

## SUMMARY OF USES PER ZONING DISTRICT

Zone	Allowable Uses
<p><b>SE</b> Suburban Estates</p> <p><a href="#">FWRC 19.195</a></p>	<ul style="list-style-type: none"> <li>• Detached dwelling unit</li> <li>• Permanent supportive housing and transition housing</li> <li>• Public or private stable</li> <li>• Raising agricultural crops</li> <li>• Keeping and raising of foraging and grazing animals, fowl, and rabbits</li> <li>• Agricultural or livestock uses and activities other than as specifically listed in this zone</li> <li>• Church, synagogue or other place of religious worship</li> <li>• Golf course</li> <li>• Micro-breweries, micro-distilleries, micro-wineries</li> <li>• Day care facilities, commercial, for up to 50 attendees</li> <li>• Schools</li> <li>• Private noncommercial sports fields, or similar open area uses</li> <li>• Community recreation area or clubhouse</li> <li>• Public transit shelter</li> <li>• Public utility</li> <li>• Government facility</li> <li>• Public parks</li> <li>• Cemeteries</li> <li>• Accessory dwelling unit (ADU)</li> <li>• Personal wireless service facility (PWSF) allowed on existing structures only</li> </ul>
<p><b>RS</b> Residential Single Family</p> <p><a href="#">FWRC 19.200</a></p>	<ul style="list-style-type: none"> <li>• Detached dwelling unit</li> <li>• Attached dwelling units (RS-5.0 zone only)</li> <li>• Zero-lot line townhouses (RS-5.0 zone only)</li> <li>• Manufactured home park (RS-5.0 zone only)</li> <li>• Permanent supportive housing and transitional housing</li> <li>• Church, synagogue, or other place of religious worship</li> <li>• Golf course</li> <li>• Day care facilities, commercial, for up to 50 attendees</li> <li>• Schools</li> <li>• Senior citizen or special needs housing (stacked dwelling units)</li> <li>• Private noncommercial sports fields or similar open area uses</li> <li>• Community recreation area or clubhouse</li> <li>• Public transit shelter</li> <li>• Public utility</li> <li>• Government facility</li> <li>• Public park</li> <li>• Cemeteries (RS-7.2, RS-9.6, RS-15.0 zones only)</li> <li>• Accessory dwelling unit (ADU)</li> <li>• Personal wireless service facility (PWSF) allowed on existing structures only</li> <li>• Community gardens, urban farms, and farm stands</li> <li>• Cottage food operations</li> </ul>

Zone	Allowable Uses
<p><b>RM</b> Residential Multi-Family</p> <p><a href="#">FWRC 19.205</a></p>	<ul style="list-style-type: none"> <li>• Attached dwelling units</li> <li>• Zero-lot line townhouse dwelling units</li> <li>• Detached dwelling unit (single-family)</li> <li>• Cottage housing development (CHD)</li> <li>• Multifamily dwelling units (stacked dwelling units)</li> <li>• Manufactured home park</li> <li>• Senior citizen housing or special needs housing (stacked dwelling units)</li> <li>• Permanent supportive housing and transitional housing</li> <li>• Convalescent center or nursing home (RM-1800 zone only)</li> <li>• Church, synagogue or other place of religious worship</li> <li>• Day care facilities, commercial, for up to 50 attendees</li> <li>• Schools</li> <li>• Private noncommercial sports fields or similar open area uses</li> <li>• Community recreation area or clubhouse</li> <li>• Public transit shelter</li> <li>• Public utility</li> <li>• Government facility</li> <li>• Public park</li> <li>• Personal wireless service facility (PWSF) allowed on existing structures only</li> <li>• Community gardens, urban farms, and farm stands</li> <li>• Cottage food operations</li> </ul>
<p><b>PO</b> Professional Office</p> <p><a href="#">FWRC 19.210</a></p>	<ul style="list-style-type: none"> <li>• Office use, medical and dental office</li> <li>• Schools</li> <li>• Day care facilities, commercial</li> <li>• Government facility</li> <li>• Public park</li> <li>• Public transit shelter</li> <li>• Public utility</li> <li>• Personal wireless service facility (PWSF) allowed on existing structures only</li> <li>• Church, synagogue or other place of worship</li> <li>• Community gardens, urban farms, and farm stands</li> <li>• Cottage food operations</li> <li>• Mobile food or retail vendor, Class III</li> </ul>
<p><b>BN</b> Neighborhood Business</p> <p><a href="#">FWRC 19.215</a></p>	<ul style="list-style-type: none"> <li>• Office use, medical and dental office</li> <li>• Retail sales of groceries, produce, drugs, personal care, books, liquor, hardware, garden, retail nursery stock, household goods, furnishings, clothing, variety, home electronics, sporting goods, signs, or works of art, etc. – excluding bulk retail</li> <li>• Bank and related financial service</li> <li>• Retail laundry, dry cleaning, beauty/barber, video rental, shoe repair services</li> <li>• Other retail uses not specifically listed in this zone</li> <li>• Breweries, distilleries, wineries</li> <li>• Private lodge or club</li> <li>• Art gallery</li> <li>• Restaurant or tavern</li> <li>• Fast food restaurants</li> <li>• Health club</li> <li>• Retail establishment providing entertainment, recreational, or cultural services and activities</li> <li>• Vehicle service station or car wash</li> <li>• Retail providing vehicle service or repair (within an enclosed building)</li> </ul>

