

## ARTICLE 5 USE CATEGORIES

### Sec. 29.500. PURPOSE.

The purpose of this Section is to describe the different classifications of uses found in this Ordinance and to provide a systematic basis for assignment of present and future uses to zones.

### Sec. 29.501. CLASSIFICATION OF USES.

(1) **Standards for Classification.** Uses shall be assigned to the category with the description and listing of uses most closely describing the nature of the Principal Use.

(2) **Developments with Multiple Principal Uses.** When all the Principal Uses of a development fall within one Use Category, then the development is assigned to that Use Category. When the Principal Uses of a development fall within different Use Categories, each Principal Use is classified in the applicable category and is subject to the regulations for that category.

(3) **Accessory Uses.** Unless otherwise stated in this Ordinance or otherwise indicated in the Use Tables for each zone:

(a) Accessory Uses are allowed by right in conjunction with a Principal Use;  
(b) Accessory Uses are subject to the same regulations as the Principal Use except as otherwise indicated;

(c) All uses include parking for residents, customers or employees as an Accessory Use;

(d) Examples of common Accessory Uses are listed within the Use Categories;

(e) Accessory Uses are incidental and customary to and commonly associated with the operation of the Principal Use;

i. Are clearly incidental and customary to and commonly associated with the operation of the Principal Use;

*(Ord. No. 4398; 11-12-19)*

ii. Are operated and maintained under the same ownership or by lessees or concessionaires of the owner, and on the same zone lot as the Principal Use;

*(Ord. No. 4398; 11-12-19)*

iii. Do not include structures or structural features inconsistent with the Principal Use;

*(Ord. No. 4398; 11-12-19)*

iv. May include the Guest Lodging of all or a portion of a dwelling unit that is the primary residence of the property owner. May also include the use of apartment dwelling units for Guest Lodging, consistent with the licensing requirements of Chapter 35, when apartment dwellings are permitted in the base zone;

*(Ord. No. 4398; 11-12-19)*

v. Do not include residential occupancy in conjunction with uses other than other than hotels, motels, tourist homes and similar uses offering transient housing accommodations, which is also not permitted except by owners and employees employed on the premises and of the immediate families of such owners and employees; and

*(Ord. No. 4398; 11-12-19)*

vi. Have a gross floor area that, in combination with all other uses accessory to Principal Uses located in the same structure or on the same lot, does not exceed 25% of the gross floor area utilized by all Principal Uses. The 25% floor area limitation, does not apply to off-street parking. Guest Lodging is exempt from the 25% floor area limitation.

*(Ord. No. 4398; 11-12-19)*

(4) **Uses Included.** The names of uses on the following Tables are generic, and similar uses not listed in the "Uses Included" list may also be included in the Use Category if they are not included in another Use Category. Uses included are based on the common meaning of the terms and not on the name that an owner or operator might give to a use.

**Table 29.501(4)-1  
RESIDENTIAL USE CATEGORIES**

**Group Living**

**Definition.** Residential occupancy of a structure by a group of people who do not meet the Household Living definition. Size is larger than the average household size. Average length of stay is 60 days or longer. Structures generally have a common eating area for residents. Residents may receive any combination of care, training, or treatment, or none of these, as long as they also reside at the site.

**Uses Included**

Assistant Living Facilities  
Boarding, rooming or lodging houses and single room occupancy (SRO) hotels with more than 6 units

Congregate housing-  
Dormitories or residence halls  
Fraternities and sororities  
Hospices  
Nursing and convalescent homes  
Residences for the physically disabled, mentally retarded, or emotionally disturbed which do not meet the definition of Family Home  
Transitional Living Facilities, such as halfway houses for former offenders  
Supervised Transitional Homes  
(*Ord. No. 4286, 1-10-17*)

**Accessory Uses**

Recreational facilities

**Household Living**

**Definition.** Residential occupancy of a dwelling unit by a family, where the average length of stay is 60 days or longer.

