

23-4D-3040 Allowed Land Uses and Permit Requirements

- (A) **Allowed Land Uses.** The land uses allowed in the Residential Zones are provided in Table 23-4D-3040.A (Residential Zones Allowed Uses). Each land use listed in Table 23-4D-3040 is defined in Article 23-2M (Definitions and Measurements).
- (B) **Permit Required.** Land uses identified in Table 23-4D-3040.A (Residential Zones Allowed Uses) are subject to the permit requirement listed in the Table.
- (C) **Additional Standards.** Table 23-4D-3040.A provides references to additional standards for specific uses in Division 23-4E-6 (Specific to Use).

Table 23-4D-3040.A Residential Zones Allowed Uses

Residential											
Accessory Dwelling Unit	23-4E-6030	—	—	P	P	P	P	—	—	—	—
Bed and Breakfast	23-4E-6080	CUP	CUP	CUP	CUP	—	P	P	P	P	—
Cooperative Housing		—	—	—	CUP	—	MUP	P	P	P	—
Group Residential		—	—	—	—	—	CUP	MUP	P	P	—
Home Occupations	23-4E-6180	P	P	P	P	P	P	P	P	P	P
Live/Work	23-3E-6190	—	—	—	CUP	—	CUP	MUP	P	P	—
Manufactured Home Park		—	—	—	—	—	—	—	—	—	P
Multi-Family	23-4E-6240	—	—	—	—	—	MUP	P	P	P	—
Senior/Retirement Housing:											
≤12	23-4E-6300	—	—	MUP	P	—	P	P	P	P	—
>12	23-4E-6300	—	—	—	—	—	—	CUP	MUP	P	—
Single-Family		P	P	P	P	P	—	—	—	—	—
Short-term Rental	23-4E-6310	P	P	P	P	P	P	P	P	P	P
Two-Family Residential	23-3E-6350	—	—	—	P	P	P	—	—	—	—
Residential Support Services											
Emergency Shelter		—	—	—	—	—	—	—	—	—	—
Group Home:											
<7	23-4E-6170	P	P	P	P	P	P	P	P	P	P
7 to 15	23-4E-6170	CUP	CUP	CUP	MUP	MUP	MUP	P	P	P	P
Restricted	23-4E-6170	—	—	—	—	—	—	CUP	CUP	CUP	CUP
Residential Care Facility:											
Assisted Living		—	—	—	—	—	—	CUP	CUP	P	—
Skilled Nursing		—	—	—	—	—	—	—	CUP	CUP	—
Residential Support Services (continued)											
Transitional and Supportive Housing		—	—	—	—	—	—	—	CUP	CUP	—
Services											
Alternative Financial Services	23-4E-6070	—	—	—	—	—	—	—	—	—	—

Table 23-4D-3040.A Residential Zones Allowed Uses (continued)

Use	Specific to use	Low to Medium Intensity Zones					Medium to High Intensity Zones				
		RR	VLDR	LDR	LMDR	LMDR-SL	MDR	MHDR	HDR	VHDR	MHP
P= Permitted Use; MUP = Minor Use Permit Required; CUP= Conditional Use Permit Required; TUP=Temporary Use Permit; — = Use not allowed											
Animal Service/ Boarding:											
Level 1		—	—	—	—	—	—	—	—	—	—
Level 2		—	—	—	—	—	—	—	—	—	—
Level 3		CUP	—	—	—	—	—	—	—	—	—
Business and Financial/ Professional Services		—	—	—	—	—	—	—	—	—	—
Commercial Blood Plasma Center	23-4E-6100	—	—	—	—	—	—	—	—	—	—
Commercial Services:											
No Outside Storage		—	—	—	—	—	—	—	—	—	—
w/ Incidental Outside Storage		—	—	—	—	—	—	—	—	—	—
Day Care:											
Small ≤7		P	P	P	P	P	P	P	P	P	P
Large >7 and <20		CUP	CUP	CUP	MUP	CUP	MUP	P	P	P	P
Commercial		—	—	—	CUP	CUP	CUP	CUP	MUP	MUP	CUP
Drive Through, Retail, or Service Facility	23-4E-6140	—	—	—	—	—	—	—	—	—	—
Funeral/Mortuary Home (and incidental sales)		—	—	—	—	—	—	—	—	—	—
Hospital		—	—	—	—	—	—	—	CUP	CUP	—
Hotel/Motel		—	—	—	—	—	—	—	—	—	—
Medical Services		—	—	—	—	—	—	—	—	—	—
Pawn Shop		—	—	—	—	—	—	—	—	—	—
Personal Services:											
Non-restricted		—	—	—	—	—	—	—	—	—	—
Restricted		—	—	—	—	—	—	—	—	—	—
Personal Storage		—	—	—	—	—	—	—	—	—	—
Repair, Commercial (non-vehicular)		—	—	—	—	—	—	—	—	—	—
Office											
Office, General (non-medical)		—	—	—	—	—	—	—	—	—	—
Civic and Public Assembly											
Cemetery		—	—	—	—	—	—	—	—	—	—
Detention Facility		—	—	—	—	—	—	—	—	—	—

