

LAND USE TABLE - CMC 20.11

	DRAFT 6/12/2025; Comprehensive Plan Designations										Parks and Open Space		Public Facilities		PortMaster Plan		PF		POS	
Zoning Districts	R-5A	R-2A	R:2	R:4	R:8	R:15	R:20	H-1	LBD	GCD	C-1	C-2	C-3	M-1	M-2	PMP	PF			
Residential Uses																				
Single-family dwelling	P	P	P	P	P	N	N	N	P	N	N	N	N	N	N	N	N	N	N	
Duplex, twinhome	N	N	P	P	P	N	N	N	P	N	N	N	N	N	N	N	N	N	N	
Triplex	N	N	N	P	P	P	P	N	P	N	N	N	N	N	N	N	N	N	N	
Fourplex	N	N	N	P	P	P	P	N	P	N	N	N	N	N	N	N	N	N	N	
Multiple-family dwelling	N	N	N	N	N	P	P	N	P	N	CUP	N	CUP	N	N	N	N	N	N	
Planned unit development (PUD)	N	N	P	P	P	P	P	N	P	N	N	N	N	N	N	N	N	N	N	
Townhouse development	N	N	P	P	P	P	P	N	P	N	N	N	N	N	N	N	N	N	N	
Accessory dwelling unit (ADU)	P	P	P	P	P	P	P	N	P	N	N	N	N	N	N	N	N	N	N	
Caretaker—Residential uses as an incidental use to the permitted principal use	N	N	N	N	N	N	N	P	N	N	P	N	P	P	P	P	N	N	P	
<u>Manufactured home (double-wide or larger)</u>	P	P	P	P	P	N	N	N	P	N	N	N	N	N	N	N	N	N	N	
<u>Manufactured home (single-wide) not in manufactured home park</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Mobile home/manufactured home park	N	N	P	N	N	P	P	N	N	N	N	N	N	N	N	N	N	N	N	
Accessory building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Home occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	
Playhouses, patios, porches, gazebos, swimming pools, etc.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<u>Recreational vehicle, camping trailer, tent trailer, tiny home, park model, modular home, mobile home, tent, yurt or any other type of housing not built to the international building codes</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Residential Facilities																				
Adult family home with 8 or fewer residents	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	
Assisted living facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	N	N	N	N	N	
Bed and breakfasts	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P	P	P	P	N	N	N	
Boarding houses, hostel, etc.	CUP	CUP	CUP	CUP	CUP	P	P	N	CUP	N	N	N	N	CUP	N	N	N	N	N	
Co-living housing (SB 1998) R:8, R:15, R:20; LBD, C-3																				
<u>Condominiums (With Binding Site Plan or Plat)</u>	P	P	P	P	P	P	P	N	P	N	N	N	P	N	N	N	N	N	N	

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<u>Cottage Housing Development (With Binding Site Plan or Plat)</u>																			
Dormitory for students		N	N	N	N	N	CUP	CUP	N	N	N	N	N	N	P	N	N	P	
Emergency housing/homeless housing with 6 or fewer residents (indoors only)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	
Emergency housing/homeless housing—7+ residents (indoors only)		N	N	N	N	N	N	N	N	N	CUP	CUP	CUP	P	P	N	P	P	
Emergency shelter for homeless housing (indoors only)		N	N	N	N	N	N	N	N	N	CUP	CUP	CUP	P	P	N	P	P	
Emergency shelter for domestic violence for less than 10 occupants		P	P	P	P	P	P	P	N	N	P	P	P	P	P	P	N	P	
Emergency shelter for domestic violence for 10 or more occupants		CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	CUP	P	P	P	P	P	N	P	N	
Enhanced services facility		N	N	N	N	N	N	N	CUP	N	N	N	N	N	CUP	CUP	N	CUP	
<u>Foster home (with 7 or more children)</u>		P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	
Nursing home/convalescent care facility/long-term care facility		CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	N	N	N	N	N	CUP	N	N	CUP	
Permanent supportive housing		P	P	P	P	P	P	P	N	P	P	P	P	P	P	P	N	CUP	
Residential treatment facility		N	N	N	N	N	N	N	CUP	N	N	CUP	N	N	CUP	N	N	CUP	
Senior citizen centers		N	N	N	N	CUP	CUP	CUP	N	N	CUP	N	CUP	N	N	N	CUP	N	
Transitional housing		P	P	P	P	P	P	P	N	P	P	P	P	P	P	P	N	CUP	
Commercial and Industrial Uses																			
Adult entertainment business uses within the city limits which comply with Chapter 5.44 CMC		N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	
Animal clinics and animal hospitals		N	N	N	N	N	N	N	N	CUP	CUP	P	N	CUP	P	P	P	N	
<u>Athletic fields (baseball, fastpitch, soccer, and other sports)</u>		P	P	P	P	P	P	P	CUP	P	P	P	P	P	P	CUP	P	P	
Automobile parking facilities or structures other than those specifically required in Chapter 20.72 CMC in connection with permitted uses		N	N	N	N	N	N	N	N	CUP	CUP	P	N	CUP	P	P	P	CUP	
<u>Automotive or RV major repair including rebuilding of an engine, transmission, service maintenance, paint, powder coating, body work, etc. site plan review committee approval shall be required to ensure that adequate provisions are made to ensure that such use does not create a nuisance or unreasonably interfere with nearby or adjacent uses or residential areas</u>		N	N	N	N	N	N	N	N	N	N	CUP	N	N	P	P	N	N	

