

Section 10-1-1.3 Land Use Matrix

A. Key. Table 10-1-1.3, *Land Use Matrix*, uses the following symbols:

1. "P" means the use is permitted by right and is not subject to further review.
2. "C" means the use requires a public hearing and conditional use approval subject to Section 10-9-5.1, *Conditional Use Permit*.
3. "A" means the use is permitted as an [accessory use](#) subject to standards in Section 10-1-1.6, *Accessory Uses, Buildings and Structures*, and in [some](#) instances additional standards.
4. If there is an "S", that means the use is subject to the special standards cited in the "Standards" column of Table 10-1-1.3, *Land Use Matrix*.
5. "--" means the use is prohibited.

B. New and Unlisted Uses. Refer to Section 10-1-2.1, *Unlisted and Functionally Similar Uses*.

C. Land Use Standards. The conditional and special standards for the land uses denoted with a "C" or "S" in Table 10-1-1.3, *Land Use Matrix*, below, include cross-references which may generally be found among the standards for all districts in Section 10-1-1.4, *Land Use Standards*. More specific standards are provided in Chapters 2-5.

Table 10-1-1.3.1 Land Use Matrix																
Category	Specific Use	Downtown (DT)				Corridor Mixed-Use (CM)		Neighborhood (NB)					Business and Industry (BI)		Open Space (OS)	Standards
		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP		
Agriculture and Animal-Oriented Uses																
Agriculture-Oriented Uses	Community Garden	A	--	--	A	A	A	P	P	P	P	A	--	--	A	10-1-1.6.A
	Plant Nursery, Greenhouse, and Landscaping Business	--	--	--	--	C	C	C	--	--	--	--	P	P	--	--
	Agriculture-Oriented Uses (other than listed)	--	--	--	--	--	C	A	A	--	--	--	--	--	P	--
Animal-Oriented Uses	Kennel, Indoor	--	--	--	--	--	CS	--	--	--	--	--	CS	PS		10-1-1.4.B
	Veterinary Clinic or Hospital (with animal boarding) or Rescue Shelter	--	--	--	--	--	CS	--	--	--	--	--	P	P	--	10-1-1.4.B
	Veterinary Clinic or Hospital (without animal boarding)	--	CS	PS	PS	--	PS	--	--	--	--	--	P	P	--	10-1-1.4.B 10-2-3.2 10-4-2.2
	Pet Store for Sale of Dogs and Cats Only	--	--	--	--	--	--	--	--	--	--	--	--	--	--	10-1-1.4.B
Table Notes:																
1. Reserved. Detached Accessory Dwelling Unit (ADU) is permitted with alley access only and could require approval of a Conditional Use Permit, as set forth in Section 10-1-1.7 Accessory Dwelling Units (ADUs).																
2. A tiny home community may occupy up to 10 percent of a development subject to Master Development Plan approval.																
3. Duplex or twin home dwellings are not permitted in the SLR district south of W. Caley Avenue.																

