

(b) **Resource Extraction.**

<b>Table 18-11.6.-2, Resource Extraction Use Category</b>	
<b>Characteristics: Characterized by activities that extract minerals and other solids and liquids from land on which the use is established.</b>	
<b>Primary Uses</b>	<b>Accessory Uses</b>
<ul style="list-style-type: none"> <li>▪ Bulk Gas and Flammable Liquid Production, Storage, or Dispensing</li> <li>▪ Oil Field Equipment Storage and Sales</li> <li>▪ Other uses meeting the characteristics of the Resource Extraction Use Category</li> </ul>	<ul style="list-style-type: none"> <li>▪ Associated Office and Storage</li> <li>▪ Minor Utilities</li> <li>▪ Outdoor Storage Yard</li> <li>▪ Refuse Containers</li> <li>▪ Resource Processing</li> <li>▪ Stockpiling of Resources Extracted From the Site</li> <li>▪ Vehicle Chargers</li> </ul>

**Sec. 18-12. Consolidated Use Table**

(a) **Use Table.**

- (1) *Generally.* Table 18-12.-1, *Consolidated Use Table*, lists the applicable land uses in rows, organized by use category. The districts are arranged in columns. Where rows and columns intersect, a symbol indicates if the use is a permitted use, limited use, conditional use, or prohibited use in the district.
- (2) *Legend.* The land uses in Table 18-12.-1, *Consolidated Use Table*, below, are classified and symbolized by the following:
  - a. "○" = The use is permitted by right and is not subject to additional use standards;
  - b. "◐" = The use is permitted subject to limited use standards and approval of a Limited Use Permit by the Administrator (See 18-13., *Limited Use Standards*);
  - c. "◑" = The use is permitted subject to use standards and approval of a Conditional Use Permit by the City Council (See 18-14., *Conditional Use Standards*); and
  - d. "--" = The use is prohibited.
- (3) *Use Standards.*
  - a. The "Use Standards Reference" column provides a reference to associated standards for limited and conditional uses. Where "N/A" is in the column, there is no associated standard because the use is permitted by right. Other standards, such as design standards in [Article IV, Development Standards](#), apply to all uses including permitted uses.

- b. If a land use is a limited use in one district and a conditional use in another district, then the standards for such use shall be located in both 18-13., *Limited Use Standards*, and 18-14., *Conditional Use Standards*.

**Table 18-12.-1, Consolidated Use Table**

Use Category (Sec. 18-11.)	Land Uses	Zoning Districts										Use Standards Reference
		RE	NC	GR	UT	MU	DT	SC	AC	BP	IN	
<b>Residential Uses</b>												
<b>Household Living</b>	Conventional Detached Home	○	○	○	--	--	--	--	--	--	--	--
	Patio Home	--	◐	◐	--	--	--	--	--	--	--	18-13.(c)(1)
	Conventional Attached Home	--	◐	◐	◐	--	--	--	--	--	--	18-13.(c)(6)
	Duplex	--	○	○	○	--	--	--	--	--	--	--
	Live-Work Unit	--	--	--	--	○	○	◐	--	--	--	18-13.(c)(2)
	Multiplex	--	--	--	◐	◐	◐	--	--	--	--	18-13.(c)(3)
	Townhouse	--	--	--	◐	○	○	--	--	--	--	18-13.(c)(4)
	Apartment	--	--	--	○	◐	◐	--	--	--	--	18-13.(c)(8)
	Upper-Story Residential	--	◐	--	--	○	○	◐	--	--	--	18-13.(c)(5)
	Manufactured Home Park or Subdivision	◐	--	●	--	--	--	--	--	--	--	18-14.(d)(1)
<b>Group Living</b>	Assisted Living Facility or Nursing Home	--	--	--	○	--	--	○	○	--	--	--
	Community Home for Persons with Disabilities	◐	◐	◐	--	--	--	--	--	--	--	18-13.(d)(1)
	Group Home (7 or More Residents)	--	--	--	--	--	--	--	--	--	--	--
	All other Group Living uses not listed above	○	○	○	○	--	--	○	--	--	--	--
<b>Public and Civic Uses</b>												
<b>Community Facilities</b>	Aquarium, Museum, or Library	--	--	--	--	--	○	◐	○	--	○	18-13.(i)
	Municipal or Community Recreation Center	○	○	○	○	○	--	◐	○	--	--	18-13.(i)

**Table 18-12.-1, Consolidated Use Table**

Use Category (Sec. 18-11.)	Land Uses	Zoning Districts										Use Standards Reference
		RE	NC	GR	UT	MU	DT	SC	AC	BP	IN	
	All other Community Facilities uses not listed above	●	●	●	●	●	--	◐	●	○	○	18-13.(i) 18-14.(c)
Day Care Facilities	Day Activity and Health Services	--	--	--	--	--	--	◐	○	--	--	18-13.(i)
	All other Day Care Facilities uses not listed above	--	--	--	◐	--	--	◐	◐	◐	--	18-13.(i)
Educational Facilities	College, University, or Other Institution of Higher Education	--	--	--	--	--	--	--	○	○	--	--
	Vocational or Trade School	--	--	--	--	--	--	◐	○	--	--	18-13.(i)
	All Other Educational Facilities uses not listed above	●	●	●	●	--	--	◐	○	--	--	18-14.(c) 18-13.(i)
Government Facilities	Government Administration Office	--	--	--	--	--	--	◐	○	○	--	18-13.(i)
	Post Office	--	--	--	○	--	--	◐	○	--	--	18-13.(i)
	All Other Government Facilities uses not listed above	●	●	●	●	--	--	●	○	○	○	18-14.(c)
Medical Facilities	Hospital / Rehabilitative Care	--	--	--	--	--	--	--	●	●	--	18-14.(c)
	Medical or Dental Clinic or Office	--	--	--	--	--	--	◐	○	○	--	18-13.(i)
	Medical or Dental Laboratory	--	--	--	--	--	--	--	○	○	○	--
	All other Medical Facilities uses not listed above	--	--	--	--	--	--	--	○	--	○	--
Parks and Open Areas	Recreational Vehicle (RV) Park	--	--	--	--	--	--	--	◐	--	--	18-13.(e)(2)
	All other Parks and Open Area Uses not listed	○	○	○	○	○	○	○	○	○	○	--

**Table 18-12.-1, Consolidated Use Table**

Use Category (Sec. 18-11.)	Land Uses	Zoning Districts										Use Standards Reference
		RE	NC	GR	UT	MU	DT	SC	AC	BP	IN	
	above											
<b>Passenger Terminals</b>	Airport, Landing Strip, Helipad, or Other Aircraft Facility	●	--	--	--	--	--	--	--	--	●	18-14.(c)
	All other Passenger Terminals not listed above	--	--	--	--	--	--	--	●	--	○	18-14.(c)
<b>Social Service Facilities</b>	All Social Service Facilities uses	--	--	--	--	--	--	--	●	--	●	18-14.(e)(1)
<b>Utilities</b>	Minor Utility	○	○	○	○	○	○	○	○	○	○	--
	Major Utility	●	●	●	●	●	●	●	●	●	●	18-14.(e)(1)
	Telecommunication Tower	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	18-17.
<b>Commercial Uses</b>												
<b>Entertainment, Indoor</b>	Bar, Tavern, or Nightclub	--	--	--	●	●	●	●	◐	--	--	18-13.(f)(9) 18-14.(f)(1)
	Convention Center	--	--	--	--	--	●	--	○	○	--	18-14.(c)
	Game Room or Amusement Redemption Machine	--	--	--	--	--	--	--	●	--	--	18-14.(f)(2)
	Gym or Fitness Studio	--	--	--	--	○	◐	◐	○	○	○	18-13.(i)
	Sexually Oriented Business	--	--	--	--	--	--	--	--	--	●	18-14.(f)(3)
	All other Entertainment, Indoor uses not listed above	--	--	--	--	--	--	--	--	○	--	--
<b>Entertainment,</b>	Amphitheater	--	--	--	--	○	○	--	○	○	--	--
	Golf Course or Country	●	●	●	●	--	--	--	--	--	--	18-14.(c)

Table 18-12.-1, Consolidated Use Table

Use Category (Sec. 18-11.)	Land Uses	Zoning Districts										Use Standards Reference
		RE	NC	GR	UT	MU	DT	SC	AC	BP	IN	
Outdoor	Club											
	All other Entertainment, Outdoor uses not listed above	--	--	--	--	--	--	--	○	--	○	--
Office	Bank, Credit Union, or Other Financial Institution	--	--	--	--	--	--	◐	○	--	--	18-13.(i)
	Check Cashing or Payday Loan Business	--	--	--	--	--	--	--	○	--	--	--
	All other Office uses not listed above	--	--	--	--	○	○	◐	○	○	○	18-13.(i)
Overnight Accommodations	Bed and Breakfast	◐	●	●	●	●	●	●	--	--	--	18-13.(f)(8) 18-14.(g)(1)
	Short-Term or Vacation Rental	●	●	●	●	●	●	●	--	--	--	18-14.(g)(1)
	All other Overnight Accommodations uses not listed above	--	--	--	--	--	--	--	○	○	--	--
Parking, Stand-Alone	All Parking, Standalone uses	--	--	--	--	○	○	--	●	●	○	18-14.(c)
Restaurants	Food Truck Court	--	--	--	--	◐	◐	◐	◐	--	--	18-13.(f)(1)
	Restaurant, Drive-Through or Drive-In	--	--	--	--	◐	◐	◐	○	○	○	18-13.(f)(3)
	All other Restaurant uses not listed above	--	--	--	●	○	○	◐	○	○	○	18-13.(i) 18-14.(c)
Retail Repair, Sales, and Service	Flea Market	--	--	--	--	--	--	--	○	--	--	--
	Liquor Store	--	--	--	--	--	--	●	○	--	--	18-14.(c)
	Vape or Tobacco Store	--	--	--	--	--	--	◐	○	--	--	18-13.(f)(6)
	Veterinary Service (Small Animals)	--	--	--	--	--	--	◐	○	◐	○	18-13.(f)(4) 18-13.(i)
	All other Retail Repair, Sales, and Service uses	--	--	--	--	--	--	◐	○	○	○	18-13.(i)

**Table 18-12.-1, Consolidated Use Table**

Use Category (Sec. 18-11.)	Land Uses	Zoning Districts										Use Standards Reference
		RE	NC	GR	UT	MU	DT	SC	AC	BP	IN	
	not listed above											
Self-Service Storage	Boat or Recreational Vehicle (RV) Storage	--	--	--	--	--	--	--	--	--	○	--
	Self-Storage Facility**	--	--	--	--	--	--	--	●	●	○	18-13.(f)(5)
Vehicle Sales and Service	Automobile / Vehicle Sales, Leasing, or Rental	--	--	--	--	--	--	--	○	--	○	--
	Automobile / Vehicle Body Repair	--	--	--	--	--	--	--	--	--	○	--
	Automobile / Vehicle Servicing	--	--	--	--	--	--	--	○	--	○	--
	Car / Automobile / Vehicle Wash	--	--	--	--	--	--	--	○	--	○	--
	Fuel Sales (Retail)	--	--	--	--	--	--	--	●	--	○	18-13.(f)(2)
	Recreational Vehicle (RV) or Marine Craft and Accessories Sales and Services	--	--	--	--	--	--	--	●	--	○	18-13.(f)(7)
	Travel Plaza or Truck Stop	--	--	--	--	--	--	--	--	--	○	--
<b>Industrial Uses</b>												
Heavy Industrial	Animal Slaughterhouse, Rendering Operations Facility, or Packaging Plant	--	--	--	--	--	--	--	--	--	●	18-14.(c)
	Batch Plant	--	--	--	--	--	--	--	--	--	●	18-14.(h)(1)
	Other Heavy Industrial uses not listed above	--	--	--	--	--	--	--	--	--	○	--
Light Industrial	Building and Development Contractor	--	--	--	--	--	--	--	●	●	○	18-13.(g)(3)
	Micro-Manufacturing	--	--	--	--	--	--	●	●	○	○	18-13.(g)(1) 18-13.(i)
	All other Light Industrial	--	--	--	--	--	--	--	--	○	○	--

Table 18-12.-1, Consolidated Use Table

Use Category (Sec. 18-11.)	Land Uses	Zoning Districts										Use Standards Reference
		RE	NC	GR	UT	MU	DT	SC	AC	BP	IN	
	uses not listed above											
Warehousing and Freight Movement	Outdoor Storage Yard	--	--	--	--	--	--	--	●	--	◐	18-13.(g)(2) 18-14.(c)
	Tractor-Trailer Parking Yard	--	--	--	--	--	--	--	--	●	●	18-14.(i)(1)
	Other Warehousing and Freight Movement uses not listed above	--	--	--	--	--	--	--	--	○	○	--
Waste-Related	Junkyard, Salvage Yard, or Wrecking Yard	--	--	--	--	--	--	--	--	--	●	18-14.(j)(1)
	All other Waste-Related uses not listed above	--	--	--	--	--	--	--	●	●	●	18-14.(c)
Wholesale Trade	All Wholesale Trade uses	--	--	--	--	--	--	--	◐	○	○	18-13.(g)(4)
<b>Open Uses</b>												
Agriculture	Agricultural Sales and Service	●	--	--	--	--	--	--	--	--	○	18-14.(c)
	Kennel	◐	--	--	--	--	--	◐	◐	--	●	18-13.(h)(1) 18-14.(c)
	Livestock or Crop Production	◐	--	--	--	--	--	--	--	--	◐	18-13.(h)(2)
	Nursery (Retail)	--	--	--	--	--	--	◐	○	--	○	18-13.(i)
	Veterinary Service (All Size Animals)	--	--	--	--	--	--	◐	◐	--	○	18-13.(h)(3) 18-13.(i)
	All other Agriculture uses not listed above	●	--	--	--	--	--	--	--	--	●	18-14.(c)
Resource Extraction	All Resource Extraction uses	--	--	--	--	--	--	--	--	--	●	18-14.(k)

(b) **New and Unlisted Uses.**

(1) *Authorization of Unlisted Uses.* Each of the use categories and uses listed in Table 18-12.-1, *Consolidated Use Table* are defined in Sec. 18-50., *Definitions*. If a proposed use is not listed

as part of a use category definition, the Administrator may interpret the proposed use as functionally similar to a use that is listed. The proposed use is then permitted, permitted with a limited use permit, permitted with a conditional use permit, or prohibited in the same districts as its functionally similar use.

- (2) *If not Authorized then Prohibited.* If the Administrator determines that a proposed use does not fit within a given use category and is not functionally the same as a permitted, limited, or conditional use, then the use is prohibited.
- (3) *Decision Criteria.* In making such determinations, the Administrator may consider but is not limited to the following criteria:
- a. Actual or projected characteristics of the activity in relation to those of the use type;
  - b. Amount of site area or floor space and equipment devoted to the activity;
  - c. Vehicle parking demand;
  - d. Average daily and peak hour trip generation (people, personal vehicles, and delivery vehicles);
  - e. Types of vehicles used and their parking requirements;
  - f. Building impervious surface coverage;
  - g. Regulated air or water emissions;
  - h. Noise, lighting, dust, and odors;
  - i. Solid waste generation;
  - j. Number of employees on a typical shift;
  - k. Use and storage of hazardous materials;
  - l. Character of associated buildings and structures;
  - m. How the use is advertised;
  - n. Nature and impacts of operation; and
  - o. Hours of operation.
- (c) *Appeal.* An aggrieved party may appeal the determination of the Administrator in accordance with Subsec. 18-40.3., *Appeal of Decision by Administrative Official.*

## Sec. 18-13. Limited Use Standards

- (a) **Purpose.** The purpose of this Section is to promote compatibility among land uses in the City by establishing specific standards for the establishment of limited uses which are indicated in Section 18-12., *Consolidated Use Table.*
- (b) **Applicability.**
- (1) Limited uses may be authorized by the Administrator for uses shown as limited in Table 18-12.-1, *Consolidated Use Table*, only if they meet all of the standards of this Section and other applicable standards and requirements of this UDC.