

Walden Zoning Ordinance - Table of Uses

For Review Only

Blank = Prohibited

A = Accessory Use Only

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Proposed Definition		A-1	E-1	R-1	C-1	TC-MU	TC-R	LM-1	Recommendations / Notes
Residential									
Live/Work Townhouses	A townhouse-style dwelling that contains both living quarters and workspace for the resident in the same unit.					P			
Manufactured homes	Factory-built single residential unit on a single chassis, transported to the site for use as a dwelling.	S	S					S	
Multi-family dwellings	A residential building containing three or more dwelling units in a single structure on a single lot.						P		Need to reconcile with Design Review Standards
Multi-family dwellings on upper floors of non-residential or mixed use buildings	Dwelling units located above the ground floor of a non-residential or mixed-use building.					P			
Single family attached townhouses	Row of three or more attached single-unit dwellings, each on its own lot, separated by vertical party walls and each with its own exterior entrance.					P	P		Need to reconcile with Design Review Standards.
Single Family Dwelling	Separate detached building used as a single housekeeping unit for one family, not including bed-and-breakfasts or short-term vacation rentals, and excluding single-chassis factory manufactured homes. The classification "single family dwelling" includes any home in which eight (8) or fewer unrelated persons with disabilities reside, and may include three (3) additional persons acting as support staff or guardians, who need not be related to each other or to any of the persons with disabilities residing in the home.	P	P	P	P		P		Group homes added per requirements of Tennessee state law, see TCA 13-24-102
Two-Family Dwelling / Duplex	A residential building with two dwelling units separated vertically or horizontally with fire-rated construction per applicable building codes.						P		Group homes added per requirements of Tennessee state law, see TCA 13-24-102

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Agricultural									
Agriculture	The use of land, buildings, and machinery for the commercial production of farm products and nursery stock, including activities carried on in connection with such production. Agriculture also includes recreational and educational activities on land used for the commercial production of farm products and nursery stock, and entertainment activities conducted in conjunction with, but secondary to, such commercial production. Agriculture also includes the direct marketing and retail sale of farm products in conjunction with an agricultural operation, including sales conducted through roadside stands, farm markets, and similar facilities. Such facilities may include permanent buildings and the sale of value-added products derived from agricultural products. Agriculture may include a single-family detached dwelling for the farm operator or owner.	P							Adjusted to meet the state definition of agriculture. Per Attorney General Opinion 08-184, "once an area has been zoned for agricultural use, Tenn. Code Ann. § 13-7-114 precludes counties and municipalities from regulating the type or method of agriculture in which the landowner participates." Essentially, staff recommends including anything that would fall under the state definition of agriculture in Walden's definition and allowing it as a permitted use.
Animal Care Facility - with outdoor area	An establishment that provides care for animals, excluding livestock, including veterinary offices for the treatment of animals where animals may be boarded during convalescence, pet grooming establishments, animal training centers and clubs, and pet boarding facilities where animals are boarded during the day and/or for short-term stays. This classification of animal care facility includes an outdoor area for exercise, recreation, relief, or supervised activity incidental to the principal indoor use, and not intended for the primary keeping, housing, or continuous confinement of animals. Animal care facilities include pet cremation services.	S			S			S	

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Animal Care Facility - Fully indoors	An establishment which provides care for animals, excluding livestock, including veterinary offices for the treatment of animals, where animals may be boarded during their convalescence, pet grooming establishments, animal training centers and clubs, and pet boarding facilities, where animals are boarded during the day and/or for short-term stays is fully indoors. Animal care facilities does not include pet cremation services.	S			P	P			
Animal Shelter	A facility used to house or contain stray, homeless, abandoned, and/or unwanted animals. The animal shelter may include an outdoor area for exercise, recreation, relief, or supervised activity incidental to the principal indoor use.	P			S	S			
Barns	A farm or rural accessory structure designed primarily for the shelter, feeding, housing, or confinement of livestock, or for the storage of agricultural products such as hay, grain, or farm equipment. A barn may include stalls, lofts, tack rooms, and related animal-handling or agricultural work areas. A barn is not intended for general household storage.	P	A						
Commercial Keeping of Livestock and Fowl	The keeping, raising, breeding, or maintaining of livestock or fowl for the purpose of generating income or financial gain, including but not limited to: •The sale of animals, eggs, meat, milk, fiber, or other products; •The boarding, training, or leasing of animals; or •The operation of any agricultural enterprise conducted as a business.	P							
Horticultural nurseries and greenhouses	Facilities for growing nursery stock and plants, typically for commercial sale, often in greenhouses or similar structures.	S	S		S				