Zone	Allowable Uses
	<ul style="list-style-type: none"> <li>• Schools</li> <li>• Day care facilities, commercial</li> <li>• Animal kennels or animal care facilities (no breeding of animals is allowed)</li> <li>• Multifamily dwelling units (stacked dwelling units) ground floor must contain one or more of the commercial uses allowed by office/retail use zone chart or entertainment use zone chart</li> <li>• Group home type II</li> <li>• Permanent supportive housing and transitional housing</li> <li>• Government facility</li> <li>• Public park</li> <li>• Public transit shelter</li> <li>• Public utility</li> <li>• Personal wireless service facility (PWSF)</li> <li>• Church, synagogue or other place of religious worship</li> <li>• Funeral homes and mortuaries</li> <li>• Community gardens, urban farms, and farm stands</li> <li>• Cottage food operations</li> <li>• Senior citizen or special needs housing (stacked dwelling units)</li> <li>• Mobile food or retail vendor, Class III</li> </ul>
<p><b>BC Community Business</b></p> <p><a href="#">FWRC 19.220</a></p>	<ul style="list-style-type: none"> <li>• Medical and dental offices, banking, financial, real estate, insurance, and other professional offices, and research and development facilities whose primary purpose is not product testing</li> <li>• General &amp; specialty retail sales of products such as groceries, produce, and related items; drugs and personal care products; books; liquor; hardware; nursery or agricultural products, household goods; clothing; variety; home electronics; sporting goods; signs; secondhand merchandise; antiques; works of art</li> <li>• Retail laundry, dry cleaning, beauty/barber, video rental, shoe repair shops</li> <li>• Printing and duplicating services</li> <li>• Limited manufacturing and production</li> <li>• Other retail not specifically listed in this zone, excluding bulk retail</li> <li>• Breweries, distilleries, wineries</li> <li>• Entertainment, recreational, cultural services</li> <li>• Private club or lodge</li> <li>• Health club, golf course, driving range, indoor pistol range</li> <li>• Bingo hall and related uses (excluding gambling uses)</li> <li>• Restaurant, tavern</li> <li>• fast food restaurant</li> <li>• Vehicle service station or car wash</li> <li>• Vehicle, boat, or tire sales, service, repair, rental, and/or painting, passenger vehicle rental including moving trucks</li> <li>• Merchandise &amp; equipment rental facilities, excluding heavy equipment rental</li> <li>• Tow and taxi lots</li> <li>• Self-service storage facilities, storage of recreational vehicles</li> <li>• School, business school, vocational school, trade school</li> <li>• Day care facilities, commercial</li> <li>• Animal kennel and animal care facilities</li> <li>• Church, synagogue or other place of religious worship</li> <li>• Multifamily dwelling units (stacked dwelling units) ground level space must be occupied with one or more other use(s) allowed in this zone</li> <li>• Hotel or motel</li> <li>• Hospital facilities, convalescent centers or nursing homes</li> <li>• Senior citizen or special needs housing (stacked dwelling units)</li> <li>• Group homes type II or type III</li> </ul>