**Uses Included**

Apartment Building  
Manufactured Housing  
Other structures with self-contained dwelling units  
Single Family Attached Dwellings  
Single and Two-family houses  
Single Room Occupancy Housing (SRO's), if the average length of stay is 60 days or longer, there are no common dining facilities, and there are 6 units or less

**Accessory Uses**

Recreational activities;  
Clubhouses subject to limitations found in the Zone Use Tables;  
Home Occupations and Home Day Care are accessory uses that are subject to limitations found in the Zone Use Tables and the Use Development Standards  
(*Ord. No. 4167, 12-17-13*)

Home Share

Hosted Home Share

(*Ord. No. 4398; 11-12-19*)

**Accessory Uses Specific to Manufactured Housing**

Those buildings or structures that are complimentary to the manufactured home or mobile home such as carport, cabanas, garages, patio awnings, porches and storage buildings. Accessory structures shall not obstruct required opening for light and ventilation nor shall prevent the inspection of mobile home equipment and ventilation.

**Subcategories of Uses**

**Single Family House:** A detached structure containing one Residential Unit.

**Two Family House:** A single structure containing 2 Residential Units.

**Single Family Attached Dwelling:** One of 2 or more attached residential buildings having a common or party wall separating the dwelling units.

**Apartment Building:** A single structure containing 3 or more Residential Units.

**Family Home:** As defined in Section 29.201 of this Ordinance and in Iowa Code Section 414.22(c).

**Short-Term Lodging**

**Definition.** Facilities offering lodging accommodations to the general public, where the length of stay is 31 days or less. Short-term lodging is subject to State of Iowa definitions, permits, and rules, including remittance of hotel and motel tax.

*(Ord. No. 4398; 11-12-19)*

**Uses Included**

Bed and Breakfast Establishment

Hotel

Motel

Recreational Vehicle Park

Vacation Lodging

*(Ord. No. 4398; 11-12-19)*

**Accessory Uses**

Coffee shops and dining areas primarily for use by guests or residents of the facility

**Table 29.501(4)-2**

**OFFICE USE CATEGORIES**

**Definition.** Activities conducted in an office setting and primarily focusing on administrative, business, government, professional, medical, or financial services. Contractors and others who perform services off-site are included in this Use Category if equipment and materials are not stored on the site and fabrication, services, or similar work is not carried on at the site.

**Exception:** Offices that are part of and are located with a firm in another category are considered accessory to the firm's primary activity.

**Uses Included**

Office uses such as:

Banking and bank-related services

Brokerage houses

Data processing centers

Government offices

Insurance services

Lenders and credit services

Public utility offices

Real estate and related services

Sales offices

General office uses

Medical and dental clinics, laboratories and offices

Professional service offices such as:

Accountants

Architects

Engineers  
Lawyers  
Televisions and radio studios

**Accessory Uses**

Cafeterias, health facilities, and other amenities primarily for the use of employees or visitors of the firm or building

**Table 29.501(4)-3  
TRADE USE CATEGORIES**

**Automotive and Marine Craft Trade**

**Definition.** Retail sale or leasing of automobiles, including cars and trucks, and marine craft, including all types of boats and ships.

**Uses Included**

Sales or leasing of consumer vehicles, including:

- Passenger vehicles
- Motorcycles
- Light and medium trucks
- Other recreational vehicles
- Marine craft and accessories, retail

**Accessory Uses**

Vehicle servicing, repair, detailing, body work and finishing when conducted as a secondary activity to the sale of vehicles

**Entertainment, Restaurant and Recreational Trade**

**Definition.** Facilities providing entertainment or recreation services and eating and drinking establishments.

**Uses Included**

- Banquet halls
- Bars and taverns
- Billiards and pool halls
- Bowling alleys
- Catering establishments
- Exhibition and meeting areas (20,000 sf or less)
- Game arcades
- Health clubs and gyms
- Ice or roller skating rinks
- Indoor firing ranges
- Lodges and social clubs
- Membership clubs
- Movie theaters
- Restaurants, cafes, delicatessens (with seating areas)
- Swimming pools
- Tennis courts
- Theaters

**Accessory Uses**

Offices and storage of food and alcohol

*(Ord. No. 4167, 12-17-13)*

**Retail Sales and Services—General**

**Definition.** Uses that involve the sale, lease or rental of new or used consumer products, including prepared foods, to the general public and uses providing services involving predominantly personal or business services, including repair of consumer and business goods.

**Exceptions:** Lumber yards and other building material sales facilities that sell primarily to contractors and do not have a retail orientation are classified as Wholesale Trade. Sales, rental, or leasing of heavy trucks and equipment is classified as Wholesale Trade. Uses for the repair and service of consumer motor vehicles, motorcycles, and light and medium trucks are classified as Vehicle Service Facilities. Repair and service of industrial vehicles and equipment, and heavy trucks is classified as Industrial Service.