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Government/Institutional									
Cemeteries	Land used for burial or interment of the dead or cremains, including columbariums, mausoleums, and related memorial facilities within the cemetery.	S	S	S	S				
Day care centers	Facility (other than government-run or as an accessory use to a religious assembly) that, for compensation, cares for eight or more children under 17 or aged persons for less than 24 hours per day, without transfer of custody.	S	S	S	P		S		
Day care homes	Home where an operator receives, for pay, not more than seven children (or aged persons) not related to the operator for less than 24 hours per day, without transfer of custody.		P	P			P		
Cultural Facility	A facility open to the public that provides access to cultural exhibits and activities including, but not limited to, museums, cultural or historical centers, non-commercial galleries, and historical societies. A cultural facility may include uses such as, but not limited to, retail sales of related items, performance spaces and auditoriums, and eating and drinking establishments as ancillary uses.	P	P						Changed from Museums to included related uses
Libraries	Facility providing access to books, media, and related services.	P	P						
Municipal Buildings and Structures	Town-owned buildings or structures.	P	P		P	P			

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Opioid Treatment Facility	A nonresidential facility licensed or required to be licensed by the Tennessee Department of Mental Health and Substance Abuse Services as a Nonresidential Substitution-Based Treatment Center for Opiate Addiction, Opioid Treatment Program, Nonresidential Office-Based Opiate Treatment Facility, or successor facility classification, where methadone, buprenorphine products such as Subutex or Suboxone, or other controlled substances are prescribed, administered, or dispensed primarily for the treatment of opioid use disorder. This use does not include the incidental treatment of opioid use disorder by an otherwise permitted physician's office, medical office, hospital, or pharmacy that does not meet the applicable State definition of such a treatment facility.				S			S	

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Public Utilities as a Principal Use	Facilities, infrastructure, and equipment, when operated as a principal use of a property, used for the generation, collection, storage, transmission, distribution, or management of public or regulated utility services, including electric power, natural gas, water, stormwater, wastewater, cable, internet, and telephone services. This use may include utility operation facilities where activities associated with the monitoring, operation, maintenance, or control of utility systems occur entirely within an enclosed building. This use does not include individual utility lines, service connections, meters, transformers, or similar equipment serving an individual residence, business, or other premises. This use also does not include wireless telecommunications towers, antennas, or facilities; satellite dish antennas; waste management facilities; recycling collection or processing facilities; radio, television, or microwave transmission or relay towers; electric vehicle charging stations; solar energy systems or panels; or wind energy systems or private wind turbines, where such uses are otherwise regulated by this Ordinance. Where a utility facility is specifically classified elsewhere in this Ordinance, the more specific use classification shall apply.	S	S	S	S	S	S	S	
Residential Care Facilities	Licensed facility providing 24-hour medical and/or non-medical care and assistance with daily living for residents; includes nursing homes, assisted living, hospice, adult care homes, and continuum-of-care facilities; excludes state-defined group homes.								
Schools	Appropriately licensed public, private, or parochial facility offering primary or secondary education; may include related dormitories, housing, cafeterias, and recreation facilities as ancillary uses.	S	S	S	S		S		

