

Table 4.1: Use Matrix

Principal Land Use

- P - Permitted Use
- C - Conditional Use
- Does not requires a Development Plan

| | SF | SF1 | SF2 | SF3 | TR | MF | MH | CB | NB | PBC | PBO | PBI | ID | IN |
|--|----|-----|-----|-----|----|----|----|----|----|-----|-----|-----|----|----|
| Agriculture | | | | | | | | | | | | | | |
| agricultural product sales, distribution, & storage facility | C | | | | | | | | | | | | | |
| animal boarding/stables (excluding kennels) - minimum 3-acre tract | C | | | | | | | | | | | | | |
| crop processing & storage (materials produced on-site) | P | | | | | | | | | | | | | |
| crop production | P | P | P | P | | | | | | P | P | P | P | P |
| farm (general) | C | | | | | | | | | | | | | |
| farm co-op. facility | C | | | | | | | | | | | | | |
| farm equipment sales and service | C | | | | | | | | | | | | P | |
| farmer's market (permanent) | C | C | | | C | | | C | C | C | | | | |
| fertilizer sales, distribution, & storage | | | | | | | | | | | | P | P | |
| floriculture | C | | | | | | | | | | | | | |
| grazing & pasture land | C | | | | | | | | | | | | | |
| greenhouse (commercial) not exceeding 1,000 square feet in area | C | | | | | | | | | | | | | |
| nursery, wholesale | C | | | | | | | | | | | C | C | |
| raising and breeding of non-farm fowl and animals, commercially, except kennel | C | | | | | | | | | | | C | P | |
| seed sales, distribution, & storage | | | | | | | | | | C | | P | P | |
| viticulture (vineyard) | C | | | | | | | | | | | | | |

4 4.2 Use Matrix

| | SF | SF1 | SF2 | SF3 | TR | MF | MH | CB | NB | PBC | PBO | PBI | ID | IN |
|---|----|-----|-----|-----|----|----|----|----|----|-----|-----|-----|----|----|
| Residential | | | | | | | | | | | | | | |
| amenity area, subdivision | P | P | P | P | P | P | P | | | | | | | |
| bed & breakfast facility | C | | | | | | | C | C | C | | | | |
| boarding house | C | | | | | | | C | C | C | | | | C |
| child day care home | C | C | C | C | C | C | C | C | C | | | | | |
| domestic pets | P | P | P | P | P | P | P | | | | | | | |
| dwelling, accessory apartment ("granny flat")* | C | C | C | C | C | | | C | C | | | | | |
| dwelling multifamily | | | | | P | P | | | C | | | | | |
| dwelling secondary (on upper floors of first-floor retail/office use) | | | | | P | C | | P | P | C | | | | |
| dwelling single-family (including manufactured homes) *** | P | P | P | P | P | | P | P | P | | | | | |
| dwelling two-family *** | | | C | P | P | P | | P | P | | | | | |
| group home ** | C | C | C | C | C | C | | C | | | | | | |
| home occupation **** | P | P | P | P | P | P | P | P | P | | | | | |
| mobile home park/ manufactured home park | | | | | | | P | | | | | | | |
| assisted living facility | | | | | C | P | | P | C | P | | | | P |
| nursing / convalescent home | | | | | | P | | P | P | P | | | | |
| residential facility for the developmentally disabled type I ** | C | C | C | C | C | C | C | | | | | | | |
| residential facility for the developmentally disabled type II ** | C | C | C | C | C | C | C | C | C | | | | | |
| residential facility for the mentally ill ** | C | C | C | C | C | C | C | C | C | | | | | |
| retirement facility (senior housing) | | | | | C | P | | P | C | P | | | | P |

* See [Section 7.10 Accessory Uses and Structures, Subsection B. Permitted Accessory Uses](#)

** A minimum separation of fifteen hundred (1500) feet is required between locations.

*** Development Plan not required for infill residential development or minor residential subdivision only. Major residential subdivisions require a Development Plan.