**Uses Included**

**Retail Sales:**

Stores selling, leasing, or renting consumer, home, and business goods including:

- Antiques
- Appliances
- Art
- Art supplies
- Automobile supplies (no services)
- Bicycles and Motorized Bicycles
- Books and printed material
- Clothing
- Computer hardware and software sales and service
- Convenience Store
- Dry goods
- Electronic equipment
- Fabric
- Furniture
- Garden supplies
- Gifts
- Groceries
- Hardware
- Home improvements
- Household products
- Jewelry
- Music supplies
- Newspaper distribution
- Office machines
- Package liquor
- Pets
- Pet food
- Pharmaceuticals
- Plants and flowers
- Shoes
- Sporting goods
- Stationery
- Tobacco products
- Toys
- Video

Food sales (not including seating areas):

Bakeries  
Candy  
Delicatessens

Retail Personal, Business and Repair Services:

Animal grooming salons  
Blueprinting and photocopying services  
Branch banks  
Business and commercial trade schools  
Business and management consulting services  
Dance or music schools  
Dry cleaning collection and distribution centers  
Emergency medical care facilities  
Employment agencies  
Hair, tanning, and personal care services  
Kennels  
Laundromats  
Locksmiths  
Martial arts instruction  
Office equipment rental  
Photo drop-off  
Photographic studios  
Quick printing  
Recycling drop-off  
Scientific and professional instrument repair  
Sign making  
Tailors  
Television, bicycle, motorized bicycle, clock, watch, shoe, gun, appliance and office equipment  
Upholsterers  
Veterinarian offices

repair

**Accessory Uses**

Offices and storage of goods, and manufacture or repackaging of goods for on-site sale

**Wholesale Trade**

**Definition.** Uses that involve the sale, lease, or rental of products primarily intended for industrial, institutional, or commercial businesses. Uses emphasize on-site or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer.

**Uses Included**

Mail order houses  
Sale or rental of:  
    Agricultural and Farm Equipment  
    Building materials (including lumber)  
    Electrical supplies  
    Equipment

Heating and plumbing equipment  
Heavy trucks  
Janitorial supplies  
Machine parts  
Machinery  
Restaurant equipment  
Special trade tools  
Store fixtures  
Welding supplies

Wholesalers of:

Alcoholic beverages  
Auto parts  
Building hardware  
Clothing  
Electronics  
Home furnishings  
Food

**Accessory Uses**

Offices, product, repair, warehouses, minor fabrication services, limited retail areas, and repackaging of goods

*(Ord. No. 3971, 11-6-08)*

**Table 29.501(4)-4  
INDUSTRIAL USE CATEGORIES**

**Industrial Service**

**Definition.** Uses that involve the repair or serving of industrial, business or consumer machinery, equipment, products, or by-products, but not including consumer goods services or retail outlets.

**Exception:** Establishments providing office space for contractors and others who perform services off-site are considered office uses if major equipment or bulk quantify material storage is not conducted at the site, and fabrication or similar work is not carried on at the site.

**Uses Included**

Auto and truck salvage and wrecking  
Building, heating, plumbing or electrical contractors  
Electric motor repair  
Exterminators  
Fuel oil distributors  
Furniture stripping and refinishing  
Heavy machinery sales, repair, and storage  
Heavy truck servicing and repair  
Janitorial and building maintenance services  
Laundry, dry-cleaning, and carpet cleaning facilities  
Machine shops  
Metal and building materials, salvage or wrecking

Photo finishing laboratories  
Printing, publishing, commercial art and reproduction services  
Research and development laboratories  
Solid fuel yards  
Tire retreading or recapping  
Tool repair  
Towing and vehicle storage  
Truck stops  
Welding shops  
**Accessory Uses**  
Offices, storage, rail spur or lead lines, and docks

### **Manufacturing and Processing**

**Definition.** Uses that involve the manufacturing, processing, fabrication, packaging or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on-site, but if so, they are a subordinate part of sales.

**Exceptions:** Manufacture of consumer goods to be sold primarily on-site and to the general public is classified as Retail Sales and Services. Manufacture and production of products from composting organic material are classified as Waste Processing and Transfer.