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Correctional Facility	Publicly or privately operated establishment that provides housing, care, and 24-hour supervision for individuals legally confined for violations of law.							S	
Children's Home	Institutional residential facility providing housing and care for minors who are wards of the state or whose parents/guardians cannot care for them; may be one or more buildings under one administrative body.	S	S			S			
Community Center	Non-profit or public facility used for meetings, recreation, or social activity, open to the public, offering a range of educational and community service activities; may serve as a local food hub.	S	S	S	S	S	S	S	
Community Garden	Site where fruits, vegetables, flowers, or ornamental plants are cultivated by one or more individuals.	P	P	P	P	P	P		
Food Bank	Non-profit or governmental organization that collects and distributes food to hunger-relief organizations, not directly to individuals.	S			S	S		P	
Food Pantry	Non-profit or governmental organization that provides food directly to those in need and may prepare and serve meals at no cost; may be ancillary to a place of worship, community center, social service center, or shelter.	P	A*	A*	P	A*	A*	P	*Permitted as accessory use to specified principal uses.
Hospital	Facility providing in-patient medical and surgical care and related services not defined elsewhere in this ordinance.				S	S		S	
Religious Assembly	Place where people gather for religious worship and related activities.	S	S	S	S	S	S	S	Changed term from "churches" to incorporate other religions
Residential Addiction Treatment Facility	Licensed facility providing 24-hour medical, non-medical, and/or therapeutic care for persons seeking rehabilitation from drug and/or alcohol addiction, including medical detoxification.							S	

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Shelter, Domestic Violence	A licensed facility that provides temporary shelter, protection, and support for those escaping domestic violence and intimate partner violence, including victims of human trafficking. A domestic violence shelter also accommodates the minor children of such individuals. The facility may also offer a variety services to help individuals and their children including counseling and legal guidance.				S	S		S	
Shelter, Homeless	Shelter means a facility which provides temporary shelter with overnight sleeping accommodations for persons experiencing homelessness and which does not require occupants to sign leases or occupancy agreements.				S	S		S	

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Commercial									
Adult-oriented establishments	See Article 8 Section (f) for definitions of adult-oriented establishments.							S	
Aerial Lift Stations	A passenger terminal or transit station housing mechanical drive equipment, tensioning devices and boarding/alighting platforms for an aerial passenger tramway or gondola.							S	Added after discussion prior meeting
Art galleries and studios	Facility where works of art are created, displayed, and/or sold; may include classes or workshops.				P	P			
Audio recording shop or studio	Facility used for the commercial recording, mixing, mastering, editing, or broadcasting of music, voice, podcasts, or sound effects.				P				
Bakeries	~~Establishment engaged in producing and selling baked goods for on-site or off-site consumption.~~				P	P		P	Commercial / wholesale bakeries now fit in Industrial.
Retail Bakery	A shop that makes and sells bread, pastry, cakes, cookies and/or other baked goods and sells the majority of their goods directly to consumers on the premises. Retail Bakeries do not include commercial or wholesale bakeries, see Light Industrial.	S	S		P	P		P	Formerly "Bakery with fewer than 5 employees."
Beauty shops and barber shops	Establishment providing hair cutting, styling, cosmetology, and similar grooming services.				P	P			
Bed and Breakfast	An owner-occupied Dwelling Unit advertised or held out to the public to be a place where living and/or sleeping accommodations usually including provision of at least one meal per day are supplied to transient guests for compensation. In order for a Dwelling Unit to be considered as "owner-occupied," the unit must be the owner's primary residence and must be continually occupied by the owner at the time of the bed and breakfast use. A Bed and Breakfast may have up to ten (10) sleeping rooms available for transient guests, with the maximum number of rooms determined by the underlying zoning.	S	S	S	P	S	S		
Book stores	Retail establishment selling books and related merchandise.				P	P			