Zone	Allowable Uses
	<ul style="list-style-type: none"> <li>• Permanent supportive housing and transitional housing</li> <li>• Emergency housing and shelter</li> <li>• Government facility</li> <li>• Public Parks</li> <li>• Public transit shelter</li> <li>• Public utility</li> <li>• Personal wireless service facility (PWSF)</li> <li>• Church, synagogue or other place of religious worship\</li> <li>• Community gardens, urban farms, and farm stands</li> <li>• Cottage food operations</li> <li>• Mobile food or retail vendor, Class III</li> </ul>
<p><b>CC-C</b> City Center Core</p> <p><a href="#">FWRC 19.225</a></p>	<ul style="list-style-type: none"> <li>• Office use, medical and dental office</li> <li>• Breweries, distilleries, and wineries</li> <li>• Retail grocery, produce, drugs, personal care, books, liquor, hardware, garden, sporting goods, home electronics, works of art – excluding bulk retail</li> <li>• Variety, specialty or department stores</li> <li>• Banking and related financial services</li> <li>• Retail laundry, dry cleaning, beauty/barber, video rental, shoe repair</li> <li>• Printing and duplicating services</li> <li>• Other retail not specifically listed</li> <li>• Secondhand merchandise sales are not permitted as principal or accessory uses in this zone</li> <li>• Retail shopping center, regional</li> <li>• Retail providing entertainment, recreational or cultural services or activities (excluding gambling uses)</li> <li>• Private club or lodge</li> <li>• Health club (spas and water parks are not permitted as a principal use)</li> <li>• Restaurant or tavern</li> <li>• Fast food restaurant (drive-thru not allowed)</li> <li>• Hotel, convention or trade centers</li> <li>• Above-grade structured parking facilities</li> <li>• Multifamily dwelling units (stacked dwelling units) ground floor must have retail uses allowed in this zone</li> <li>• Senior citizen or special needs housing (stacked dwelling units)</li> <li>• Permanent supportive housing and transitional housing</li> <li>• Hospital facilities, convalescent center or nursing homes</li> <li>• Schools, business or vocational school</li> <li>• Day care facility, commercial</li> <li>• Government facility</li> <li>• Public park</li> <li>• Public transit shelter</li> <li>• Public utility</li> <li>• Personal wireless service facility (PWSF)</li> <li>• Churches or other place of religious worship</li> <li>• Community gardens, urban farms, and farm stands</li> <li>• Cottage food operations</li> <li>• Mobile food or retail vendor, Class III</li> </ul>

Zone	Allowable Uses
<p><b>CC-F</b> City Center Frame</p> <p><a href="#">FWRC 19.230</a></p>	<ul style="list-style-type: none"> <li>• Office use, medical and dental office</li> <li>• Breweries, distilleries, and wineries</li> <li>• Retail grocery, produce, drugs, personal care, books, liquor, hardware, garden, sporting goods, home electronics, works of art – excluding bulk retail</li> <li>• Variety, specialty or department stores</li> <li>• Banking and related financial services</li> <li>• Retail laundry, dry cleaning, beauty/barber, video rental, shoe repair</li> <li>• Retail establishments providing limited medical manufacturing services such as dental labs, prosthetics labs, optical services, on a case-by-case basis</li> <li>• Printing and duplicating services</li> <li>• Other retail not specifically listed</li> <li>• Secondhand merchandise sales are not permitted as principal or accessory uses in this zone</li> <li>• Retail shopping center, regional</li> <li>• Retail providing entertainment, recreational or cultural services or activities (excluding gambling uses)</li> <li>• Private club or lodge</li> <li>• Health club (spas and water parks are not permitted as a principal use)</li> <li>• Restaurant or tavern</li> <li>• Fast food restaurant</li> <li>• Vehicle service station or car wash</li> <li>• Hotel, motel, convention, performing arts, conference and trade centers</li> <li>• Multifamily dwelling units (stacked dwelling units) ground floor must have retail uses allowed in this zone</li> <li>• Senior citizen or special needs housing (stacked dwelling units) <ul style="list-style-type: none"> <li>• Permanent supportive housing and transitional housing</li> </ul> </li> <li>• Group homes type II</li> <li>• Social services transitional housing</li> <li>• Schools, business or vocational school</li> <li>• Day care facility, commercial</li> <li>• Hospital facilities, convalescent center or nursing homes</li> <li>• Above-grade structured parking facilities</li> <li>• Government facility</li> <li>• Public park</li> <li>• Public transit shelter</li> <li>• Public utility</li> <li>• Personal wireless service facility (PWSF)</li> <li>• Churches or other place of religious worship</li> <li>• Community gardens, urban farms, and farm stands</li> <li>• Cottage food operations</li> <li>• Mobile food or retail vendor, Class III</li> </ul>
<p><b>OP</b> Office Park</p> <p><a href="#">FWRC 19.235</a></p>	<ul style="list-style-type: none"> <li>• Office use, medical and dental office</li> <li>• Banking and related financial services</li> <li>• Retail establishment providing office supplies, printing, and duplicating</li> <li>• Restaurant</li> <li>• Commercial recreation facility</li> <li>• Commercial or industrial photography, cinematography, video production, broadcast studio</li> <li>• Newspaper printing plant</li> <li>• Research, development and testing facilities, including electronics technologies and dental labs</li> <li>• Convention, conference, and trade centers</li> <li>• Schools, colleges, universities, or business or vocational schools</li> <li>• Day care facilities, commercial</li> </ul>