#### **Uses Included**

Apparel and textiles manufacturing  
Artwork, jewelry and toy production  
Chemicals, rubber, leather, clay, bone, plastic, stone, and glass materials manufacturing  
Concrete batching and asphalt mixing  
Food and related products manufacturing  
Furniture and fixtures manufacturing  
Lumber and wood product manufacturing  
Metal and metal products manufacturing, including enameling and galvanizing  
Machinery and electrical equipment manufacturing  
Manufactured homes and prefabricated structures manufacturing  
Movie production facilities  
Printing and publishing  
Rock crushing and screening  
Woodworking, including cabinetry

#### **Accessory Uses**

Offices, cafeterias, employee recreational facilities, warehouses, storage yards, rail spur or lead lines, docks, repair facilities, truck fleet maintenance and parking area, and caretakers' quarters

### **Resource Production and Extraction**

**Definition.** Uses that involve agricultural production, commercial fishing mining, quarrying, and mineral extraction

#### **Uses Included**

Farming  
Mining  
Quarrying

Production or extraction of mineral products

**Accessory Uses**

Offices, storage, rail spur or lead lines and docks

**Warehouse and Freight Handling**

**Definition.** Uses that involve the storage or movement of goods. Goods are generally delivered to other firms or the final consumer. There is little on-site sales activity with the customer present.

Exception: Uses that involve the transfer or storage of solid or liquid wastes are classified as Waste Processing and Transfer uses.

**Uses Included**

- Bus barns or yards
- Cold storage plants, including frozen food lockers
- Freight storage
- Grain terminals
- Household moving storage
- Inter-modal transfer facilities
- Mini-warehousing and self-service storage facilities
- Parcel services
- Regional postal distribution facilities
- Sand and gravel storage
- Truck and air freight terminals
- Warehouses used by retail stores
- Weapons and ammunition storage
- Wholesale distribution centers

**Accessory Uses**

Offices, truck fleet parking and maintenance areas, rail spur or lead lines, docks, and repackaging of goods

**Waste Processing and Transfer**

**Definition.** Uses that receive solid or liquid wastes from other uses for disposal storage or treatment on-site or for transfer to another location; uses that collect sanitary wastes; uses that treat contaminated materials; uses that process materials for recycling; and uses that manufacture or produce goods or energy from the composting or organic material.

**Uses Included**

- Energy recovery plants
- Portable sanitary collection equipment storage and pumping
- Recycling operations
- Sewage treatment plants
- Waste composting
- Waste incineration

**Accessory Uses**

Offices, recycling of materials, and repackaging and transshipment of by-products  
(Ord. No. 4013, 11-10-09)

**Table 29.501(4)-5  
INSTITUTIONAL USE CATEGORIES**

**Colleges and Universities**

**Definition**

Colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree. They are certified by a recognized accrediting agency.

**Uses Included**

- Community colleges
- Liberal arts colleges
- Nursing and medical schools not accessory to a hospital
- Seminaries
- Universities

**Accessory Uses**

Accessory Uses include offices, housing for students, food service, laboratories, health and sports facilities, theaters, meeting areas, and maintenance facilities.

**Community Facilities**

**Definition**

Uses generally providing a local service to people of the community. Services are generally provided on the site or employees are at the site on a regular basis. The service is ongoing, not just for special events. Community centers or facilities that have membership provisions are open to the general public to join at any time (e.g., any senior citizen could join a senior center). The use may also provide special counseling, education, or training of a public, nonprofit or charitable nature. Alternative incarceration centers are not included in this definition.

Exception: Private lodges, clubs, and private or commercial athletic or health clubs are classified as Entertainment, Restaurant and Recreation Trade.

**Uses Included**

- Community centers
- Libraries
- Museums
- Post offices
- Senior centers
- Swimming pools (open to the public)
- Vocational training for the handicapped
- Youth club facilities

**Accessory Uses**

Offices, meeting rooms, food preparation areas, health and therapy areas, day care uses, and athletic facilities.

**Child Day Care Facilities**

**Definition**

Uses where a program of supplementary care, protection, and supervision is regularly provided to children at least twice a week. The service is provided outside the home of the care recipients and covers only a portion of the day. Child Care Facilities uses include "group child care homes", "child care centers" and "registered

family child care homes" as those terms are defined in the Iowa Code. Commercial Day Care uses permitted under this Ordinance do not include any unlicensed facilities for which licensure is required by law.