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Clothing shops	Retail establishment selling clothing and related merchandise.				P	P			
Convenience stores	A store that provides a range of food and miscellaneous products for sale which may include the sale of gasoline.				P				
Craft shops	Retail store selling handmade items, crafts, or artisan merchandise.				P	P			
Decorator shops	Retail store offering interior design supplies and services (e.g., wallpaper, décor, furnishings).				P	P			
Dry cleaning shops (pick-up and drop-off only)	Facility that receives garments for transport to an off-site dry-cleaning plant; no chemicals used onsite. Dry cleaning processing facilities are considered General Industrial.				P	P			
Event Venue	A building, structure, or area of land primarily used or made available for organized gatherings, celebrations, or events, including but not limited to weddings, receptions, banquets, parties, corporate events, and similar private or public functions. An event venue may include indoor or outdoor gathering areas, food and beverage service, entertainment, and related accessory facilities. An event venue does not include entertainment activities conducted in conjunction with, but secondary to, the commercial production of farm products or nursery stock, where such activities qualify as Agriculture under this Ordinance and T.C.A. § 43-1-113. An event venue also does not include events customarily incidental to another permitted principal use, where otherwise regulated by this Ordinance.	S			S	S		S	
Fabric stores	Establishment selling textiles, sewing materials, and related craft supplies.				P	P			
Financial Institution, General	A bank, savings and loan, credit union, or mortgage office, excluding all alternative financial institutions.				P	P			

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Financial Institution, Alternative	An establishment primarily engaged in the provision of short-term, unsecured, or high-interest consumer loans, including payday loans, paycheck advances, title loans, or similar financial products, where repayment is typically required on or near the borrower's next payday or within a short-term cycle. This use may also include check cashing services, money order sales, or similar non-depository financial transactions where the business does not maintain insured customer deposits as a primary function.							S	
Fitness Studio	Small indoor fitness facility that teaches classes in skills such as as yoga, barre, Pilates, martial arts, personal training (smaller than full health, fitness and wellness center).				P	P			
Florist shops	Retail sale of cut flowers, arrangements, and related items.				P	P			
Food Truck Park	The use of land designed to accommodate one or more food truck vendors offering food and/or beverages for sale to the public as the primary use of the property, which may include seating areas for customers.					S	S		
Furniture shops	Retail sale of household furniture and furnishings.				P				
Gasoline service stations	Facility selling automobile fuel; may include small accessory retail.				S			S	
Gift shops	Retail store selling gifts, souvenirs, and accessories.				P	P			
Grocery Stores	Retail store offering food, beverages, and household items.					S			
Hardware stores	Retail sale of tools, hardware, home repair supplies.				P	P			
Health, wellness, and fitness centers	Larger facilities with exercise equipment, fitness classes, and wellness services.					P			
Hotel / Motel	A building in which lodging is provided with or without meals and offered to members of the public as transient guests for compensation, and is not a Bed and Breakfast or Short-term Vacation Rental.				S	S			

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Inns	A building which is not less than two (2) nor more than two and one-half (2 ½) stories in height, having ten (10) or less guest rooms in which lodging is offered to transient guests for stays of thirty (30) days or less. An Inn building may include a restaurant, outdoor service area for the service of guests and/or members of the public, and up to two (2) dwelling units for employees of the Inn or any restaurant located therein.				S	S			
Jewelry stores	Retail sale of jewelry, watches, and related goods.				P	P			
Lawn and garden shops	Retail store selling plants, garden tools, landscaping materials.				P	P			
Liquor Stores	Retail sale of packaged alcoholic beverages.				S	P			
Live Entertainment (Secondary Use)	Entertainment such as live music within a business whose primary use is not entertainment (e.g., restaurant with stage). This use does not include adult-oriented establishments.				S	S			
Live Performance Venue	Facility primarily used for live performances (music, theater, comedy, etc.). This use does not include adult-oriented establishments.				S	S			
Micro-Production of Alcohol	Small-scale brewery, winery, or distillery producing alcoholic beverages for onsite sales and offsite distribution.				S	S			
Movie Studio	Facilities for the production of motion pictures and film, including stages, exterior sets, film laboratories, sound-recording facilities, construction, repair and storage facilities, caretaker and temporary housing, related commercial vehicles, and accessory fabrication activities.				S	S			
Medical/Dental Office/Clinic	A facility operated by one or more physicians, dentists, chiropractors, psychiatrists, physiotherapists, or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis. Medical/dental offices also include alternative medicine clinics, such as acupuncture and holistic therapies, and physical therapy offices for physical rehabilitation.				S	S			