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Zoning Districts			R-5A	R-2A	R:15	R:8	R:4	R:2	Med. Density Rural Res.	High Density Res.	Medical	H-1	LBD	GCD	C-1	C-2	C-3	M-1	M-2	Light Industrial	Heavy Industrial		
<u>Data Centers – SIZE CONSIDERATION</u> -a data center is a centralized physical facility where an organization's computing equipment, storage, and networking infrastructure are housed. It provides a location to collect, process, store, and distribute data, supporting a wide range of applications and services. Average Size: 100,000 square feet and can be as big as 1.4 million sq ft. Smaller data centers might operate within 5,000 to 10,000 square feet. Disadvantages: data centers energy hogs, but they also consume millions of gallons of water, create noise pollution and could increase prices for utility customers. Data centers consume millions of gallons of water every day both on-site for cooling and off-site for electricity generation. Types of Data Centers: 1. Enterprise Data Centers: These are owned and operated by a single organization, often located on their premises, and are optimized for their specific needs. 5,000+ sq ft; 2. Managed Services Data Centers: These are operated by a third-party provider, offering a range of services including infrastructure management, security, and monitoring, all managed by the provider; 3. Colocation Data Centers: Companies rent space and resources within a facility owned and operated by a third-party provider. The provider manages the infrastructure (building, cooling, power), while the customer manages their own servers and applications. 4. Cloud Data Centers: These are hosted by cloud service providers like Amazon Web Services (AWS), Microsoft Azure, or Google Cloud, offering a range of resources accessed remotely through the internet. 5. Edge Data Centers: These are smaller, distributed data centers located closer to end users, providing low-latency computing and data processing; 6. Hyperscale Data Centers: These are massive data centers designed to handle the huge data processing and storage needs of large companies, especially those in the cloud computing or big data sectors. 5-20,000 sq ft; 7. Micro Data Centers: These are smaller, more decentralized data centers, often used for disaster recovery or as smaller, standalone data centers. (modular, container data centers)																							
<u>Distributive business establishments, such as wholesaling or warehousing</u>																							
Dry cleaning	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	N	N	N	
Emergency medical centers	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	N	N	N	
Entertainment uses, such as theaters	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	N	
Explosives—Storage, manufacture or sale of explosives or materials of such character or in such quantities as to constitute a significantly greater hazard to persons, property or environmental health than that posed by materials commonly used or stored in the ordinary retail and service establishments permitted in these districts	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	N	N	N	

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<u>Feed Lots, Livestock, Rendering or Meat Packing Plants</u>		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Fraternal organizations/lodges/private clubs		N	N	N	N	N	N	N	CUP	N	P	P	N	P	P	P	N	N	
Funeral parlors, mortuaries, and crematoria		N	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	N	N
<u>General Light Industrial – single industrial use (ITE 110)</u>		N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N
General merchandising and retailing		N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	N
<u>High-Cube Transload Warehouse and Short-Term Storage Warehouse – Short-term, or distribution center, automated warehouse, storage and consolidation of manufactured goods prior to distribution of pallet loads to retail or other warehouses (e.g., U-Line) (ITE154) Facilities less than 250.00 square feet. Facilities over 250,001 square feet are not a permitted use.</u>		N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N
<u>High-Cube Fulfillment Center Warehouse - Short-term, automated warehouse, direct distribution of ecommerce product to endusers (e.g., Amazon) (ITE155) Facilities less than 250,00 square feet. Facilities over 250,001 square feet are not a permitted use.</u>		N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N
<u>High-Cube Parcel Hub Warehouse - Short-term, automated warehouse, typically serve as regional and local freight forwarder facilities for time sensitive shipments via air or ground (e.g., UPS, Fed Ex) (ITE156) Facilities less than 250,00 square feet. Facilities over 250,001 square feet are not a permitted use.</u>		N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N
<u>High-Cube Cold Storage Warehouse - Short-term, automated warehouse, temperature controlled facilities for perishable products (Grocery distribution centers) (ITE157) Facilities less than 250,00 square feet. Facilities over 250,001 square feet are not a permitted use.</u>		N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N
<u>High Tech Industry, Computer Assembly and Similar Type Uses</u>		N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N
<u>Industrial Park Multiple industrial uses in a single area (ITE130)</u>		N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N
Hospitals		N	N	N	N	N	N	N	N	P	CUP	CUP	CUP	N	N	CUP	CUP	N	CUP
Hotels/motels, subject to the conditions found in Chapter 20.06 CMC.		N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	CUP	N
Indoor shooting ranges (not the primary use)		N	N	N	N	N	N	N	N	N	N	N	N	CUP	N	CUP	P	P	CUP
Indoor shooting ranges (gun club only)		N	N	N	N	N	N	N	N	N	N	N	CUP	N	N	P	P	P	CUP
Light Industrial																			
Heavy Industrial																			
PortMaster Plan																			
Public Facilities																			