**** Requires a home occupation permit, [Section 9.8 Home Occupation Permit](#).

4.2 Use Matrix 4

| | SF | SF1 | SF2 | SF3 | TR | MF | MH | CB | NB | PBC | PBO | PBI | ID | IN |
|--|----|-----|-----|-----|----|----|----|----|----|-----|-----|-----|----|----|
| Transportation Services | | | | | | | | | | | | | | |
| airport | | | | | | | | | | | C | C | C | C |
| airstrip (private) | C | | | | | | | | | | C | C | C | C |
| auto parts sales (without on-site repair) | | | | | | | | P | C | P | | | P | |
| automobile filling station | | | | | | | | C | C | P | C | C | P | |
| automobile / motor vehicle repair, (major): engine rebuilding or major reconditioning of motor vehicles, including body work, frame or fender straightening or repair, transmission repair and painting of vehicles. | | | | | | | | | C | C | | C | P | |
| automobile / motor vehicle repair, (minor) including: oil changes/ lubrications, brake replacement, muffler replacement, tire servicing, radiator cleaning and flushing, water hose replacement, windshield wipers, etc. | | | | | | | | C | C | P | | C | P | |
| automobile / motorcycle sales area and leasing (open) | | | | | | | | P | P | P | | C | P | |
| used motor vehicle and motorcycle sales | | | | | | | | P | P | P | | C | P | |
| mobile home sales area and leasing (open) | | | | | | | | | | C | | C | P | |
| car wash | | | | | | | | C | C | P | C | C | P | |
| heliport | | | | | | | | | | | C | C | C | C |
| motor bus or railroad passenger station | | | | | | | | C | | C | C | C | C | C |
| parking lot or structure (as a principal use) | | | | | | | | C | | C | C | C | C | C |
| recreational vehicle sales and service | | | | | | | | | | | C | C | P | |
| truck freight terminal | | | | | | | | | | | | C | P | |
| truck stop / travel center | | | | | | | | | | | | C | C | |
| truck sales & service center | | | | | | | | | | | | C | C | |
| Park, Recreation, Natural Areas | | | | | | | | | | | | | | |
| artificial lake of three or more acres | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| campground / RV park | C | | | | | | | | | | | | C | P |
| country club / golf course / driving range | C | C | C | C | C | C | C | | | C | | C | | C |
| nature preserve / center | C | | | | | | | | | | | | | P |

4 4.2 Use Matrix

| | SF | SF1 | SF2 | SF3 | TR | MF | MH | CB | NB | PBC | PBO | PBI | ID | IN |
|---|----|-----|-----|-----|----|----|----|----|----|-----|-----|-----|----|----|
| park or recreational facility (playgrounds and athletic facilities) | C | C | C | C | C | C | C | C | C | C | C | | | P |
| Communications / Utilities | | | | | | | | | | | | | | |
| composting facility (indoor) | | | | | | | | | | | | | C | C |
| composting facility (outdoor) | | | | | | | | | | | | | C | C |
| garbage transfer station | | | | | | | | | | | | | C | C |
| radio and television studios | | | | | | | | | | P | P | P | | P |
| recycling center | | | | | | | | | | | | P | P | C |
| sanitary fill or refuse dump | | | | | | | | | | | | | C | C |
| sewage treatment plant | | | | | | | | | | | | | C | C |
| telecommunications / radio / television tower | | | | | | | | | | C | C | C | C | C |
| utility company business office | | | | | | | | P | P | P | P | P | P | P |
| utility substation | | | | | | | | C | C | C | C | C | C | C |
| water tower | | | | | | | | | | | | C | C | C |
| wellfield/water treatment facility | | | | | | | | | | | | | C | C |
| Institutional/Public Uses | | | | | | | | | | | | | | |
| animal shelter | C | | | | | | | | | C | | C | C | C |
| cemetery | C | | | | | | | | | C | C | C | C | C |
| crematory | | | | | | | | | | | | C | C | C |
| church or temple | C | C | C | C | C | C | C | C | C | C | C | C | | C |
| college building | | | | | | | | C | C | C | C | C | | C |
| community center | C | C | C | C | C | C | C | P | P | P | | | | P |
| fairgrounds | | | | | | | | | | | | | | P |
| fire station or police station | C | C | C | C | C | C | C | P | P | P | P | P | P | P |
| government facility (non-office) | | | | | | | | P | P | P | P | P | P | P |
| government office | | | | | | | | P | P | P | P | P | P | P |
| hospital | | | | | | | | C | P | P | P | P | | P |
| institution for the developmentally disabled/mentally ill | | | | | | C | | C | C | C | C | | | P |
| kindergarten or day nursery | C | C | C | C | C | C | C | P | P | P | P | C | | P |
| library | C | C | C | C | C | C | C | P | P | P | P | | | P |
| museum or gallery | | | | | | C | C | P | P | P | P | | | P |
| penal or correctional institution | | | | | | | | | | | | | C | C |
| post office | | | | | | | | P | P | P | P | P | P | P |
| power generating plant | | | | | | | | | | | | | C | C |
| school (any combination of k -12), public and private | C | C | C | C | C | C | C | C | C | C | | | | P |
| stadium or coliseum | | | | | | | | | | C | | C | | C |