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Musical instrument shops	Retail sale of musical instruments and accessories.				P	P			
Nail salons	Establishment providing nail care, manicures/pedicures.				P	P			
Nightclub	Establishment providing dancing, DJ entertainment, alcohol service; includes dance floors and amplified music. Excludes adult-oriented establishments.							S	
Office/school supply and stationary shops	Retail sale of office materials, stationery, and educational supplies.				P	P			
Offices	Business or professional offices for administrative, consulting, clerical, or similar services.				P	P		P	
Outdoor Market	Space with multiple vendor stalls for outdoor sale of goods.	S			S	S			
Other Retail Stores or Shops	Stores, shops or services similar in character, type and effect to permitted uses, unless otherwise controlled by law				S	S			Added to accommodate retail that is not listed.
Parking Lot as Principal Use	Standalone lot used for paid vehicle parking with no other principal use.				S	S			
Parking Structure as Principal Use	Multi-level garage used for paid vehicle parking as a standalone use.				S	S			
Passenger Terminal	A facility for the assembly and dispersal of travelling passengers, including air, bus, rail, water or taxi transportation stations. This use excludes aerial lift stations.				S	S			
Paint and wallpaper shops	Retail sale of paint, stains, wallpaper, and supplies.				P	P			
Personal Service Establishment	An establishment that provides frequent or recurrent needed services of a personal nature not listed elsewhere, excluding all adult-oriented establishments.				S	S			
Pharmacies	Retail sale of prescription medications. Health goods and related items may also be sold.				P	P			
Plumbing and electrical shops, radio and TV shops, appliance repair shops, and similar workshop type uses	Small-scale repair/service shops employing no more than three repair persons onsite.				S				May want to allow larger employment size.

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Restaurants and cafes	Establishments serving food and beverages for consumption onsite; may include limited alcohol service subject to proper permitting for alcohol sales.				P	P			
Retail Print Shop	Facilities providing copying, shipping/packaging, printing, faxing, and related services directly to consumers or local offices. This does not include commercial or industrial print shops that offer mass publication services, see Light Industrial.				P	P			Changed from "Printing"
Shoe stores	Retail establishment selling shoes and related merchandise.				P	P			
Short-term vacation rentals	A Dwelling Unit that is rented in part or in its entirety to transient guests for living or sleeping accommodations, whether on a daily or weekly basis. Unlike a Bed and Breakfast, a short-term vacation rental is not "owner-occupied."				S	S			
Specialty Food Service	Small coffee roaster, commercial kitchen, or specialty food production with onsite retail.				P	P			
Toy stores	Retail sale of toys, games, and hobby goods.				P	P			
Travel agencies	Business providing travel booking and related services.				P	P			
Vehicle Dealership	Establishment selling or leasing vehicles (cars, trucks, etc.).							S	
Vehicle Operation Facility	Dispatch center or operations yard for commercial vehicles (e.g., service fleets).							S	
Vehicle Rental	Business renting vehicles to the public.							S	
Vehicle Repair/Service, Major	Major mechanical repairs, engine work, transmission work, or collision/body repair.							S	
Vehicle Repair/Service, Minor	Oil changes, tire rotation, minor inspections, and quick-service automotive work.				S	S		S	

