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W. Uses Allowed by District

1. Allowed Use Table

- a. In order to regulate a variety of similar uses, use categories have been established for principal uses. Use standards for both principal and accessory uses are specified in the general provision of the Zoning Ordinance and **Error! Reference source not found.**
- b. Principal and accessory uses allowed by district are shown in the table below.

2. Use Table Key

- a. **Permitted Use (P).** Indicates a use is permitted in the respective district. The use is also subject to all other applicable requirements of the Zoning Ordinance and the indicated use standards.
- b. **Conditional Use (C).** Indicates a use may be permitted in the respective district only when approved in accordance with Sec. 15.10 of the Zoning Ordinance. The use is also subject to all other applicable requirements of the Zoning Ordinance and the indicated use standards.
- c. **Special Use (S).** Indicates a use may be permitted in the respective district only when approved in accordance with the Special Use Permit standards of Sec. 9.17 of the Zoning Ordinance. The use is also subject to all other applicable requirements of the Zoning Ordinance and the indicated use standards.
- d. **Use Not Permitted.** An empty cell indicates that a use is not permitted in the respective district.

Key: P = Permitted Use C = Conditional Use S = Special Use Permit Empty Cell = Use Not Permitted			
Use Category	Towne Center Districts		Use Standards
	TC-MU	TC-R	
Specific Use			
Residential Uses			
Household Living			
Single-family detached dwelling	S	S	
Two-family dwelling	S	S	
Single-family attached dwelling	S	S	
Towne Center loft	S	S	Error! Reference source not found.
Towne Center flat	S	S	Error! Reference source not found.
Group Living			
Boarding or rooming house	S	S	
Collective residences	S	S	
Continuing Care Retirement Communities (CCRC)	S	S	
Public/Institutional Uses			
Civic			
Fraternal organization and club, non-profit	P		
Places of worship Churches and religious institutions	<u>SP</u>	<u>SP</u>	<u>Section 9.10X.4</u>
Community centers	P	P	
College, public or private	P	P	

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Use Category	Towne Center Districts		Use Standards
	TC-MU	TC-R	
Specific Use			
Public buildings and uses	P	P	
Museum, library	P	P	
School, public or private	P	P	
Parks and Open Space			
Cemetery	S		
Golf course			
Parks, plaza, square	P	P	
Playgrounds	P	P	
Commercial Uses			
Automotive			
Automobile parts store	P		
Automotive and motorcycle sales and rental and associated service facilities (new or used)			
Automotive service stations, tire stores			
Automotive car wash (full service or self service)			
Emission inspection stations			
Gas stations	P		Error! Reference source not found.
Parking lot, parking structure (independent)	P		Error! Reference source not found. et al.
Commercial recreation including, but not limited to, miniature golf driving range, water slide, drive-in theater, electric or gas powered vehicles, bowling center, batting cage, skate board and paint-ball establishments, etc.	S		
Retail and Service			
Animal hospital, veterinary clinic (with no outdoor activities)	P		
Animal hospital, veterinary clinic (with outdoor activities)	S		
Art gallery, art studio	P		
Artisan shop	P		Error! Reference source not found.
Banks, savings and loan institutions	P		
Beauty and barber shops, including manicurists	P		
Brewpub	P		
Building materials and construction supply sales with outdoor storage			
Bus terminal	S		
Business college or business school	P		
Contractor's office (no outside storage)	P		

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Use Category	Towne Center Districts		Use Standards
	TC-MU	TC-R	
Dance studio	P		
Equipment rental (except heavy equipment, bulldozers, backhoes, forklifts, cranes, etc.)	P		
Finance company	P		
Food catering establishment	P		
Funeral homes and mortuaries			
General retail	P		
Hardware stores	P		Error! Reference source not found.
Health clubs or spa and tanning salon	P		
Ice cream shop, yogurt shop	P		
Internet based business, including call center, internet café, trading	P		
Kennel			
Laundry and dry cleaning establishment, including self-service and dry cleaning pick-up and delivery stations	P		Error! Reference source not found.
Lawnmower sales and repair			
Loan offices	P		Error! Reference source not found.
Locksmith shop	P		
Log splitting and storage lots			
Meat market	P		Sec. 9.23.X.10
Microbrewery	P		
Motel/Hotel	P		Error! Reference source not found.
Office, showroom facility	P		
Pawn shop, pawn broker, title pawn, check cashing			
Personal repair	P		
Pest control businesses	P		
Pet shop and grooming establishment	P		
Photocopying, printing and reproduction service	P		
Plumbing, electrical, pool and home building supply showroom and sales	P		
Psychics, fortune teller	P		
Radio, recording and television studio and broadcasting station	P		
Restaurant delivery service	P		
Restaurant and eating place, including fast-food	P		
Tattoo, body piercing establishment	C		
Taxidermists	P		

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Use Category	Towne Center Districts		Use Standards
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Specific Use			
Theater	P		
Travel agency	P		
Tutoring services/establishment	P		
Office			
Accounting office	P		
Architecture or engineering office	P		
Doctor, dentist or chiropractor office	P		
Insurance office	P		
Law office	P		
Medical office	P		
Other public or professional office	P		
Real estate office	P		
Industrial Uses			
Craft manufacturing	P		Error! Reference source not found.
Microbrewery	P		
Taxicab or limousine service	P		
Utilities			
Utility substation	P	C	Error! Reference source not found.
Accessory Uses			
Accessory use not listed below and normally appurtenant to commercial uses	P		
Accessory use common to all residential districts, per Sec. 9.2.	P	P	
Drive through	P		
Live-work	P		Error! Reference source not found.
Outdoor storage			
Temporary Uses			
Outdoor display	P		Error! Reference source not found.
Outdoor sales	P		Error! Reference source not found.
Farmers' Markets	P	P	Error! Reference source not found.
Temporary use in conformance with Sec. 9.2.5		P	Sec. 9.2.5
Temporary use in conformance with Sec. 9.7.6	P		Sec. 9.7.6
Temporary use in conformance with Sec. 9.9.1.D	P		Sec. 9.9.1.D

3. Uses Not Listed

- a. A use not specifically listed in the Allowed Use Table is prohibited unless the Director of

Planning and Development determines the use to be part of a use category as described below.

- b. The Director of Planning and Development is responsible for categorizing uses. If a proposed use is not listed in a use category, but is similar to a listed use, the Director may consider the proposed use part of that use category. When determining whether a proposed use is similar to a listed use, the Director must consider the following criteria:
 - i. The actual or projected characteristics of the proposed use;
 - ii. The relative amount of site area or floor area and equipment devoted to the proposed use;
 - iii. Relative amounts of sales;
 - iv. The customer type;
 - v. The relative number of employees;
 - vi. Hours of operation;
 - vii. Building and site arrangement;
 - viii. Types of vehicles used and their parking requirements;
 - ix. The number of vehicle trips generated;
 - x. How the proposed use is advertised;
 - xi. The likely impact on surrounding properties; and
 - xii. Whether the activity is likely to be found independent of the other activities on the site.