Table 23-4D-3040.A Residential Zones Allowed Uses (continued)												
Use	Specific to use	Low to Medium Intensity Zones					Medium to High Intensity Zones					
		RR	VLDR	LDR	LMDR	LMDR-SL	MDR	MHDR	HDR	VHDR	MHP	
P= Permitted Use; MUP = Minor Use Permit Required; CUP= Conditional Use Permit Required; TUP=Temporary Use Permit; — = Use not allowed												
Government/Civic		—	—	—	—	—	—	—	—	CUP	—	
Library, Museum, or Public Art Gallery		CUP	CUP	CUP	CUP	CUP	MUP	MUP	MUP	MUP	CUP	
Meeting Facility (public or private)		CUP	CUP	CUP	CUP	CUP	CUP	CUP	MUP	MUP	CUP	
Military Facility		—	—	—	—	—	—	—	—	—	—	
Public Safety Facility		CUP	CUP	CUP	CUP	CUP	CUP	CUP	MUP	MUP	CUP	
Religious Assembly Facility		P	P	P	P	P	P	P	P	P	P	
School:												
Business, or Trade	23-4E-6290	—	—	—	—	—	—	—	—	—	—	
College or University	23-4E-6290	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Private Primary	23-4E-6290	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Private Secondary	23-4E-6290	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Public Primary	23-4E-6290	P	P	P	P	P	P	P	P	P	P	
Public Secondary	23-4E-6290	P	P	P	P	P	P	P	P	P	P	
Restaurants and Bars												
Bar/Nightclub:												
Level 1	23-4E-6060	—	—	—	—	—	—	—	—	—	—	
Level 2	23-4E-6060	—	—	—	—	—	—	—	—	—	—	
Micro-Brewery/Micro-Distillery/Winery	23-4E-6210	—	—	—	—	—	—	—	—	—	—	
Mobile Food Sales	23-4E-6220	—	—	—	—	—	—	—	—	—	—	
Restaurant:												
w/o Alcohol Sales		—	—	—	—	—	—	—	—	—	—	
w/ Alcohol Sales	23-4E-6060	—	—	—	—	—	—	—	—	—	—	
Drive Through	23-4E-6140	—	—	—	—	—	—	—	—	—	—	
Late Night Operation	23-4E-6060, 23-4E-6270	—	—	—	—	—	—	—	—	—	—	
Retail												
Alcohol Sales:												
Beer and Wine Only	23-4E-6060	—	—	—	—	—	—	—	—	—	—	
Liquor	23-4E-6060	—	—	—	—	—	—	—	—	—	—	
Commercial Food Preparation		—	—	—	—	—	—	—	—	—	—	

Table 23-4D-3040.A Residential Zones Allowed Uses (continued)

Use	Specific to use	Low to Medium Intensity Zones					Medium to High Intensity Zones				
		RR	VLDR	LDR	LMDR	LMDR-SL	MDR	MHDR	HDR	VHDR	MHP
P= Permitted Use; MUP = Minor Use Permit Required; CUP= Conditional Use Permit Required; TUP=Temporary Use Permit; — = Use not allowed											
Food Sales (on or off site)		—	—	—	—	—	—	—	—	—	—
General Retail:											
≤5,000 sq ft		—	—	—	—	—	—	—	—	—	—
>5,000 and ≤10,000 sq ft		—	—	—	—	—	—	—	—	—	—
>10,000 sf and ≤100,000 sq ft		—	—	—	—	—	—	—	—	—	—
>100,000 sq ft		—	—	—	—	—	—	—	—	—	—
w/ Onsite Production		—	—	—	—	—	—	—	—	—	—
w/ Outside Storage	23-4E-6160	—	—	—	—	—	—	—	—	—	—
Mobile Retail Sales	23-4E-6230	—	—	—	—	—	—	—	—	—	—
Entertainment and Recreation											
Adult Entertainment	23-4E-6050	—	—	—	—	—	—	—	—	—	—
Camping/RV Park	23-4E-6090	—	—	—	—	—	—	—	—	—	—
Convention Center	23-4E-6130	—	—	—	—	—	—	—	—	—	—
Entertainment:											
Indoor		—	—	—	—	—	—	—	—	—	—
Outdoor		—	—	—	—	—	—	—	—	—	—
Outdoor, Limited		CUP	CUP	—	—	—	—	—	—	—	—
Marina		—	—	—	—	—	—	—	—	—	—
Park/Playground		CUP	P	P	P	P	P	P	P	P	P
Recreation:											
Community, Non-profit		CUP	CUP	CUP	CUP	CUP	MUP	MUP	MUP	MUP	CUP
Indoor, For Profit		—	—	—	—	—	—	—	—	—	—
Outdoor, For Profit		—	—	—	—	—	—	—	—	—	—
Sports or Events Arena		See Section 23-4E-6330 for special permit requirements									
Studio: art, dance, martial arts, music		—	—	—	—	—	—	—	—	—	—
Industrial											
Agricultural Industry		—	—	—	—	—	—	—	—	—	—
Manufacturing and Storage:											
Light	23-4E-6200	—	—	—	—	—	—	—	—	—	—
General	23-4E-6200	—	—	—	—	—	—	—	—	—	—