4.2 Use Matrix 4

| | SF | SF1 | SF2 | SF3 | TR | MF | MH | CB | NB | PBC | PBO | PBI | ID | IN |
|--|----|-----|-----|-----|----|----|----|----|----|-----|-----|-----|----|----|
| trade or business school | | | | | | | | C | C | C | P | C | | P |
| university or college | | | | | | | | C | C | C | P | C | | P |
| Entertainment Services | | | | | | | | | | | | | | |
| adult uses | | | | | | | | | | | | | C | |
| banquet or assembly hall | | | | | | | | P | P | P | P | P | | P |
| bar or tavern or night club | | | | | | | | C | C | P | C | C | | |
| billiard room or arcade | | | | | | | | C | C | P | | | | |
| bowling alley | | | | | | | | P | P | P | | | | |
| dancing academy / martial arts / gymnastics studio | | | | | | | | P | P | P | | P | | P |
| lodge or private club | | | | | | | | P | P | P | P | | | |
| miniature golf course | | | | | | | | P | P | P | | | | |
| outdoor commercial recreational enterprise (carnival, amusement park, etc.) | | | | | | | | | C | C | | C | C | |
| recreational development (private) | C | C | C | C | C | C | C | C | C | C | | C | C | C |
| retreat center | | | | | | | | P | P | P | P | P | | P |
| riding stable (commercial) - minimum 3-acre tract | P | | | | | | | | | C | | P | | P |
| shooting range (outdoor) | | | | | | | | | | | | | C | C |
| shooting/archery range (indoor) | | | | | | | | | | C | | C | C | C |
| skating rink (roller/ice) | | | | | | | | P | P | P | | C | | C |
| swimming pool (private) | P | P | P | P | P | P | P | P | P | P | | | | |
| swimming pool (public) | C | C | C | C | C | C | C | C | C | | | | | C |
| theater (indoor); excluding, adult motion picture theater; and adult mini-motion picture theater | | | | | | | | P | P | P | | | | |
| theater (outdoor); excluding adult drive-in theater | | | | | | | | | | C | | C | | P |
| theater (adult drive-in) | | | | | | | | | | | | | C | |
| water park | | | | | | | | | | C | | | | C |
| winery | | | | | | | | C | C | C | | C | | |
| Professional Services | | | | | | | | | | | | | | |
| administrative/professional office | | | | | C | | | P | P | P | P | P | C | P |
| bank / financial institution | | | | | C | | | P | P | P | P | P | C | P |
| business/financial services office | | | | | C | | | P | P | P | P | P | C | |
| clinic (medical/dental) or health center | | | | | C | | | P | P | P | P | | | P |
| conference center | | | | | | | | P | P | P | P | P | | P |
| data processing / call center | | | | | | | | P | C | P | P | P | P | P |
| employment service | | | | | | | | P | P | P | P | P | | |