Exception: Home Day Care, which includes "family child care homes" as defined by the Iowa Code, is accessory to all residential uses.

**Uses Included**

- Child care center
- Group child care homes
- Latchkey programs
- Nursery schools
- Preschools
- Registered family child care homes

**Accessory Uses**

- Offices and play areas.

**Funeral Facilities**

**Definition**

Uses providing for the preparation of the deceased for burial or cremation, the display of the deceased and the rituals connected therewith before burial or cremation, or the storage of human bodies prior to burial or cremation.

Exceptions: Cemeteries and accessory structures erected therein are classified as Parks and Open Areas.

**Uses Included**

- Crematories
- Funeral Homes
- Mortuaries

**Medical Centers**

**Definition**

Uses providing medical or surgical care to patients and offering overnight care, including uses that provide in-patient care and planned treatment for psychiatric, alcohol, or drug problems.

Exceptions: Medical clinics that provide care where patients are generally not kept overnight are classified as Office uses. Emergency medical care clinics are classified as Retail Sales and Services.

**Uses Included**

- Drug, alcohol and psychiatric in-patient facilities
- Hospitals
- Medical centers

**Accessory Uses**

Out-patient clinics, offices, laboratories, teaching facilities, meeting areas, cafeterias, maintenance facilities, housing facilities for staff or trainees, and gift and hospitality shops.

**Religious Institutions**

**Definition**

A facility where people regularly attend religious services and affiliated meetings and activities. Religious institutions include buildings in which the religious services of any denomination are held.

**Uses Included**

- Churches
- Mosques
- Synagogues

Temples  
Other houses of worship

**Accessory Uses**

Religious educational facilities, residence for clergy, caretakers' housing, and group living facilities such as convents or rectories.

**Schools**

**Definition**

Facilities that provide a curriculum of elementary and secondary academic instruction, including public and private kindergartens, elementary schools, junior high schools, and high schools.

Exceptions: Preschools are classified as a Day Care use.

**Uses Included**

Boarding schools  
Military academies  
Public and private day schools  
Public School Administration Center in conjunction with a public school building

**Accessory Uses**

Play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care.

**Social Service Providers**

**Definition**

Social Service Provider uses (SSPs) are primarily engaged in providing on-site counseling, meals or shelter beds for free or at significantly below market rates. Uses that provide food on-site as an Accessory Use are not included if the service is provided fewer than 3 days a week. For example, a church that provides a free or low-cost meal once a week would not be classified as an SSP use.

**Uses Included**

Drug and alcohol counseling centers  
Rescue missions  
Shelters, temporary or permanent  
Soup kitchens  
Surplus food distribution centers

**Accessory Uses**

Offices and facilities for counseling, recreation, restrooms, bathing, and washing of clothes.

*(Ord. No. 3595, 10-24-00, Ord. No. 3660, 4-23-02)*

**Table 29.501(4)-6  
TRANSPORTATION, COMMUNICATIONS AND  
ESSENTIAL SERVICES USE CATEGORIES**

**Basic Utilities**

**Definition.** Utility infrastructure that needs to be located in or near the area where the service is provided.

Basic Utility uses generally do not have regular employees at the site. Services may be publicly or privately provided.

Exception: Regional power lines and utility pipelines are classified as Rail lines and Utility Corridors. Power generating plants are classified under manufacturing and Production as energy production uses.

**Uses Included**

Electrical substations

Mass transit turnarounds  
Storm water retention and detention  
Telephone exchanges  
Water and sewer pump stations  
Water towers and reservoirs

**Commercial Parking**

**Definition.** Parking not accessory to a specific use, whether or not a fee is charged. A facility that provides both accessory parking for a specific use and regular fee parking for vehicles not connected with the use is classified as a Commercial parking use.

**Exceptions:** The following facilities are classified as Accessory Uses: parking facilities accessory to a principal Use, but charging the public to park for occasional events nearby; and parking facilities that are accessory to a Principal use, even if the operator leases the facility to the Principal Use or charges a fee to the individuals who park in the facility.