Table 23-4D-3040.A Residential Zones Allowed Uses (continued)												
Use	Specific to use	Low to Medium Intensity Zones					Medium to High Intensity Zones					
		RR	VLDR	LDR	LMDR	LMDR-SL	MDR	MHDR	HDR	VHDR	MHP	
P= Permitted Use; MUP = Minor Use Permit Required; CUP= Conditional Use Permit Required; TUP=Temporary Use Permit; — = Use not allowed												
Restricted	23-4E-6200	—	—	—	—	—	—	—	—	—	—	—
Mining and Resource Extraction		—	—	—	—	—	—	—	—	—	—	—
Reverse Vending	23-4E-6280	—	—	—	—	—	—	—	—	—	—	—
Recycling Center, Collection:												
Collection and Transfer		—	—	—	—	—	—	—	—	—	—	—
Storage and Processing	23-4E-6250	—	—	—	—	—	—	—	—	—	—	—
Salvage/Junk Yard		—	—	—	—	—	—	—	—	—	—	—
Agriculture												
Animal Production		—	—	—	—	—	—	—	—	—	—	—
Agricultural Support		P	—	—	—	—	—	—	—	—	—	—
Community Agriculture	23-4E-6120	P	P	P	P	P	P	P	P	P	P	P
Indoor Crop Production		—	—	—	—	—	—	—	—	—	—	—
Plant Production		—	—	—	—	—	—	—	—	—	—	—
Stables		CUP	—	—	—	—	—	—	—	—	—	—
Automobile Related												
Automobile Sales, Rental, and Storage		—	—	—	—	—	—	—	—	—	—	—
Automobile Repair		—	—	—	—	—	—	—	—	—	—	—
Commercial Vehicle Storage and Dispatch		—	—	—	—	—	—	—	—	—	—	—
Gas Station	23-4E-6150	—	—	—	—	—	—	—	—	—	—	—
Heavy Equipment Sales:												
Sales, Rental, and Storage		—	—	—	—	—	—	—	—	—	—	—
Repair		—	—	—	—	—	—	—	—	—	—	—
Automobile Related (continued)												
Parking Facility		—	—	—	—	—	—	—	—	—	—	—
Recreational and Sports Vehicle Sales, Rental, and Storage		—	—	—	—	—	—	—	—	—	—	—
Innovation and Technology												

Table 23-4D-3040.A Residential Zones Allowed Uses (continued)												
Use	Specific to use	Low to Medium Intensity Zones					Medium to High Intensity Zones					
		RR	VLDR	LDR	LMDR	LMDR-SL	MDR	MHDR	HDR	VHDR	MHP	
P= Permitted Use; MUP = Minor Use Permit Required; CUP= Conditional Use Permit Required; TUP=Temporary Use Permit; — = Use not allowed												
Research and Development:												
Non-restricted	23-4E-6260	—	—	—	—	—	—	—	—	—	—	—
Restricted	23-4E-6260	—	—	—	—	—	—	—	—	—	—	—
Other												
Accessory Uses	23-4E-6040	P	P	P	P	P	P	P	P	P	P	P
Communications	23-4E-6110	P	P	P	P	P	P	P	P	P	P	P
Helicopter and Other Non-fixed Wing Aircraft Facilities		—	—	—	—	—	—	—	—	—	—	—
Utilities:												
Local		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Major		—	—	—	—	—	—	—	—	—	—	—
Telecommunications	23-4E-6340	P	P	P	P	P	P	P	P	P	P	P
Temporary Uses	23-4B-1050	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP
Transportation Facilities		—	—	—	—	—	—	—	—	—	—	—
Transit Terminal		—	—	—	—	—	—	—	—	—	—	—
Special Uses		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP