

**Table 4-4
Permitted Uses: Nonresidential Zoning Districts**

Use Classification	Specific use	Nonresidential Zoning Districts							Additional Regulations (Apply in All Districts Unless Otherwise Stated)
		“P” = Permitted by Right “S” = Permitted by Special Review “-” = Prohibited							
		A	A-1	CD	CO	O	CH	I-1	
RESIDENTIAL USE CLASSIFICATIONS									
Household Living	Single-family dwelling	P	P	P	-	P	-	-	<ul style="list-style-type: none"> •In CD, such use shall not be located on the ground floor of a building having frontage on Elkhorn Avenue •In O, such use shall not be located on the ground floor of a building
	Two-family dwelling	P	P	P	-	-	-	-	In CD, such use shall not be located on the ground floor of a building having frontage on Elkhorn Avenue
	Multi-family dwelling	P	P	P	-	-	-	-	<ul style="list-style-type: none"> •In A-1, no more than 4 dwelling units per multi-family structure •In CD, such use shall not be located on the ground floor of a building having frontage on Elkhorn Avenue
	Mobile home park	-	-	-	S	-	-	-	§5.1.K
Group Living Facility, Large	Treatment Facility	P	-	-	P	-	-	-	§5.1.I
Group Living Facility, Small		P	P	P	P	-	-	-	§5.1.I <ul style="list-style-type: none"> •In CD, such use shall not be located on the ground floor of a building having frontage on Elkhorn Avenue
INSTITUTIONAL, CIVIC & PUBLIC USES									
Civic, Social, or Fraternal Membership Clubs, Lodges, or Associations		S	-	-	P	-	-	-	
Cultural Institutions		P	-	P	P	P	-	-	
Day Care Center		-	-	-	P	P	-	P	§5.1.F
Emergency Health Care		-	-	S	P	S	S	S	§5.1.H In CD, such use shall not be located on Elkhorn Avenue
Government Facilities	Public Safety Facilities	P	P	P	P	P	P	P	In CD, such use shall not be located on Elkhorn Avenue; §3.13, Location & Extent Review
	Trail/Trail Head	P	P	P	P	P	P	P	§3.13, Location & Extent Review

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Government Facilities (cont'd)	Utility, Major	-	-	-	S	-	S	S	§5.1.L; All structures shall be located at least 200 feet away from a residential zone district boundary; §3.13, Location & Extent Review
	Utility, Minor	P	P	P	P	P	P	P	§3.13, Location & Extent Review
	All Other Government Facilities	P	P	P	P	P	P	P	§3.13, Location & Extent Review
Government Offices		P	P	P	P	P	P	P	§3.13, Location & Extent Review
Maintenance & Service Facilities		-	-	-	-	-	P	P	§5.1.L
Park & Recreation Facilities		P	P	P	P	P	-	-	§3.13, Location & Extent Review
Park and Ride Facilities		P	P	P	P	P	P	P	§3.13, Location & Extent Review
Religious Assembly		S	-	-	P	-	-	-	§5.1.O
Schools		-	-	-	P	-	-	-	§3.13, Location & Extent Review
Senior Institutional Living	Continuing care retirement facility	-	-	-	S	-	-	-	§5.1.I
	Congregate housing	-	-	-	S	-	-	-	§5.1.I
	Skilled nursing facility	-	-	-	S	-	-	-	§5.1.I
Transportation Facility Without Repairs		-	-	P	P	P	-	-	§3.13, Location & Extent Review

