

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 Principal Use;
- (b) Accessory Uses are subject to the same regulations as Principal Use except as otherwise indicated;
- (c) All uses include parking for residents, customers or employees as Accessory Use;
- (d) Examples of common Accessory Uses are listed within the Use Categories;
- (e) Accessory Uses:
 - (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 use a portion of a dwelling unit that is the primary residence of the property owner as limited Short-Term Rental (Home Share or Hosted Home Share);

(Ord. No. 4427, 12-22-20)

(v) May include one Accessory Dwelling Unit (ADU) on property with a single-family residence.

(Ord. No. 4516, 01-09-2024; Ord. No. 4561, 06-24-25)

(vi) Do not include residential occupancy in conjunction with uses 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. 4427, 12-22-20)

(vii) 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 or Short-Term Rentals, or accessory buildings including ADUs.

(Ord. No. 4427, 12-22-20; Ord. No. 4516, 01-09-24)

(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 Cares 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; Ord. 4427, 12-22-20*)
Accessory Dwelling Units (ADUs) subject to the limitations found in the Zone Use Tables and the Use Development Standards
(*Ord. No. 4516, 01-09-24*)

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

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 Dwelling: A detached structure containing one Residential Unit.

(Ord. No. 4524, 03-26-24)

Two Family Dwelling: A single structure containing 2 Residential Units.

(Ord. No. 4524, 03-26-24)

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©.

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 & Breakfast Establishment

Hotels

Motels

Recreational Vehicle Park

Vacation Lodging

(Ord. No. 4398; 11-12-19; Ord. No. 4427, 12-22-20)

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 services, laboratories and offices

(Ord. No. 4476, 08-23-22)

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 that provide 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.

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

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

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

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 repair
Upholsterers
Veterinarian offices

Accessory Uses

Offices and storage of goods, and manufacture or repacking 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

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

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 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

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

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 customers 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-model 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

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

Waste Processing and Transfer

Definition. Uses that receive solid or liquid waste from other uses for disposal storage or treatment on-site or for transfer to another location; uses that collect sanitary waste; 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 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 accessories 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 include "group childcare homes", "childcare centers" and "registered family childcare 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 childcare homes" as defined by the Iowa Code, is accessory to all residential uses.

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

Uses Included

- Childcare center
- Group childcare homes
- Latchkey programs
- Nursery schools
- Preschools
- Registered family childcare 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 Center

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.

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

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)

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

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.

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

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 numbers 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.

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

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

Rock Climbing Facilities

Definition. Facilities are dedicated to training and development of athletes and novices of all ages in rock climbing skills. Facilities may include individual drop-in, group appointments, classes, and scheduled events. Ancillary uses may include offices, sales area, and other related training facilities and equipment.

(Ord. No. 4530, 06-11-24)

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)

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

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.

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 engineer 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

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. 3993, 06-16-09; Ord. No. 4040, 6-22-10)