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Recreation									
Amusement Facility - Indoor	A facility for spectator and participatory uses conducted within an enclosed building, such as movie theaters, indoor sports arenas, bowling alleys, tumbling centers, skating centers, roller rinks, escape room/physical adventure game facilities, movie theaters and pool halls. Indoor amusement facilities do not include live performance venues. Concession stands, eating and drinking establishments, and retail sales may be included as ancillary uses. This use excludes indoor shooting ranges.				S	S			
Amusement Facility – Outdoor	A facility for spectator and participatory uses conducted outdoors or within partially enclosed structures, such as outdoor sports stadiums, batting cages, and miniature golf courses. Concession stands, eating and drinking establishments, and retail sales may be included as ancillary uses. Outdoor amusement facilities do not include hunting clubs, golf courses, driving ranges, and shooting ranges.	S	S		S	S			
Archery Range, Outdoor	An outdoor facility or designated area designed for the shooting of bows, crossbows, or similar archery equipment at fixed, moving, or three-dimensional targets for recreational, instructional, training, or competitive purposes.	S	S		S			S	
Campground, Primitive	Land used for transient recreational camping primarily in tents or other temporary, non-motorized shelters. A Primitive Campground does not provide individual water, sewer, or electrical utility connections at campsites and does not include recreational vehicle sites, permanent cabins, yurts, domes, treehouses, or other permanent or semi-permanent lodging structures.	S	S						

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Campground, Resort	Land used for transient recreational lodging primarily in cabins or other fixed or semi-permanent shelters, including yurts, domes, treehouses, tiny cabins, or similar structures. A Resort Campground may include customary accessory recreational and guest-service facilities but does not include a Hotel/Motel, Inn, or Recreational Vehicle Park.	S							
Athletic fields		P	P						Remove - include in definition of park
Community swimming pools		P	P			P	P		Remove, include in Private Recreation Club
Country clubs		P	P						Remove, include in Private Recreation Club
Firearm Range, Outdoor	An outdoor facility or designated area designed for the discharge of firearms at fixed, moving, or aerial targets for recreational, educational, training, or competitive purposes, including rifle, pistol, shotgun, skeet, trap, and sporting-clay ranges.	S							
Golf courses and Driving Ranges	A tract of land designed with at least nine holes for playing golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms, snack bar, and pro shop as ancillary uses. This use does not include mini golf courses.	S	S	S					
Hunting Club	Property or structures used for the seasonal hunting, fishing, and social gatherings. Property may be either operated as a private membership club or open to the general public. Facilities may include clubhouse, kitchens, meeting areas, animal cleaning stations, and temporary camping spaces.	S	S						
Municipal parks		P	P	P	P	P	P		Remove - include in definition of park

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Parks	A facility that serves the recreational needs of residents and visitors. Parks include, but are not limited to, playgrounds, ballfields, athletic fields, basketball courts, tennis courts, dog parks, skateboard parks, passive recreation areas, trail swimming pools and playgrounds.	P	P	P	P	P	P	P	
Playgrounds		P	P						Remove - include in definition of park
Private Recreation Club	An establishment owned or operated by a corporation, association, or group of private individuals, open to members, their families, and invited guests, organized and operated for social and recreational purposes. It may include indoor and outdoor recreation facilities, swimming pools, athletic fields, restaurants and bars, meeting rooms, and similar uses. This use excludes hunting clubs, shooting ranges, golf courses, and driving ranges.	S	S	S		S	S		
Shooting Ranges, Indoor	An facility designed and operated for the discharge of firearms, bows and arrows, crossbows, or similar projectile-launching equipment at fixed or stationary targets for recreational, educational, training, competitive, or law-enforcement purposes. Indoor shooting ranges must be located entirely within an enclosed building specifically designed or adapted to contain projectiles and control noise associated with the discharge of firearms, bows and arrows, crossbows, or similar equipment. This term does not include lawful hunting or the incidental private use of firearms or archery equipment on residential or agricultural property where such activity is not operated as a business, club, or organized facility.	S			S	S			
Recreational areas-operated-by-membership-organization		P	P						Change to Private Recreation Club

