

## SECTION 6

### ALLOWED USES

What this Section Does. This section establishes the permitted uses in each district and further establishes certain uses as conditional uses. The table also establishes specific performance standards that apply to certain types of development, addition to the general performance standards that apply to all development.

- A. Prohibited Uses. Any use not explicitly permitted by this Ordinance shall be prohibited.
- B. This Land Use Table establishes the allowed uses in each zoning district and specifies when specific standards are applied to certain uses. The table entitled "Land Use Table" identifies the specific standards that apply to the allowed use that is listed in the same row of the table. The individual row represents the defined zones in section 5. The (P) represents the permitted use with the zone. The (C) represents the those uses that are conditional within the zone and will require a conditional use permit as described in section 8. The blank areas represent the uses that are not allowed within the defined zone.

**Land Use Table**

<b>Uses</b>	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial</b>
Accessory Building	P	P	P
Accessory Uses	P	P	P
Agricultural Uses	P	C	
Airfields/ Airports Landing Stripes	C	C	C
Amusement Parks			C
Animal Hospitals/ Veterinarian Service	P		P
Auction Establishments			P
Auto Sales & Service	C		P
Bed & Breakfast	C	C	P
Billboards			
Bottling & packaging of products without processing or manufacturing on premises			C
Bowling Alley			P
Broadcast Tower	C		C
Business and Professional offices			P
Confined Animal Feeding Operation			
Cargo Containers	P		C
Cemeteries or mausoleums	C		C
Child or day care centers	C	C	C
Churches/ Religious Temples	C	C	C
Clinics			P
Club/Lodges/Tavern			P
Clubs / Lodges which are non-profit and/or fraternal in nature			P

Uses	Agricultural	Residential	Commercial
College / University	C		C
Commercial fresh vegetable/ fruit stands Temporary or Seasonal	P	P	P
Commercial Signage			P
Communication Stations/Towers	C		C
Construction Trades	C	C	P
Cottage Industries	P	C	P
Country Clubs	C		C
Cultural Centers, museums & art galleries	C	C	P
Dog Kennels	C		C
Dwelling (secondary)	C	C	
Dwelling (primary)	P	P	C
Elementary or Secondary Schools	C	C	C
Extraction of sand/gravel or other minerals	C		
Farm building directly related to agricultural uses	P	P	P
Farm Labor Housing	P	C	
Financial institutions and offices			P
Food Processing	C		C
Forestry	P	C	P
Freight or trucking yards or terminals			C
General Farming	P	P	P
General retail stores (20,000 square feet)			C
Golf Courses	P	C	P
Gov't or Public			P
Greenhouses and gardens or areas for the raising of agricultural crops for retail.	P	C	P
Grocery or convenience stores (20,000 Square feet)			C
Gun Ranges/Rifle ranges/ Pistol ranges	C		
Home Business	P	P	P
Home Occupation	P	P	P
Hospital			C
Hotels and motels			C
Laundry			C
Livestock	P	P	
Manufactured Home Parks		C	C
Manufacturing			C
Manufacturing non consumable products			C
Medical/ dental clinic offices			P

Uses	Agricultural	Residential	Commercial
Mini storage/Mini warehouses			C
Mortuaries			P
Municipal Sewer Treatment Facilities			
Nursing Home Etc.			P
Oil or natural gas drilling operation or the extraction of minerals	C		
Outdoor sale lots			P
Outdoor storage			C
Parks & Playgrounds	P	P	P
Potato warehouses			
Private Garages	P	P	P
Private Tennis Courts	P	P	P
PUD	C	C	C
Public fairgrounds and/or publicly owned rodeo arenas/ stables	C		C
Public Utilities	C	C	C
Public utility receiving or transforming stations, or oil field equipment yards	C	C	C
R.V. Park			C
Radio, T. V., F.M. Stations			P
Ranches	P	P	P
Recreational Buildings		C	P
Recycling Center			C
Restaurants and Cafés			P
Salvage Yards			
Sexually Oriented Business			
Temporary Bldgs. (1 year)	P	P	P
Temporary construction work bldg	P	P	P
Temporary Dwellings	C	C	C
Theaters and indoor entertainment			P
Truck & tractor repair			C
Wholesale display and sales			C
Wholesale facilities without processing or manufacturing on premises			C
Wind Energy	C	C	C
Zero lot lines		C	C

C. Similar Use Determination. If a proposed use is not listed in Land Use Table Allowed Uses, it may be considered an allowed use if the administrator determines the proposed use is sufficiently similar to one of the uses listed in the Land Use Table use allowed under this determination shall be an authorized use with the same permissions and restrictions as the use to which it is determined to be similar. The administrator's decision to allow or disallow a proposed use under this determination may be appealed to the city council.