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ACCOMMODATION USES									
Low-Intensity Accommodations	Bed and breakfast inns	P	P	P	P	-	-	-	§5.1.B. In CD, such use shall not be located on the ground floor of a building fronting on Elkhorn Avenue
	Hotel, Small	-	P	P	-	-	-	-	In CD, such use shall not be located on the ground floor of a building fronting on Elkhorn Avenue
	Nightly Rentals	-	P	P	-	-	-	-	<ul style="list-style-type: none"> •Short-term and long-term nightly rentals allowed as a principal use in a residential dwelling unit •See also Table 5-2 which allows nightly rentals as an accessory use to a dwelling unit in the A-1 and CD zoning districts
	Resort lodge/cabins, low-intensity	-	P	-	-	-	-	-	§5.1.P
High-Intensity Accommodations	Hostel	P	-	P	-	-	-	-	In CD, such use shall not be located on the ground floor of a building fronting on Elkhorn Avenue
	Hotel/Motel	P	-	P	-	-	-	-	§5.1.J In CD, such use shall not be located on the ground floor of a building fronting on Elkhorn Avenue
	Recreational vehicle park/campground	S	-	-	-	-	-	-	§7.15
	Resort lodge/cabins	P	-	-	-	-	-	-	§5.1.P
COMMERCIAL/RETAIL USES									
Adult Businesses		-	-	-	-	-	-	S	§5.1.A
Animal Sales/Services	Animal Boarding	-	-	-	-	-	P	P	

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Animal Sales/Services (cont'd)	Animal Grooming	-	-	-	P	-	-	-	
	Animal Hospital	-	-	-	P	-	-	P	
	Animal Retail Sales	-	-	-	P	-	-	-	
	Animal Shows/Sales	-	-	-	P	-	P	P	§5.1.L
	Veterinary Office	-	-	-	P	-	-	-	
Artist Studio		P	P	P	P	P	P	P	
Bank or Other Financial Institution		-	-	P	P	P	-	-	In CD, no drive-through service shall have access from Elkhorn Avenue
Building Materials/Services		-	-	-	P	-	P	P	§5.1.L
Business Services		-	-	P	P	P	P	-	
Catering Service		-	-	-	P	-	P	P	
Commercial Laundry		-	-	-	-	-	P	P	
Construction Storage Yard		-	-	-	-	-	P	P	§5.1.D; §5.1.L
Eating/Drinking Establishments	Bar/tavern	P	-	P	P	-	P	P	§5.1.G
	Restaurant	P	-	P	P	P	P	P	§5.1.G
	With outdoor seating or food service	P	-	P	P	P	P	P	§5.1.G and §5.1.M
	With drive-through service	-	-	-	P	-	P	P	§5.1.G
Food/Beverage Sales	Convenience stores	-	-	P	P	-	P	P	§5.1.E In CD, no drive-through service shall have access from Elkhorn Avenue
	Convenience store with fuel sales	-	-	-	P	-	S	S	§5.1.E and §5.1.Q

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Food/Beverage Sales (cont'd)	Convenience store with outdoor seating or food service	-	-	P	P	-	P	P	§5.1.E and §5.1.M In CD, no drive-through service shall have access from Elkhorn Avenue
	Grocery store	-	-	-	P	-	-	-	§5.1.L
	Liquor store	-	-	P	P	-	-	-	In CD, no drive-through service shall have access from Elkhorn Avenue
	All other	-	-	P	P	-	-	-	In CD, no drive-through service shall have access from Elkhorn Avenue
Funeral or Interment Services		-	-	-	P	-	P	P	
Laboratory		-	-	P	P	P	P	P	In CD, such use shall not be located on Elkhorn Avenue
Maintenance/Repair Service		-	-	-	P	-	P	P	§5.1.L
Office		-	-	P	P	P	-	-	
Outdoor Sales		-	-	-	S	-	P	P	§§5.1.L and 7.13 (Ord. 10-00 §2)
Personal Services		P	-	P	P	P	P	P	In the A district: •Permitted as accessory to an accommodations use only; and •Use shall be located within the same structure as a permitted accommodations use.
Plant Nurseries		-	-	-	P	-	P	P	§5.1.L
Retail Establishments	Retail establishments, large	-	-	S	P	-	-	-	§5.1.L; In CD, no drive-through service shall have access from Elkhorn Avenue

