Appendix A - Land Use Table

Discussion Draft (09-16-2025)

		Residential						City Center		Commercial			Industrial			Special Purpose						
Series	Land Use	RR-1	RR-2	RR-3	RR-4	RR-8	RR-9	CC-1	CC-2	B-1	B-2	B-3	I-1	I-2	I-3	AE	CPE	INST	P-1	RLRD	UT	Secondary Review
1	Residential																					
1.01	Manufactured home park						P															SP
1.02	Mixed-use residential							P	P	P	P	P										AR,SP
1.03	Multi-family, 2 units		P	P	P	P		P														ZP
1.04	Multi-family, 3 to 6 units			P	P	P		P	P													ZP
1.05	Multi-family, 7 to 15 units				P	P		P	P													AR,SP
1.06	Multi-family, more than 15 units				P	P		P	P													AR,SP
1.07	Single-family dwelling	P	P	P	P	P		P													P	ZP
1.08	Townhouse, 2 units		P	P	P	P		P	P													ZP
1.09	Townhouse, 3 to 8 units			P	P	P		P	P													ZP
1.10	Townhouse, 9 to 15 units				P	P		P	P													AR,SP
1.11	Townhouse, more than 15 units					C		C	C													AR,SP
2	Special Care Residential																					
2.01	Assisted living center				C	C																AR,SP
2.02	Community living arrangement, 8 or fewer residents	P	P	P	P	P		P													P	ZP
2.03	Community living arrangement, 9 to 15 residents	CLA	CLA	P	P	P		P	P													ZP
2.04	Community living arrangement, more than 15 residents	CLA	CLA	CLA	CLA	CLA		CLA	CLA													AR,SP
2.05	Emergency warming shelter								C				C	C	C							AR,SP
2.06	Homeless shelter												C									AR,SP
2.07	Nursing home				P							P						P				AR,SP
2.08	Transitional housing center				C	C		C	C			C									C	AR,SP
3	General Commercial																					
3.01	Adult-oriented establishment													P								AR,SP
3.02	Banquet hall							P	P		P	P										AR,SP
3.03	Car wash (new)										C	P	P									AR,SP
3.04	Commercial greenhouse												P	P								AR,SP
3.05	Commercial kennel										P	P	P									AR,SP
3.06	Conference - exposition center							C	P			C										AR,SP
3.07	Craft brewery, winery, distillery							P	P		P	P	P	P								AR,SP

		Residential						City Center		Commercial			Industrial			Special Purpose						
Series	**Land Use**	**RR-1**	**RR-2**	**RR-3**	**RR-4**	**RR-8**	**RR-9**	**CC-1**	**CC-2**	**B-1**	**B-2**	**B-3**	**I-1**	**I-2**	**I-3**	**AE**	**CPE**	**INST**	**P-1**	**RLRD**	**UT**	**Secondary Review**
3.08	Equipment rental, large												P	P								AR,SP
3.09	Equipment rental, small							C	P		P	P	P	P		C	C					AR,SP
3.10	General services								P	P	P	P										AR,SP
3.11	Marine sales and service											P							C			AR,SP
3.12	Office							P	P	P	P	P	P	P								AR,SP
3.13	Overnight lodging							C	P		P	P										AR,SP
3.14	Personal service							P	P	P	P	P										AR,SP
3.15	Public EV charging facility							P	P	P	P	P	P	P	P	P	P	P	P			SP
3.16	Restaurant							P	P	P	P	P										AR,SP
3.17	Retail sales, 4,999 square feet and less							P	P	P	P	P										AR,SP
3.18	Retail sales, 5,000 square feet up to 15,000 square feet							C	P	P	P	P										AR,SP
3.19	Retail sales, more than 15,000 square feet								P		P	P										AR,SP
3.20	Shared-use kitchen								P		P	P										AR,SP
3.21	Tavern							P	P	C	P	P										AR,SP
3.22	Tobacco/vape/smoke store											P										AR,SP
3.23	Truck stop												C									AR,SP
3.24	Truck-trailer rental establishment														C							AR,SP
3.25	Vehicle fuel station							C			P	P	P	P								AR,SP
3.26	Vehicle repair shop										C	C	C									AR,SP
3.27	Vehicle sales and service											P										AR,SP
3.28	Vehicle service shop										P	P	P	P								AR,SP
3.29	Veterinary clinic								P		P	P	P	P								AR,SP
4	Recreation and Entertainment																					
4.01	Golf course																		P			AR,SP
4.02	Indoor entertainment							P	P		P	P										AR,SP
4.03	Indoor recreation							P	P		P	P										AR,SP
4.04	Indoor shooting range										P	P										AR,SP
4.05	Marina																		P			AR,SP
4.06	Outdoor recreation										C	C										AR,SP
4.07	Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	AR,SP
4.08	Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SP
5	Government and Community Services																					
5.01	Administrative government center																	P				AR,SP
5.02	Animal shelter												C	C								AR,SP