4 4.2 Use Matrix

| | SF | SF1 | SF2 | SF3 | TR | MF | MH | CB | NB | PBC | PBO | PBI | ID | IN |
|---|----|-----|-----|-----|----|----|----|----|----|-----|-----|-----|----|----|
| investment firm | | | | | | | | P | P | P | P | | | |
| office building | | | | | | | | P | P | P | P | P | | P |
| print shop/copy center | | | | | C | | | P | P | P | P | P | | |
| veterinary hospital for small animals | | | | | | | | | P | P | | P | | |
| Retail / Wholesale Sales | | | | | | | | | | | | | | |
| antique shop | | | | | C | | | P | P | P | | | | |
| apparel shop | | | | | C | | | P | P | P | | | | |
| art or photo gallery | | | | | C | | | P | P | P | | | | |
| auction facility (excluding livestock) | | | | | | | | P | P | P | P | P | | P |
| book store | | | | | C | | | P | P | P | P | | | |
| building finishes shop (paint, carpet, wallpaper, etc.) | | | | | | | | P | P | P | | P | | |
| building supply store | | | | | | | | | | P | | P | P | |
| construction services | | | | | | | | | C | P | | P | P | |
| convenience store (without gas station) | | | | | C | | | P | P | P | P | P | | |
| craft/fabric store | | | | | | | | P | P | P | | | | |
| department store, including any facility (whether or not attached) associated with such department store for the sale of tires, batteries, automobile accessories and lubrication and for the servicing and repair of motor vehicles incidental to such sales | | | | | | | | C | C | P | | | | |
| dressmaking | | | | | C | | | P | P | P | | | | |
| farm equipment sales and service (enclosed) | | | | | | | | | | P | | P | P | |
| fireworks sales (permanent) | | | | | | | | | | | | | C | |
| flower shop | | | | | C | | | P | P | P | | | | |
| garden shop / retail nursery | | | | | | | | P | P | P | | P | | |
| gift shop | | | | | C | | | P | P | P | | | | |
| greenhouse, commercial | | | | | | | | | | | | P | P | |
| grocery store | | | | | | | | P | P | P | | | | |
| hardware store | | | | | | | | P | P | P | | | | |
| ice cream shop | | | | | C | | | P | P | P | | | | |
| jewelry store | | | | | C | | | P | P | P | | | | |
| liquor store | | | | | | | | P | P | P | | | | |
| manufactured home sales | | | | | | | | | | C | | | C | C |
| newsdealer | | | | | C | | | P | P | P | P | P | | |
| office supply store | | | | | | | | P | P | P | P | P | | |

4.2 Use Matrix 4

| | SF | SF1 | SF2 | SF3 | TR | MF | MH | CB | NB | PBC | PBO | PBI | ID | IN |
|--|----|-----|-----|-----|----|----|----|----|----|-----|-----|-----|----|----|
| pet store | | | | | | | | P | P | P | | | | |
| record/CD/video/musical instrument shop | | | | | | | | P | P | P | | | | |
| roadside sales stand*** | C | | | | | | | | | C | | | P | |
| shopping center | | | | | | | | C | C | P | | | | |
| shopping mall | | | | | | | | | | P | | | | |
| sporting goods shop | | | | | | | | P | P | P | | | | |
| stationery shop | | | | | C | | | P | P | P | | | | |
| supermarket | | | | | | | | P | P | P | | | | |
| variety store | | | | | | | | P | P | P | | | | |
| vendor, temporary (farmer's market, street fair, etc.)*** | | | | P | P | | | P | P | P | P | | | |
| wholesale establishment | | | | | | | | | | P | | P | | |
| Equipment Services | | | | | | | | | | | | | | |
| electric appliance shop | | | | | | | | P | P | P | | P | P | |
| home electronics/appliance store | | | | | | | | P | P | P | | P | | |
| repair services (small appliances, jewelry, alterations, etc.) | | | | | C | | | P | P | P | | P | P | |
| Food Sales & Service | | | | | | | | | | | | | | |
| bakery (retail) | | | | | C | | | P | P | P | | P | | |
| bakery (wholesale) | | | | | | | | | | P | | P | P | |
| coffee shop | | | | | C | | | P | P | P | P | P | | |
| delicatessen | | | | | C | | | P | P | P | P | P | | |
| drive thru restaurant | | | | | | | | | C | P | | | | |
| meat market | | | | | C | | | P | P | P | | | | |
| microbrewery/brew-pub | | | | | | | | P | P | P | C | C | | |
| produce terminal, wholesale | | | | | | | | | | C | | P | P | |
| restaurant | | | | | | | | P | P | P | P | P | | |
| Personal Services | | | | | | | | | | | | | | |
| barber shop | | | | | C | | | P | P | P | C | | | |
| beauty shop | | | | | C | | | P | P | P | C | | | |
| child care / day-care center | C | C | C | C | C | C | C | P | P | P | P | P | | P |
| dry cleaning establishment (retail) | | | | | C | | | P | P | P | P | P | | |
| fitness center | | | | | | | | P | P | P | P | P | | |
| funeral home | | | | | | | | P | P | P | | | | |
| health spa | | | | | C | | | P | P | P | | | | |
| hotel / motel | | | | | | | | P | | P | P | P | | |
| kennel | | | | | | | | | | C | | C | C | C |