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		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP		
	Animal-Oriented Uses (Other than listed)	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--
Residential Uses																
Household Living	Cottage Court Community	--	--	--	--	--	PS	--	--	PS	PS	PS	--	--	--	10-4-3.2.A
	Dwelling, Multi-Family (Apartment)	--	PS	--	PS	--	PS	--	--	--	--	PS	--	--	--	10-1-1.4.A 10-2-3.2.M 10-3-3.2 10-4-3.2.E
	Dwelling, Single-Family Attached / Duplex / Twin Home ³	PS	PS	--	PS	PS	P	--	--	--	CS	PS	--	--	--	10-2-3.2.J 10-3-3.2 10-4-3.2.B
	Dwelling, Single-Family Duplex / Twin Home Conversion ³	PS	PS	--	PS	PS	PS	--	--	--	CS	PS	--	--	--	10-1-1.4.A 10-4-3.2.B
	Dwelling, Single-Family Detached	PS	PS	--	PS	P	--	P	P	P	P	--	--	--	--	10-2-3.2.I 10-3-3.2
	Live-Work	--	PS	--	PS	P	P	--	--	--	--	--	CS	--	--	10-2-3.2.N 10-3-3.2
	Manufactured Home Park	--	--	--	--	--	--	--	--	--	--	CS	--	--	--	4-4-11 10-4-3.2.D
	Mixed-Use Building (upper floor residential units)	--	PS	PS	PS	CS	P	--	--	--	--	PS	CS	--	--	10-2-3.2.O 10-3-3.2 10-3-3.2.B
	Multiplex	PS	PS	--	PS	--	P	--	--	--	--	P	--	--	--	10-2-3.2.K
	Slot Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Tiny Home Community	--	--	--	--	--	CS ²	--	--	--	--	CS	--	--	--	10-4-3.2.A 10-2-3.2.M
	Townhome	--	PS	--	PS	--	P	--	--	--	--	PS	--	--	--	
Group Living	Foster Family Care Home	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--
	Group Home	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	--	10-1-1.4.A
	Independent Living Facility	P	P	--	P	P	P	--	--	--	C	P	--	--	--	--
	Nursing Home/Congregate Housing	P	P	--	P	P	P	--	--	--	--	P	C	C	--	--
Residential Accessory Uses	Accessory Dwelling Unit (ADU)	see below				see below		see below					see below		--	10-1-1.7
	- Attached ADU	AS	AS	--	AS	AS	AS	AS	AS	AS	AS	AS	--	--		
	- Detached ADU	AS	AS	--	AS	AS	AS	AS ¹	AS ¹	AS ¹	AS ¹	AS ¹	--	--		
	- Contained ADU	AS	AS	--	AS	AS	AS	AS	AS	AS	AS	AS	--	--		
	Beekeeping	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	--	--	AS	10-1-1.6.A
	Chickens	AS	--	--	--	--	--	AS	AS	AS	AS	AS	--	--	--	10-1-1.6.A
	Cottage Food Operation	AS	AS	--	AS	AS	AS	AS	AS	AS	AS	AS	--	--	--	10-1-1.6.A
	Family Child Care Home	A	A	--	A	A	A	A	A	A	A	A	--	--	--	10-1-1.6.A
	Home Occupation	A	A	A	A	A	A	A	A	A	A	A	--	--	--	10-1-1.6.A
	Pigeon Keeping	--	--	--	--	--	--	AS	AS	AS	AS	--	--	--	--	10-1-1.6.A

Table Notes:

1. ~~Reserved. Detached Accessory Dwelling Unit (ADU) is permitted with alley access only and could require approval of a Conditional Use Permit, as set forth in Section 10-1-1.7 Accessory Dwelling Units (ADUs).~~
2. A tiny home community may occupy up to 10 percent of a development subject to Master Development Plan approval.
3. Duplex or twin home dwellings are not permitted in the SLR district south of W. Caley Avenue.

Table 10-1-1.3.1
Land Use Matrix

Category	Specific Use	Downtown (DT)				Corridor Mixed-Use (CM)		Neighborhood (NB)					Business and Industry (BI)		Open Space (OS)	Standards
		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP	OS	
	Primary Short-Term Rental	A	A	A	A	A	A	A	A	A	A	--	--	--	--	10-1-1.6.A
Commercial and Office Uses																
Entertainment, Indoor	Adult Entertainment	--	--	--	--	--	--	--	--	--	--	--	--	CS	--	City Code Title 3, Chapter 14
	Bar, Brew Pub, or Tavern	--	PS	P	PS	C	PS	--	--	--	--	--	C	--	--	10-2-3.2
	Brewery, Distillery, and Winery	--	PS	PS	PS	PS	PS	--	--	--	--	--	PS	PS	--	10-1-1.4.D
	Convention Center	--	--	--	--	P	P	--	--	--	--	--	P	P	--	--
	Gymnastic, Dance Studio, or Martial Arts Facility	--	PS	PS	PS	--	P	--	--	--	--	--	P	--	--	
	Health and Fitness Club	--	P	P	C	P	P	--	--	--	--	--	P	--	--	
	Movie or Other Theater	--	PS	PS	PS	--	P	--	--	--	--	--	P	P	--	10-2-3.2
Entertainment, Outdoor	Indoor Entertainment (Other than listed)	--	P	P	P	C	P	--	--	--	--	--	C	C	--	--
	Amphitheater	--	--	--	--	--	P	--	--	--	--	--	--	--	C	--
	Ballfield or Stadium	--	--	--	--	--	P	C	C	C	C	C	C	--	C	--
	Campground	--	--	--	--	--	C	--	--	--	--	--	--	--	C	--
Office	Outdoor Entertainment (Other than listed)	--	A	A	A	--	P	--	--	--	--	--	C	C	C	--
	Bank or Credit Union (with drive-through)	--	--	--	--	PS	PS	--	--	--	--	--	PS	PS	--	10-3-3.2.B
	Bank or Credit Union (without drive-through)	--	P	P	P	P	P	--	--	--	--	--	P	P	--	--
	Office Uses (8,000 sq. ft. gross floor area or greater)	--	--	--	--	C	P	--	--	--	--	--	P	P	--	10-1-1.4.D 10-2-3.2.O
	Office Uses (Less than 8,000 sq. ft. gross floor area)	PS	PS	PS	PS	P	P	--	--	--	--	--	P	P	--	10-2-3.2.O
	Studio, Commercial	--	P	P	P	P	P	--	--	--	--	--	P	P	--	
Overnight Accommodations	Office Uses (Other than listed)	--	--	--	--	C	P	--	--	--	--	--	P	P	--	
	Hotel or Motel	--	P	P	P	C	P	--	--	--	--	C	P	P	--	--
Overnight Accommodations	Overnight Accommodations (Other than listed)	--	P	P	P	C	P	--	--	--	--	C	P	P	--	--