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Recreational Vehicle (RV) Park	Land used for transient occupancy in recreational vehicles, including travel trailers, motor homes, fifth-wheel trailers, camper trailers, truck campers, or similar movable temporary sleeping accommodations, where individual sites are provided for the temporary placement and occupancy of such vehicles. An RV Park does not include a manufactured home park or the permanent placement or occupancy of recreational vehicles as dwelling units.	S						S	
~~Tennis clubs~~		~~P~~	~~P~~						Remove, include in Private Recreation Club

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Industrial, Manufacturing, Utilities, and Other Uses									
Commercial radio, television, telephone, and microwave towers		S			S				Change to Telecommunication Tower Facility to match Municipal Code
Data Center	A facility primarily used to house computer servers, data storage systems, networking equipment, and related electronic infrastructure for the processing, storage, management, transmission, or distribution of digital data. A data center may include associated cooling systems, electrical equipment, backup power generation, security systems, and administrative space incidental to the operation of the facility.							S	
Distribution or Logistics Center	A facility primarily used for the receiving, sorting, consolidating, transferring, processing, or dispatching of goods, merchandise, parcels, or materials for shipment to other locations. Such facilities may include loading docks, cross-docking operations, order fulfillment, package sorting, temporary storage, administrative offices, and related transportation or logistics activities. Storage is generally subordinate to the movement and distribution of goods. This use does not include a freight terminal or vehicle operation facility where separately classified by this Ordinance.							S	
Freight Terminal	A processing node for freight, such as a trucking terminal.							S	
Heavy Equipment Retail, Rental, and Service	Retail or rental involving outdoor storage of large equipment, machinery, or materials.							S	

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	Proposed Definition	A-1	E-1	R-1	C-1	TC-MU	TC-R	LM-1	Recommendations / Notes
Industrial, Artisan/Craft	Artisan-related crafts and industrial processes that are more intensive uses, such as small-scale metalworking, glassblowing, furniture making, and small-scale food production involving preparation, processing, canning, or packaging. Micro-production of alcohol and specialty food production are regulated separately. An artisan/craft industrial use may also include sales of products created on-site.				S	S		S	
Industrial, General	The manufacture, fabrication, processing, reduction, and/or destruction of any article, substance, or commodity, or other treatment that changes its form, character, and/or appearance, including incidental storage, sales, and distribution of such products. General industrial uses may produce noise, vibrations, illumination, or particulate perceptible to adjacent land users and typically have outdoor storage areas.							S	
Industrial, Light	The manufacture, fabrication, processing, or assembly or consumer-ready goods using small machines, hand tools, or assembly processes inside an enclosed building. Light industrial uses may not produce noise, vibrations, odor, illumination, or particulate perceptible to adjacent land users and are not permitted to have outdoor storage areas.							S	
Junk Yard / Salvage Yard	A facility used for the abandonment, sale, storage, collection, or baling of scrap metal, other scrap or discarded materials, waste-tire processing or collection, and/or abandoned vehicles or machinery, or parts thereof.							S	
Landfill	Land designated for the permanent disposal, burial, or containment of solid waste, garbage, or debris by filling and covering it.							S	

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Outdoor Storage Yard	The storage of material outdoors as a principal use of land for more than 24 hour, including storage of vehicles, RVs, heavy equipment, construction materials, or similar items outdoors. An outdoor storage yard often functions as a secondary principal use to a business with outdoor storage of materials, such as storage of materials used in a contracting business where the contractor's office is also located on-site.	S						S	
Quarry/Mining and Extraction	An open excavation for obtaining building stone, slate, limestone, or other mineral substances. The process of removal may include blasting, crushing, screening, sizing, and conveying of material. The material derived is usually sold on a commercial basis.	S						S	
Recycling Processing Facility	An establishment for materials to be collected, sorted and recycled for use in new products.							S	
Research and Development	A facility where research and development is conducted in industries including, but not limited to, biotechnology, pharmaceuticals, medical instrumentation or supplies, communication and information technology, electronics and instrumentation, and computer hardware and software. The establishment may create prototypes of products but may not manufacture products for direct sale and distribution from the premises.				S			S	
Self-Storage Facility	A building or group of buildings in a controlled-access and fenced compound that contains various sizes of individual, compartmentalized, controlled-access stalls or lockers for the storage of customers' goods or wares.							S	
Solar Energy System	Facility converting solar energy to electricity primarily for commercial distribution.	S						S	
Telecommunications Facility	A facility, other than an amateur radio station, that transmits and/or receives electromagnetic signals and may include omni-directional antennae, directional antennae, parabolic antennae, microwave dishes or horns, and other types of equipment for the transmission and/or receipt of such signals.	S			S				Change to Telecommunication Facility to match Municipal Code