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Series	Land Use	RR-1	RR-2	RR-3	RR-4	RR-8	RR-9	CC-1	CC-2	B-1	B-2	B-3	I-1	I-2	I-3	AE	CPE	INST	P-1	RLRD	UT	Secondary Review
5.03	Cemetery																	P				AR,SP
5.04	Community center							P	P	P	P	P						P				AR,SP
5.05	Community cultural facility							P	P	C	P	P						P				AR,SP
5.06	Community garden				C	C	C												C			AR,SP
5.07	Fairground																	P				AR,SP
5.08	Food pantry								P		P	P										AR,SP
5.09	Funeral establishment										P	P										AR,SP
5.10	Group daycare center			C	C	C			P	P	P	P	P	P	P							AR,SP
5.11	Health care center								P			P										AR,SP
5.12	Healthcare clinic							C	P	C	P	P										AR,SP
5.13	Place of worship																	P				AR,SP
5.14	Public safety facility																	P				AR,SP
5.15	School, K-12																	C				AR,SP
5.16	School, post-secondary																	C				AR,SP
6	Transportation																					
6.01	Airport															P						AR,SP
6.02	Parking structure								C													AR,SP
6.03	Railroad																			P		SP
6.04	Railroad switching yard																			P		SP
6.05	Transit center							P	P		P	P	P	P								AR,SP
6.06	Truck terminal												P	P		C	C					AR,SP
7	Telecommunications and Utilities																					
7.01	Battery energy storage system												C	C								AR,SP
7.02	Public utility office and yard												P	P		C	C	P				AR,SP
7.03	Solar power plant												C	C		C	C			C		SP
7.04	Telecommunication tower and Class 1 collocation	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	
7.05	Telecommunication, Class 2 colocation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
7.06	Utility installation, major												P	P		C	C	P				SP
7.07	Utility installation, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
8	Industrial & Storage																					
8.01	Bulk propane storage facility												C	P			C					AR,SP
8.02	Bus storage facility												P	P		P	P					AR,SP
8.03	Commercial port																P					AR,SP
8.04	Composting facility												C	C				P				AR,SP

		Residential						City Center		Commercial			Industrial			Special Purpose						
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8.05	Construction equipment sales and service											P	P	P	P	C	C					AR,SP
8.06	Contractor yard												P	P	P	P	C					AR,SP
8.07	Data center											P	P	P	P	C	C					AR,SP
8.08	Direct air carbon capture facility												P	P		C	C					AR,SP
8.09	Junk yard													C								AR,SP
8.10	Manufacturing												P	P	P	P	P					AR,SP
8.11	Personal storage facility												P	P		C	C					AR,SP
8.12	Recycling center												C	P		C	C					AR,SP
8.13	Solid waste transfer station													C								AR,SP
8.14	Vehicle storage yard												C	C		C	C					AR,SP
8.15	Warehouse												P	P	P	P	P					AR,SP
8.16	Wrecker service												P	P		C	C					AR,SP
9	Agriculture & Resource-Based Uses																					
9.01	General cultivation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
10	Accessory Uses for All Principal Uses																					
10.01	Amateur radio tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
10.02	Exterior communications device	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	
10.03	Incidental EV charging stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SP
10.04	Solar energy system, ground-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	ZP
10.05	Solar energy system, roof-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
10.06	Wind energy system, less than one megawatt	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	
10.07	Wind energy system, one megawatt and more												WES	WES	WES		WES					
11	Accessory Uses for Residential Uses																					
11.01	Accessory building, residential	P	P	P	P	P	P	P		P											P	ZP
11.02	Accessory dwelling unit (ADU)	P	P	P	P					P	P										P	ZP
11.03	Backyard chickens (added back in)	P	P	P	P	P	P														P	
11.04	Bed and breakfast		P	P	P	P		P		P											P	ZP
11.05	Boathouse	P	P	P	P	P	P														P	ZP
11.06	Family day care home	P	P	P	P	P	P	P													P	
11.07	Home occupation	P	P	P	P	P	P	P													P	ZP
11.08	Honeybees (added back in)	P	P	P	P	P	P														P	
11.09	Hot tub (added back in)	P	P	P	P	P	P														P	