*** Requires Temporary Vendor Permit. See [Section 9.10 Temporary Vendor Permit](#)

4 4.2 Use Matrix

| | SF | SF1 | SF2 | SF3 | TR | MF | MH | CB | NB | PBC | PBO | PBI | ID | IN |
|---|----|-----|-----|-----|----|----|----|----|----|-----|-----|-----|----|----|
| laundry (self-service) | | | | | C | | | P | P | P | | | | |
| laundry service (large-scale) | | | | | | | | | | | | P | P | |
| massage therapy (by licensed massage therapist) | | | | | C | | | P | P | P | P | | | |
| pharmacy | | | | | C | | | P | P | P | P | P | | |
| photographic studio | | | | | C | | | P | P | P | | | | |
| shoe repair shop | | | | | C | | | P | P | P | | P | | |
| tailor and pressing shop | | | | | C | | | P | P | P | | P | | |
| tanning salon | | | | | C | | | P | P | P | | | | |
| Warehousing / Industrial | | | | | | | | | | | | | | |
| agricultural products terminal | | | | | | | | | | | | | P | |
| animal & animal products processing | | | | | | | | | | | | | C | |
| assembly facility | | | | | | | | | | | | P | P | |
| boat/RV storage facility (outdoor) | | | | | | | | | | | | P | P | |
| bottle gas storage & distribution | | | | | | | | | | | | | C | |
| concrete/asphalt production facility | | | | | | | | | | | | | C | |
| contractor's warehouse/storage facility (unenclosed) | | | | | | | | | | | | C | P | |
| contractor's warehouse/storage facility (enclosed) | | | | | | | | | | C | | P | P | |
| electronic product processing | | | | | | | | | | | | C | C | |
| explosive manufacturing and storage | | | | | | | | | | | | | C | |
| fabrication facility | | | | | | | | | | | | P | P | |
| food & beverage production | | | | | | | | | | | | P | P | |
| general material product processing | | | | | | | | | | | | C | C | |
| inoperable vehicle storage | | | | | | | | | | | | | C | |
| junk/scrap metal yard | | | | | | | | | | | | | C | |
| lumber yard | | | | | | | | | | C | | C | P | |
| manufacturing, light | | | | | | | | | | | | P | P | |
| manufacturing, heavy | | | | | | | | | | | | | C | |
| mineral extraction, borrow pit, top soil removal, and their storage areas | | | | | | | | | | | | | C | |
| mini-warehouse self-storage facility | | | | | | | | | C | C | | P | P | |
| packaging facility | | | | | | | | | | | | P | P | |
| petroleum and chemical processing and storage | | | | | | | | | | | | | C | |
| power generation facility (commercial) | | | | | | | | | | | | C | C | |
| printing/publishing facility | | | | | | | | | | | | P | P | |
| research and development facility | | | | | | | | | | | C | P | P | |
| semi-tractor/trailer storage | | | | | | | | | | | | C | P | |
| tool and dye shop | | | | | | | | | | | | P | P | |
| truck terminal | | | | | | | | | | | | P | P | |
| warehouse / distribution facility | | | | | | | | | | | | P | P | |
| waste incinerator | | | | | | | | | | | | | C | |