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Kennels <u>(within city limits only)</u>		CUP	CUP	CUP	CUP	N	N	N	N	N	CUP	N	N	CUP	P	N	N	N	
Landscaping/nursery businesses		CUP	CUP	CUP	CUP	N	N	N	N	N	P	P	P	P	P	P	N	N	
Light industrial uses involving the manufacture, fabrication, assembly, repair and service of goods or products which can be performed with minimal adverse impact on, and pose no special hazard to, the environment and the community. Such uses may include mechanical, automotive, marine and contractors'/builders' equipment and supplies; the assembly of manufactured products and processing of materials such as sheet metal, cans, cable, cloth, paper, etc. <u>(ITE 110)</u>		N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	
Live work units—Commercial located on the ground floor, residential units on upper floor(s)		N	N	N	N	N	N	N	N	P	N	P	N	P	P	P	N	N	
<u>Manufacturing and Production - use for production of goods (ITE 140)</u>		N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N
Marijuana—Retail, production, processing; subject to Chapter 20.65 CMC (only in the city limits)		N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	
Medical offices, including, but not limited to: doctor, dentist, <u>instacare, medical clinic</u> , or other practitioner of healing arts, etc. WHY CUP IN RESIDENTIAL DISTRICTS?		CUP	CUP	CUP	CUP	CUP	N	N	P	P	P	P	P	P	P	P	P	N	
Mini-storage and self-storage warehouses		N	N	N	N	N	N	N	N	N	N	N	CUP	N	N	P	P	N	
<u>Mobile food vendor "food trucks or trailer" must leave site daily</u>		N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	
<u>Mobile food vendor pod or court (two or more vendors placed for more than one day)</u>																			
Outdoor shooting ranges		N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	CUP	N	
<u>Parks and open space (moved to here)</u>		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<u>Park ancillary facilities, such as restrooms, community rental spaces, playgrounds, picnic shelters, batting cages, accessory buildings, parking lots, skateboard park, splash pads, swimming pool, water features, amphitheater, and food concessions</u>		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Personal services, such as barber, beauty shops or bakeries, personal services instructional college		N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	N	
Public and private transport/maintenance facilities		N	N	N	N	N	N	N	N	N	N	CUP	N	N	CUP	CUP	P	N	

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<u>Recreation, exercise, or fitness facilities, such as weight lifting, gym, sports courts</u>	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	
Recycling centers for the collection and temporary storage of materials; provided, that the storage collection operation is conducted within an enclosed building having a maximum gross floor area of 4,000 square feet. All recycling centers must be reviewed and approved prior to operation by the site plan review committee. <u>Shall Must</u> be 100% indoors.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	N	N	
<u>Research and Development Center (ITE 760)</u>	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	CUP	P	P	P	P	
Restaurants with a drive-through	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	
Restaurants with no drive-through	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	
Retail establishments, including, but not limited to, grocery stores, pharmacies, television and appliance, and small specialty shops	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	P	N	
RV parks (<u>no tent camping if not associated with a specific RV</u>)	N	N	CUP	N	N	N	N	N	N	N	N	CUP	N	N	CUP	N	N	N	
Schools <u>or educational facilities</u> —Public and private and similar facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	N	CUP	CUP	N	N	P	P	P	P	
<u>Short-term rentals, such as Airbnb, Vrbo, Vacasa, Evolve</u>	?	?	?	?	?	?	?	?	N							N	N	N	
Skateboard facilities (indoor facility) <u>Private</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	P	
Small professional and business services, including, but not limited to, offices for real estate and security brokers, insurance, accountants, attorneys, engineers, etc.	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N	
<u>Small scale and walkable neighborhood commercial business serving nearby residents, such as convenience store, coffee shop, small specialty retail shop, barber or hair salon, or a cafe</u>	N	N	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P	P	P	P	P	P	N	N	
<u>Temporary building used for a business (not a permanent structure)</u>	N	N	N	N	N	N	N	N	N									N	
Temporary seasonal stands	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N	
<u>Tennis Courts (indoors or outdoors) not part of a park</u>	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P	P	P	CUP	P	P	N		
Vehicle service stations, including minor vehicle repair and/or self service fueling stations; provided, however, that site plan review committee approval shall be required to ensure that adequate provisions are made to ensure that such use does not create a nuisance or unreasonably interfere with nearby or adjacent residential areas (moved to automotive)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N		

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