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Warehouse/Storage Facility	A building or facility primarily used for the receiving, storage, and keeping of goods, merchandise, materials, or equipment for subsequent use, sale, or distribution off-site. Incidental activities may include loading and unloading, inventory management, packaging, labeling, and administrative offices. This use does not include self-storage facilities, outdoor storage yards, or retail sales to the general public.							S	
Wholesale Establishment	An establishment primarily engaged in the sale or distribution of goods, merchandise, or materials to retailers, contractors, institutions, businesses, or other commercial users rather than to the general public. A wholesale establishment may include incidental offices, showrooms, and storage of goods associated with the wholesale business.				S			S	
~~Warehouses (Mini/self-storage)~~								S	Remove - now "Self-Storage Facility"
Wireless communication facility	A facility for the transmission and or reception of wireless communication services, usually consisting of an antenna array, transmission cables, an equipment facility, and a support structure to achieve the necessary elevation.	S			S				Regulated by Title 20 of Municipal Code
Wind Energy System	Facility converting wind energy to electricity for commercial distribution.							S	

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Accessory Uses									
Drive-Thru Facility	Portion of a business where transactions occur directly with customers via a service window, kiosk, or other configuration that allows customers to remain in their vehicle.				S	S			
Accessory dwelling units	Additional dwelling unit on the same lot as a principal dwelling, incidental to that principal dwelling. The maximum number of accessory dwelling units per lot is determined by the underlying zoning.	A	A	S		S	A		
Farm Market	A retail establishment located on an actively operated farm that sells agricultural products and other farm-produced goods. A farm market may sell products grown or produced on the premises as well as agricultural products and locally produced food items obtained from other farms or producers. Farm markets may operate within permanent buildings and may include outdoor display and sales areas. This use does not include restaurants, grocery stores, or general retail establishments unrelated to agricultural production.	S							
Helipad	Land or part of a structure used for the landing of helicopters.							S	
Home Occupation	An activity carried out for economic gain by a resident, conducted as an accessory use in the resident's dwelling.	A	A	A		A	A		
Non-Commercial Keeping of Livestock and Fowl	The keeping, raising, or maintaining of livestock or fowl, including any customary accessory structures such as barns, stables, coops, sheds, pens, corrals, or similar enclosures, as an accessory use to a residential dwelling for personal use and enjoyment, and not for the purpose of generating income or financial gain. Non-commercial keeping shall not include the sale of animals, eggs, meat, milk, fiber, or other products, except for incidental or occasional sales that do not constitute a business or commercial activity.	A	A	A					

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Outdoor Sales and Display	Part of a lot used for outdoor sales and/or display of goods accessory to the principal use.	S			S	S		S	
Outdoor Seating / Activity Area, Commercial	An commercial outdoor seating/activity area as an accessory use to a commercial business is located outside the permanent enclosed area, and is used for seating, for food and/or beverage consumption, and/or participatory activities such as trivia. This includes, but is not limited to, areas such as patios, decks, rooftops, and open areas.				A	A			
Produce stands	Small seasonal stand selling farm products grown on- or off-site not exceeding 100 square feet.	A	A	A	A	A	A		