP	CUP YES	NO	NO	CUP
Accommodation and Lodging	Hotels, Motels and Bed and Breakfast Inns Resorts	YES	YES	YES	YES NO	NO	NO
	Bed and Breakfast Inns	YES	YES	YES NO	YES NO	NO	NO
	RV Parks and Campgrounds	CUP	CUP	CUP NO	CUP NO	NO	NO
	Boarding House	YES NO	YES NO	YES NO	YES NO	NO	NO
Religious Institutions/ Places of Worship	Institution (seating capacity of up to 1,500 persons)	YES	YES	YES	YES	YES	YES
	Large Institution (seating capacity greater than 1,500 persons)	CUP	CUP	CUP	CUP	CUP	CUP
Misc. Uses, Structures & Installations	Solar Panels ³	YES	YES	YES	YES	YES	YES
	Alternate Energy Production Facilities ³	CUP	CUP	CUP	CUP	CUP	CUP

Waste Tire Collection and/or Storage	NO	NO	NO	CUP	CUP	CUP
Adult-Oriented Uses	NO	NO	NO	CUP	CUP	NO
Outdoor Activities	CUP	CUP	CUP	CUP	CUP	CUP
Helipads	CUP	CUP	CUP	CUP	CUP	CUP
Temp. Uses/Structures	See § 1-6-23					
Signs	See § 1-11					
Lighting	See § 1-10					
Landscaping	See § 1-8					
Parking	See § 1-7					
Solar Panels	See § 1-6-16					
Fences/Walls	See § 1-6-3					
Mobile Food Services	See § 1-6-23					
Cargo Containers	See § 1-6-8					
Outdoor Storage and Outdoor Activities	See § 1-6-9					

“YES” = Permitted Use by Right. A “Yes” indicates that the listed use is permitted by-right within the respective zoning district.

“CUP” = Conditional Use Permit. A “CUP” indicates that the listed use is permitted within the respective zoning district only after review and approval of a Conditional Use Permit, in accordance with the review and approval procedures of § 1-16-12 (D).

“AUP” = Administrative Use Permit. An “AUP” indicates that the use and/or structure is permitted within the respective zoning district following review and approval of an administrative permit by the Development Services Director or designee in accordance with § 1-16-12 (C).

“NO” = Prohibited Uses. A “NO” indicates that the listed use type is expressly not allowed within the respective zoning district.

Footnotes from Table 5-3:

1. ~~Definitions and/or descriptions of these uses are provided in the North American Industry Classification System (“NAICS”). The City will use the NAICS classification system to assist with defining and interpreting non-residential uses.~~ Where NAICS **land use category** definitions are not provided or unclear, the Zoning Administrator shall be responsible for interpretation.
2. An ancillary manufacturing use is a subsidiary or secondary use or operation connected to the main use of a building. Ancillary manufacturing uses identified in manufacturing sectors 31-33 of the 2012 North American Industry Classification System (“NAICS”) shall be allowed in the B-1, B-2 or B-3 zoning districts if incidental and subordinate to the primary retail, office, public or quasi/public use, provided that not more than 50%, up to a maximum of 1,500 square feet, of

the floor area of the business is engaged in these ancillary manufacturing activities. No outside manufacturing, processing, repair or equipment/inventory storage shall be allowed for ancillary uses (see Section 1-6-26).

Ancillary manufacturing uses proposed to be greater than 1,500 square feet and/or 50% of the total floor area may be approved as a conditional use by the Planning and Zoning Commission (see Section 1-6-26).