Zone	Allowable Uses
	<ul style="list-style-type: none"> <li>• Hospitals, convalescent centers, nursing homes</li> <li>• Funeral homes, and mortuaries</li> <li>• Government facility</li> <li>• Public park</li> <li>• Public transit shelter</li> <li>• Public utility</li> <li>• Personal wireless service facility (PWSF)</li> <li>• Church, synagogue or other place of religious worship</li> <li>• Community gardens, urban farms, and farm stands</li> <li>• Cottage food operations</li> <li>• Mobile food or retail vendor, Class III</li> </ul>
<p><b>CE Commercial Enterprise</b></p> <p><a href="#">FWRC 19.240</a></p>	<ul style="list-style-type: none"> <li>• Manufacturing, fabrication, or assembly of office equipment, machines, furniture, and fixtures; electrical, electronic, communications, &amp; lighting products; appliances; bicycles, automobiles, boats, aircraft, &amp; their component parts; heating equipment; photographic &amp; clock instruments; toys, jewelry; musical instruments; scientific equipment; hand tools; signs; advertising displays; &amp; similar items</li> <li>• Fabrication of clay, glass, ceramic, stone, china, metal products; metal plating, coating; engraving and stone cutting</li> <li>• Preparation of food products, leather products, textiles, fabric, or apparel</li> <li>• Warehouse and wholesale distribution facilities</li> <li>• Contractor’s yard for storage of commercial equipment, vehicles, bulk building materials, and similar items</li> <li>• Parking lots for storage of recreational vehicles and other oversized vehicles</li> <li>• Commercial vehicle facilities and service yards such as truck stops</li> <li>• Automotive emissions testing facilities</li> <li>• Commercial photography, cinematography, video or film production</li> <li>• Radio, television and other broadcast studios</li> <li>• Commercial printing, publishing, and allied industries</li> <li>• Research and development facilities whose primary purpose is product testing</li> <li>• Industrial laundry facilities, linen supply, diaper services</li> <li>• Hazardous waste treatment and storage facilities</li> <li>• Chemical manufacturing and related products</li> <li>• Gravel batch plant</li> <li>• Transfer station</li> </ul> <p><b>(Note: The above-listed CE uses are subject to location criteria.)</b></p> <ul style="list-style-type: none"> <li>• Sales, rental, leasing facilities for vehicles, trucks, boats, trailers, motorcycles, equipment, outdoor storage containers, and portable moving containers</li> <li>• Mechanical repair, body repair, painting, &amp; related services, for vehicles, trucks, boats, trailers, motorcycles, and equipment</li> <li>• Vehicle service station or car wash (no more than two vehicle service stations may be located at the same intersection)</li> <li>• Self-service storage facilities</li> <li>• Tow and taxi lots</li> <li>• Bulk retail sales of materials such as lumber, paint, glass, plumbing, electrical, heating fixtures and supplies, fencing and other building products; household goods, furnishings, appliances and equipment; agricultural or horticultural products; and related items</li> <li>• General and specialty retail sales of products such as groceries, produce, &amp; related items; drugs &amp; personal care products; books; liquor; hardware; nursery or agricultural stock; household goods; clothing; variety; home electronics; sporting goods; signs; secondhand merchandise; antiques; works of art</li> </ul>

<b>Zone</b>	<b>Allowable Uses</b>
	<ul style="list-style-type: none"> <li>• Retail laundry, dry cleaning, beauty/barber, video rental, shoe repair</li> <li>• Printing and duplicating services</li> <li>• Manufacturing and production, limited</li> <li>• Other retail sales or services not specifically listed in this zone</li> <li>• Medical and dental offices, offices, banking, financial, real estate, insurance, and other professional offices</li> <li>• Research and development facilities whose primary purpose is not product testing</li> <li>• Permanent supportive housing and transitional housing</li> <li>• Hotel or motel</li> <li>• Emergency housing and shelter</li> <li>• Business schools, vocational schools, trade schools</li> <li>• Day care facilities, commercial</li> <li>• Animal kennels, animal care facilities</li> <li>• Entertainment, recreational, and cultural services or activities</li> <li>• Private club or lodge</li> <li>• Health club, golf course, driving range, indoor pistol range</li> <li>• Restaurant or tavern</li> <li>• Fast food restaurant</li> <li>• Bingo hall and related uses</li> <li>• Gambling uses</li> <li>• Breweries, distilleries, and wineries</li> <li>• Adult entertainment, activity, retail, or use (adult uses)</li> <li>• Public utility</li> <li>• Government facility</li> <li>• Public parks</li> <li>• Public transit shelter</li> <li>• Personal wireless service facility (PWSF)</li> <li>• Church, synagogue or other place of religious worship</li> <li>• Community gardens, urban farms, and farm stands</li> <li>• Cottage food operations</li> <li>• Group homes type II and III</li> <li>• Mobile food or retail vendor, Class III</li> </ul>

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