**Uses Included**

Commercial shuttle parking  
Office/retail zone shared parking lots  
Mixed parking lots (partially for a specific use, partially for rent to others)  
Short- and long-term fee parking facilities (surface and structured)

**Accessory Uses**

In a parking structure only, Accessory Uses may include gasoline sales, car washing, and vehicle repair activities,

if these uses provide service solely for autos parked in the garage.

**Parks and Open Areas**

**Definition.** Land outdoors, open to the public, and reserved primarily as a natural area or an area consisting mostly of vegetative landscaping, outdoor recreation space, community gardens, or public square or plaza.

**Uses Included**

Boat launching areas  
Botanical gardens  
Cemeteries  
Golf courses  
Nature preserves  
Parks  
Plazas  
Public squares  
Recreational trails  
Tennis courts (open to the public)

**Accessory Uses**

Accessory Uses may include club houses, maintenance facilities, concessions, and caretakers' quarters, and a crematory only in a cemetery.

**Passenger Terminals**

**Definition.** Passenger terminals and related facilities for aircraft, regional bus service, regional rail service

**Uses Included**

Air passenger terminals  
Bus passenger terminals for regional bus service  
Helicopter landing facilities

Railroad passenger stations for regional rail service

**Accessory Uses**

Freight handling areas, ticketing areas, concessions, offices, and maintenance and fueling facilities

**Essential Public Services**

**Definition.** Uses of a public nature, generally provided a local service to people of the community. Services are generally provided on the site or employees are at the site on a regular basis. The service is on-going, not just for special events.

**Uses Included**

Ambulance stations

Fire stations

Police stations

**Accessory Uses**

Offices, meeting rooms, and food preparation areas

**Radio and Television Broadcast Facilities**

**Definitions.** All devices, equipment, machinery, structures or supporting elements necessary to produce or transmit non-ionizing electromagnetic radiation for radio or television broadcast or transmission and operating as a discrete unit to produce or transmit a signal or message. Towers may be self-supporting or mounted on poles or buildings.

**Exception:** Radio and television studios are classified as Office uses. Personal wireless service facilities are classified in a separate definition.

**Uses Included**

Broadcast towers

Communication towers

Point-to-point microwave towers

**Accessory Uses**

Transmitter facility buildings

**Personal Wireless Service Facilities**

**Definition.** Facilities for the provision of personal wireless services to include commercial mobile services, unlicensed wireless communications, and common carrier wireless exchange access services.

**Uses Included**

Wireless communication antenna

Antenna support structure

**Accessory Uses**

Wireless communication transmission building

**Rail Lines and Utility Corridors**

**Definition.** Railroad tracks and lines for the movement of trains on land owned or leased by the railroad. This category also includes public or private passageways, excluding easements, for the express purpose of transmitting or transporting electricity, gas, oil, water, sewage, communication signals, or other similar services on a regional level.

**Exceptions:** Railroad lead and spur lines for delivery of rail cars on specific sites are classified as accessory to the Principal Use of the site. Rail lines and utility corridors that are located within motor vehicle rights-of-way are not included. Railroad yards

**Uses Included**

Rail trunk and feeder lines  
Regional electrical transmission lines  
Regional gas and oil pipelines

**Railroad Yards**

**Definition.** Areas with multiple railroad tracks used for rail car switching, assembling of trains.

**Exception:** Facilities for the transshipment of goods from other transportation modes to trains are classified as Warehouse and Freight Handling.

**Accessory Uses**

Offices, employee facilities, storage areas, and rail car maintenance and repair facilities.

**Table 29.501(4)-7  
MISCELLANEOUS USE CATEGORIES**

**Adult Entertainment Facilities**

**Definition.** Establishments including bookstores, bars, restaurants, movie theaters, and arcades where films are shown, or videotapes, magazines, books, or other printed matter are sold, or live performances take place, that are characterized by an emphasis upon the depiction or exposure of Specified Sexual Activities or Specified Anatomical Areas. Massage parlors where services are not administered by a licensed medical practitioner, chiropractor, acupuncturist, therapist or similar person licensed by the state are also included in this Use Category.

**Uses Included**

Adult motion picture arcades  
Adult bookstores  
Adult cabarets  
Adult motion picture theaters  
Adult theaters  
Bars featuring “topless” or “exotic” dancers or striptease performances  
Massage parlors

**Agricultural and Farm Related Activities**

**Definition.** Establishments primarily engaged in supplying soil preparation services, crop services, landscaping, horticultural services, veterinarian and other animal services, and farm labor and management services.