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		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP	OS	
Retail Repair, Sales, and Personal Services	Drug Store (without drive-through)	--	P	P	P	P	P	--	--	--	--	--	P	P	--	
	Drug Store or Other Use (with drive-through)	--	--	--	--	PS	PS	--	--	--	--	--	P	P	--	10-3-3.2.B
	Dry Cleaning Store or Laundromat	--	P	--	P	P	P	--	--	--	--	--	--	--	--	
	Food Market	--	P	P	P	P	P	--	--	--	--	--	--	--	P	
	Grocery Store	--	P	P	P	P	P	--	--	--	--	--	P	--	--	10-1-3.2.B-3
	Home Furnishing Store (Appliances and Electronics)	--	P	P	P	P	P	--	--	--	--	--	P	--	--	10-1-3.2.B-3
	Home Improvement Center (with garden center)	--	--	--	--	--	P	--	--	--	--	--	--	P	--	--
	Lumber Yard	--	--	--	--	--	CS	--	--	--	--	--	--	PS	--	10-1-1.4.D
	Nursery or Garden Center	--	--	--	--	--	P	--	--	--	--	--	P	P	--	--
	Repair-Oriented Uses (excluding vehicles)	--	P	P	P	P	P	--	--	--	--	--	--	P	--	
	Shopping Center	--	--	--	--	C	P	--	--	--	--	--	--	--	--	--
	Retail Repair, Sales, and Personal Service (Other than listed)	--	P	P	P	P	P	--	--	--	--	--	--	P	--	--
Restaurant	Cafeteria, Providing Service to On-Site Employees	--	A	A	A	A	A	--	--	--	--	--	A	A	--	--
	Coffee/Tea Shop	--	P	P	P	P	P	--	--	--	--	--	P	P	C	
	Restaurant, Drive-in, or Drive-Through	--	--	--	--	C	P	--	--	--	--	--	--	P	--	10-1-1.4.D 10-3-3.2.B
	Restaurant Uses (Other than listed)	--	P	P	P	P	P	--	--	--	--	--	P	P	--	
Vehicle Sales and Service	Car Wash	--	--	--	--	C	P	--	--	--	--	--	P	P	--	--
	Equipment and Machinery Sales and Rental	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--
	Fuel Sales (Retail)	--	--	--	--	CS	CS	--	--	--	--	--	P	P	--	10-1-1.4.D
	Vehicle Accessories and Parts Sales	--	--	--	--	--	P	--	--	--	--	--	--	P	--	--
	Vehicle Sales, Rental, and Leasing	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--
	Vehicle Service, Major	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--
	Vehicle Service, Minor	--	--	--	--	P	P	--	--	--	--	--	--	P	--	--
	Vehicle Sales and Service Uses (Other than listed)	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--
Special Uses	Recycling Collection Facility	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--
Commercial Accessory Uses	Drive-Through ATM Dispenser and Vending Kiosk	--	A	--	A	--	A	--	--	--	--	--	A	--	--	10-1-1.6.A
	Eating and Drinking Places (Outdoor Seating, Sidewalk Café and Sidewalk Display)	--	A	A	A	A	A	--	--	--	--	--	A	--	CS	10-1-1.6.A