3. See § 1-6-16 (B) for alternate energy production regulations.
4. Land uses listed in the B-4 and B-5 district that propose outdoor assembly, repair, manufacturing, processing and/or storage shall require conditional use permit approval even if identified in Table 5-3 as a permitted use by right.
5. See § 1-6-15 for adult oriented business regulations.
6. Beer, Wine and Liquor Sales, Caterers, and Bottled Gas Dealers shall only be permitted in the B-3 district as incidental uses and not as primary uses with stand-alone facilities
7. Offices in B-4 and B-5 zoning districts shall only be permitted as ancillary uses.
8. Where a non-residential property was previously developed for commercial uses and is being redeveloped for residential uses, the new development plan shall contain whichever is greater of either:
 - (i) a minimum of 25% of the previous building square footage on the new site for commercial uses, or;
 - (ii) a minimum of 45% of the acreage shall be used for commercial uses.
 This definition of commercial uses shall be interpreted in a broad sense to include all typical retail, commercial and office uses.

1-5-4 NON-RESIDENTIAL BULK REGULATIONS. Table 5-4 illustrates the bulk requirements for all non-residential zoning districts:

TABLE 5-4: NON-RESIDENTIAL BULK REGULATIONS

USE TYPE ⁴	B-1 General	B-2 Old West	B-3 City Cen.	B-4 Bus. Park	B-5 Industrial	PI Public/Inst.
Minimum Lot Area ¹	7,000 sf.	5,000 sf.	7,000 sf.	15,000 sf.	15,000 sf.	15,000 sf.
Minimum Lot Width ²	50 ft.	50 ft.	50 ft.	75 ft.	75 ft.	75 ft.
Maximum Residential Density ³	22 units/ac	22 units/ac	40 units/ac	Not Applicable	Not Applicable	22 units/ac
Minimum Lot Area per Dwelling Unit	1,980 sf.	1,980 sf.	1,089 sf.	Not Applicable	Not Applicable	1,980 sf.

Minimum Front Setback (main structure)	20 ft.	0 ft.	0 ft.	20 ft.	20 ft.	20 ft.
Minimum Front Setback (accessory structure)	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Minimum Interior Side Setback (accessory structure)	10 ft.	5 ft.	5 ft.	10 ft.	10 ft.	10 ft.
Minimum Street Side Setback (all structures)	10 ft.	0 ft.	0 ft.	10 ft.	10 ft.	10 ft.
Minimum Rear Setback (all structures)	10 ft.	5 ft.	5 ft.	10 ft.	10 ft.	10 ft.
Minimum. Front Setback (Parking)	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Maximum Size for Accessory Structure	No limit	No limit	No limit	No limit	No limit	No limit
Maximum Height for Main Structure	35 ft.	35 ft.	60 ft.	35 ft.	35 ft.	35 ft.
Maximum Height for Accessory Structures	20 ft.	20 ft.	20 ft.	35 ft.	35 ft.	35 ft.

Footnotes from Table 5-4:

- ¹ Minimum lot area shall be calculated as net land area. **For condominiums or townhomes no minimum lot size or width shall be required.**
- ² Minimum lot width is the distance between side lot lines measured perpendicular to the lot depth at the front setback line. Minimum lot width measurement for flag lots shall be interpreted by the Zoning Administrator. Lot width, as measured at the front setback line, shall not be less than 25% of the lot depth, unless waived by the Zoning Administrator due to unique environmental or geographic conditions.
- ³ Maximum density shall be calculated as the total number of dwelling units/net land area.
- ⁴ In addition to the standards listed in Table 5-4, the following supplemental standards shall apply to Institutional and Business Zoning Districts

Fences and Walls	See Section 1-6-3
Landscaping and Screening	See Article 1-8
Lighting and Illumination	See Article 1-10
Parking and Loading	See Article 1-7
Outdoor Storage	See Section 1-6-9
Cargo Containers	See Section 1-6-8
Solar Panels and Alternative Energy	See Section 1-6-16
Signs	See Article 1-11

Visibility at Intersections	See Section 1-6-13
Temporary Use and Structures	See Section 1-6-23
Design Guidelines	See Article 1-13

NOTE: A Site Plan and Design Review application is required for all new development prior to applying for building permits.