		Residential						City Center		Commercial			Industrial			Special Purpose						
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11.10	Household pets (added back in)	P	P	P	P	P	P														P	
11.11	Pergola (new)	P	P	P	P	P	P	P													P	ZP
11.12	Swimming pool (added back in)	P	P	P	P	P		P													P	ZP
11.13	Yard sale (added back in)	P	P	P	P	P	P														P	
12	Accessory Uses for Other Principal Uses																					
12.01	Accessory building, non-residential							P	P	P	P	P	P	P	P	P	P					AR,SP
12.02	Donation collection bin													C								SP
12.03	Drive-through window							C	C		P	P										AR,SP
12.04	Hospital helistop								C			C										SP
12.05	Mobile food establishment (added back in)							P	P	P	P	P	P	P	P	P	P	P	P			
12.06	Outdoor food and beverage service							C	P	C	P	P										SP
12.07	Outdoor play area							C	P	C	P	P										SP
13	Temporary Uses																					
13.01	Farmers market								P			P	P		P			P	P			ZP
13.02	Portable storage unit, commercial							P	P	P	P	P						P	P			ZP
13.03	Portable storage unit, industrial												P	P	P							
13.04	Portable storage unit, residential	P	P	P	P	P	P															
13.05	Sale of vehicles and recreational equipment	P	P	P	P	P	P	P		P											P	
13.06	Seasonal retail sales							P	P		P	P	P									ZP
13.07	Short-term rental	P	P	P	P	P	P	P	P	P	P	P									P	
13.08	Sidewalk café							C	C	C												
13.09	Wind test tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP

Key for Base Zoning Districts

Residential
- **RR-1** Single-Family Suburban Residential
- **RR-2** Single-Family and Two-Family Urban Residential
- **RR-3** Urban Neighborhood
- **RR-4** Multi-Family Residential
- **RR-8** Planned Mixed Residential
- **RR-9** Manufactured Home Neighborhood

City Center
- **CC-1** City Center Transition
- **CC-2** Central Business

Commercial
- **B-1** Neighborhood Business
- **B-2** Community Business
- **B-3** General Business

Industrial
- **I-1** Light Industrial
- **I-2** Heavy Industrial
- **I-3** Urban Industrial

Special Purpose
- **AE** Aviation Enterprise
- **CPE** Commercial Port Enterprise
- **INST** Institutional
- **P-1** Conservancy
- **RLRD** Railroad

UT Urban Transition

Key for Primary Reviews

P Permitted subject to any secondary review procedures

C This use is subject to the review procedures and requirements for Conditional Uses in Article 5 (Specific Procedural Requirements). Conditional uses are also subject to any secondary review procedures. See below if (1) the parcel is nonconforming, (2) a nonconforming use is currently on the parcel, or (3) there is already a conditional use on the parcel.

CLA This use is subject to the review procedures and requirements for Community Living Arrangements in Article 5 (Specific Procedural Requirements).

TFR This use is subject to the review procedures and requirements for Wireless Telecommunication Facilities in Article 5 (Specific Procedural Requirements).

WES This use is subject to the review procedures and requirements for Wind Energy Systems in Article 5 (Specific Procedural Requirements).

Key for Secondary Reviews

AR Architectural review (SP**AR**)

SP Site Plan review (**SP**AR)

ZP Zoning permit

Special Reviews for Certain Conditional Uses

(1) If a lot is classified as a nonconforming lot (e.g., lot area, lot width), all conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the nature of the nonconformity does not affect the appropriateness of the lot for the conditional use. Any such determination in the affirmative shall have no bearing on the Plan Commission's recommendation or the Common Council's decision made under this chapter. (to be verified)

(2) If a lot has a nonconforming use, all conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the nonconforming use and proposed conditional use are compatible. Any such determination in the affirmative shall have no bearing on the Plan Commission's recommendation or the Common Council's decision made under this chapter. (to be verified)

(3) If a lot has an approved conditional use, all other conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the existing and proposed conditional uses are compatible. Any such determination in the affirmative shall have no bearing on the Plan Commission's recommendation or the Common Council's decision made under this chapter. (to be verified)

Notes:

- Any use that is not listed is prohibited, as set forth more fully in § 35.____.
- The City will consider amendments to this appendix (and other parts of this chapter) consistent with the procedures and requirements for a code amendment in Article 5 (Specific Procedural Requirements).