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		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP	OS	
	Electric Vehicle (EV) Charging Station	--	AS	AS	AS	AS	AS	--	--	--	--	AS	AS	AS	AS	10-1-1.6.A
Civic and Institutional Uses																
Civic and Institutional	Adult Day Care	--	P	--	P	P	P	--	--	--	--	--	P	--	--	10-1-1.4.C
	Cemetery and Crematory	--	--	--	--	PS	PS	--	--	--	--	CS	--	--	P	10-1-1.4.C
	Child Care Center or Pre-School	PS	PS	PS	PS	P	P	--	--	--	--	P	--	A	--	10-1-1.4.C
	Funeral Home and Services	--	C	--	C	C	P	--	--	--	--	--	P	P	--	--
	Public Assembly Facility	P	P	--	P	P	P	P	P	P	P	P	P	P	--	10-1-1.4.C
	Public Park	--	--	--	--	--	--	P	P	P	P	P	--	--	P	
	Private Elementary/Secondary School	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	--	--	--	10-1-1.4.C
	Private College / University	--	--	--	--	--	P	--	--	--	--	--	P	--	--	--
	Private Trade or Vocational School	--	--	--	--	--	P	--	--	--	--	--	C	P	--	--
	Recreation Center/Clubhouse	--	--	--	--	--	--	P	P	P	P	P	--	--	--	--
	Transit System Facility	--	P	P	P	--	P	--	--	--	--	P	P	P	--	
	Civic and Institutional (Other than listed)	CS	PS	PS	PS	P	P	--	--	CS	CS	CS	P	P	C	10-2-3.2.Q
Medical Facilities	Ambulatory Surgical Care Facilities	--	--	A	A	P	P	--	--	--	--	--	P	--	--	--
	Ambulatory or Outpatient Services	--	C	--	C	C	P	--	--	--	--	--	P	P	--	--
	Drug, Alcohol or Psychiatric Treatment Center (outpatient)	--	C	--	C	C	P	--	--	--	--	--	--	--	--	--
	Hospital	--	C	--	C	--	P	--	--	--	--	--	P	--	--	--
	Medical Facilities (Other than listed)	--	P	P	P	P	P	--	--	--	--	--	P	P	--	--
Parking as a Principal Use	Fleet Storage	--	--	--	--	--	C	--	--	--	--	--	C	C	--	--
	Parking Structure	--	PS	PS	PS	--	AS	--	--	--	--	CS	PS	PS	--	10-2-3.2.R 10-1-3.8.B
	Parking Lot, Off-Site	--	AS	AS	AS	CS	AS	--	--	--	--	CS	AS	AS	C	10-1-1.4.C
Utilities	Utilities, Major	--	--	--	--	--	C	--	--	--	--	--	C	P	--	--

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	Utilities, Minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	--
Industrial and Manufacturing Uses																
Flex Industrial	Assembly of Prefabricated Parts	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
	Assembly or Fabrication for Sale On Premises	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--
	Data Center	--	--	--	--	--	C	--	--	--	--	--	P	P	--	--
	Dry Cleaning, Commercial Operations (without drive-through)	--	--	--	--	--	--	--	--	--	--	--	C	P	--	--
	Distribution / Logistics Center	--	--	--	--	--	--	--	--	--	--	--	C	P	--	--
	Micro-Manufacturing	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
	Parcel Service	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--
	Printing and Publishing	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
	Research and Testing Laboratory	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
	Self-Service Storage	--	--	--	--	--	C	--	--	--	--	--	--	PS	--	10-1-1.4.E
	Wholesale Sales and Distribution	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--
	Flex Industrial (Other than listed)	--	--	A	A	A	A	--	--	--	--	--	P	P	--	--
General Industrial	Assembly of Finished Goods	--	--	--	--	A	A	--	--	--	--	--	P	P	--	--
	Fabrication	--	--	--	A	A	A	--	--	--	--	--	A	P	--	--
	Indoor Storage	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--
	Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	--	PS	--	10-1-1.4.E
	Special Trade Contractor	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--
	Warehousing	--	--	--	--	--	--	--	--	--	--	--	A	P	--	--
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(There are no ordinances associated with this section.)