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Retail Establishments (cont'd)	All other retail	-	-	P	P	-	P	P	§5.1.L; In the CH and I-1 districts: •Limited to sales of products manufactured or produced on the subject premises; and •No more than 15% of the principal building(s)' gross floor area shall be devoted to retail sales. In CD, no drive-through service shall have access from Elkhorn Avenue
Self-Service Mini-Storage		-	-	-	-	-	P/S	P/S	If such use contains more than 20,000 sq. ft. of gross floor area, it shall be subject to Special Review
Vehicle Services, Limited	Car wash	-	-	-	P	-	P	P	§5.1.Q
	Quick lubrication services	-	-	-	P	-	P	P	§5.1.Q
	Service station	-	-	-	P	-	P	P	§5.1.Q; §5.1.L
Vehicle/ Equipment Sales & Services	Automobile rentals	P	-	-	P	-	P	-	In A, only as part of a hotel or motel use
	Commercial parking facility	-	-	P	P	P	-	-	In CD, such use shall not be permitted to locate on Elkhorn Avenue
	Limited equipment rentals	-	-	-	P	-	P	P	§5.1.R
	Vehicle/ equipment repair	-	-	-	P	-	P	P	§5.1.L
	Vehicle/ equipment sales and rentals	-	-	-	S	-	S	S	§5.1.R; §5.1.L
	Vehicle storage	-	-	-	-	-	P	S	§5.1.L

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Wireless Telecommunication Facilities	Attached & concealed (stealth) antennas	P	P	P	P	P	P	P	§5.1.T The antenna shall be sited so that it does not rise more than 10 feet above the height of the structure to which it is attached
	Antenna towers, temporary	P	P	P	P	P	P	P	§5.1.T Antenna tower height shall not exceed 30 feet.
	Antenna towers, microcells	P/S	-	P/S	P/S	P/S	P/S	P/S	§5.1.T
	Antenna towers, other	P	P	P	P/S	P/S	P/S	P/S	§5.1.T in the A, A-1, and CD districts, antenna tower height shall not exceed 30 feet and antenna towers shall only be sited at public utility substations or in high-tension power line easements
RECREATION USES									
Commercial Recreation or Entertainment Establishments, Indoor	Limited	-	-	P	P	-	-	-	§5.1.C
	All other	-	-	-	P	-	P	P	§5.1.C
Commercial Recreation or Entertainment Establishments, Outdoor	Amusement parks	-	-	-	S	-	-	-	§5.1.C
	Miniature golf	-	-	-	S	-	-	-	§5.1.C
	Riding academies, livery stables, roping or equestrian arenas	S	-	-	S	-	-	-	§5.1.C
	All other	-	-	-	S	-	-	-	§5.1.C
Entertainment Event, Major	Indoor Facility	S	-	S	S	-	-	-	§5.1.C
	Outdoor Facility	-	-	-	S	-	-	-	§5.1.C

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Private-Membership Recreational Facility or Club		P	-	-	P	-	-	-	
INDUSTRIAL USES									
Industry	Custom	-	-	-	-	-	P	P	§5.1.L
	General	-	-	-	-	-	-	P	§5.1.L
	Industrial services	-	-	-	-	-	-	P	§5.1.L
	Limited	-	-	-	-	-	P/S	P	§5.1.L; •In CH, uses containing more than 15,000 square feet of gross floor area shall be subject to special review
	Research & development	-	-	-	P	P	P	P	
Gravel Mining		-	-	-	-	-	-	P	
Recycling Facility		-	-	-	-	-	S	P	§5.1.L
Warehousing and Storage	Bulk Storage	-	-	-	-	-	-	P	§5.1.L; §5.1.S
	General	-	-	-	-	-	-	P	§5.1.L; §5.1.S
	Limited	-	-	-	S	-	P/S	P	§5.1.L; §5.1.S •In CO, not permitted on lots abutting an arterial street or highway •In CH, uses containing more than 15,000 square feet of gross floor area shall be subject to special review
Wholesale Sales & Distribution	Small scale	-	-	-	P	-	P	P	§5.1.S
	All other wholesale sales/distribution	-	-	-	-	-	S	P	§5.1.S
OTHER SPECIFICALLY PROHIBITED USES		SEE §5.1.N, "PROHIBITED USES."							
ACCESSORY USES		SEE §5.2, "ACCESSORY USES AND STRUCTURES."							
TEMPORARY USES		SEE §5.3, "TEMPORARY USES AND STRUCTURES."							