**Uses Included**

Farms  
Stables  
**Accessory Uses**  
Seed sales and sale of other farm produce

**Commercial Outdoor Recreation**

**Definition.** Large, generally commercial facilities, that provide continuous or seasonal recreation or entertainment-oriented activities. They generally take place outdoors or may take place in a number of structures that are arranged together in an outdoor setting.

**Exceptions.** Golf courses and botanical gardens/arboretums are classified as Parks and Open Space. Uses that draw large members of people to periodic events, rather than on a continuous basis, such as stadiums and amphitheaters, are classified as Major Event Entertainment.

**Uses Included**

Amusement parks  
Beach clubs  
Campgrounds (private)

Golf driving ranges  
Miniature golf facilities  
Zoos

**Accessory Uses**

Accessory uses may include concessions restaurants, caretakers' quarters, and maintenance facilities.

**Detention Facilities**

**Definition.** Facilities for judicially required detention or incarceration of people. Inmates and detainees are under 24-hour supervision by sworn officers, except when on an approved leave.

Exception. Programs that provide transitional living experience for former offenders, such as halfway houses, where residents are not supervised by sworn officers, are classified as Group Living.

**Uses Included**

Alternative incarceration centers  
Jails  
Juvenile detention homes  
Probation centers

**Accessory Uses**

Offices, recreational and health facilities, therapy facilities, maintenance facilities, and hobby and manufacturing activities.

**Major Event Entertainment**

**Definition.** Activities and structures that draw people to spectate or participate at specific events or shows.

Exception: Motion picture theaters, including drive-in theaters, are classified as Entertainment, Restaurant and Recreations Trade.

**Uses Included**

Auditoriums  
Bazaars and carnivals  
Coliseums  
Exhibition and meeting areas (more than 20,000 sf)  
Fairgrounds  
Sports arenas  
Stadiums

**Accessory Uses**

Restaurants, bars, concessions, and maintenance facilities

**Vehicle Service Facilities**

**Definition.** Either of the following subcategories of uses:

**Vehicle service Stations.** Any use where gasoline and other petroleum products are sold and/or light maintenance activities such as engine tuneups, lubrication, minor repairs, and carburetor cleaning is conducted. Service station uses shall not include premises where heavy automobile maintenance activities such as engine overhauls, automobile painting, and body fender work are conducted.

**Vehicle Repair Facilities.** Businesses servicing passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles, including premises where heavy automobile maintenance activities such as engine overhauls, automobile painting and body fender work are conducted.

Exception: Repair and service of industrial vehicles and equipment and of heavy trucks, towing and vehicle storage, and vehicle wrecking and salvage are classified as Industrial Service.

**Uses Included**

Vehicle Service Station Uses:

- Car washes
- Publicly and privately owned vehicle emission test sites
- Gas stations
- Minor auto repair and tire sales
- Quick lubrication services

Vehicle Repair Facility Uses:

- Auto body shops
- Auto detailing shops
- Auto upholstery shops
- Tire sales and mounting shops
- Transmission or muffler shops
- Vehicle repair shops

**Accessory uses**

Offices, sales of parts, and vehicle storage

**Solar Energy Conversion**

**Definition.** The use of Solar Energy Systems for the collection, inversion, storage, and distribution of solar energy for electricity generation, space heating, space cooling or water heating; primarily for use on-site as an accessory use to the principal use pursuant to Section 29.1309.

*(Ord. No. 4013, 11-10-09)*

**Sports Practice Facilities**

**Definition.** An indoor facility dedicated solely to the training and development of sports teams. Uses shall not include the playing of scheduled games, matches, championships, or tournaments. The facility may have limited observation seating for family and associates of the players who wish to watch the practice, but it is not open to the public; nor is the facility used for other assembly-type uses when not otherwise used for sports practice. The facility may also include ancillary offices.

**Wind Energy Conversion**

**Definition.** The use of Wind Energy Systems for the conversion of the power of wind into electrical energy primarily for on-site as an accessory use to the principal use pursuant to Section 29.1310.

*(Ord. No. 4040, 6-22-10)*

*(Ord. No. 3993, 06-16-09)*