

Addendum Change

- (D) The provisions identified in Subsection (C) may not be a complete list of requirements that apply to a lot or use. Failure to include a specific provision in Subsection (C) or anywhere else in this division does not exempt the lot or use from complying with the provision.

23-4D-5030 Allowed Uses and Permit Requirements

(A) **Allowed Uses.**

- (1) Table (A) (Allowed Uses in Main Street Zones) establishes the land uses that are allowed in each main street zone.
 - (2) Each land use listed is defined in Article 23-3M (Definitions and Measurements).
 - (3) In zones MS2A, MS2B, and MS3A, on the ground floor of a building along a primary street frontage, an allowed non-residential pedestrian oriented use is required. Lobbies to upper floor uses or lobbies to residential uses are allowed.
- (B) If a table identifies a permit requirement for the land use, then a property may not be used in that manner until the property owner or property operator obtains a permit.
- (C) If a land use is subject to additional requirements, the table identifies the section Division 23-4E-6 (Specific to Uses) that applies.
- (D) If a land use is marked "N/A" or is not included in the table, it is not allowed in the zone.

Use Type	Specific to Use Requirements	MS1A	MS1B	MS2A	MS2B	MS2C	MS3A	MS3B
(1) Residential								
Accessory Dwelling Unit - Residential	23-4E-6030	P	P	P	P	P	P	P
Accessory Dwelling Unit - Commercial	23-4E-6040	P	P	P	P	P	P	P
Bed and Breakfast	23-4E-6090	P	P	P	P	P	P	P
Cooperative Housing		—	P	P	P	P	P	P
Duplex	23-4E-6170	—	P	P	P	P	P	P
Home Occupations	23-4E-6200	P	P	P	P	P	P	P
Live/Work	23-4E-6210	P	P	P	P	P	P	P
Multi-Family	23-4E-6250	P	P	P	P	P	P	P
Senior/Retirement Housing								
≤12	23-4E-6330	P	P	P	P	P	P	P
>12	23-4E-6330	P	P	P	P	P	P	P

Key for Table 23-4D-5030(A)

P	Permitted Use	TUP	Temporary Use Permit Required
MUP	Minor Use Permit Required	—	Not Allowed
CUP	Conditional Use Permit Required	P/CUP	Permitted Use or Conditional Use Permit Required. See Division 23-4E-6 (Specific to Use).

Table 23-4D-5030(A) Allowed Uses in Main Street Zones MS1A–MS3B (continued)								
Use Type	Specific to Use Requirements	MS1A	MS1B	MS2A	MS2B	MS2C	MS3A	MS3B
(1) Residential (continued)								
Short-term Rental								
Types 1	23-4E-6340	P	P	P	P	P	P	P
Types 2	23-4E-6340	—	—	—	—	—	—	—
Types 3	23-4E-6340	P	P	P	P	P	P	P
Townhouse		P	P	P	P	P	P	P
Work/Live	23-4E-6380	P	P	P	P	P	P	P
(2) Residential Support								
No Residential Support uses allowed								
(3) Services								
Alternative Financial Services	23-4E-6080	—	—	—	—	—	CUP	CUP
Animal Service/Boarding								
Level 1		P	P	P	P	P	P	P
Level 2		—	—	—	—	—	—	—
Level 3		—	—	—	—	—	—	—
Business and Financial/ Professional Services		P	P	P	P	P	P	P
Commercial Services and Repair								
No Outside Storage		CUP	CUP	MUP	MUP	MUP	P	P
w/ Incidental Outside Storage		CUP	CUP	CUP	CUP	CUP	P	P
Day Care								
Small <7		P	P	P	P	P	P	P
Large 7 ≥ and ≤20		P	P	P	P	P	P	P
Commercial		P	P	P	P	P	P	P
Drive Through, Retail, or Service Facility	23-4E-6160	—	—	—	CUP	CUP	MUP	MUP
Hotel/Motel		P	P	P	P	P	P	P
Medical Services								
<2,500 sf		P	P	P	P	P	P	P
>2,500 sf		CUP	CUP	P	P	P	P	P

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MUP	Minor Use Permit Required	—	Not Allowed
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Allowed Uses and Permit Requirements

Table 23-4D-5030(A) Allowed Uses in Main Street Zones MS1A–MS3B (continued)								
Use Type	Specific to Use Requirements	MS1A	MS1B	MS2A	MS2B	MS2C	MS3A	MS3B
(3) Services (continued)								
Personal Services								
Non-restricted		P	P	P	P	P	P	P
Restricted		—	—	—	P	P	P	P
(4) Office								
Office, General (non-medical)		P	P	P	P	P	P	P
(5) Civic and Public Assembly								
Government		MUP	MUP	MUP	MUP	MUP	MUP	MUP
Library, Museum, or Public Art Gallery		P	P	P	P	P	P	P
Meeting Facility (public or private)		P	P	P	P	P	P	P
Public Safety Facility		P	P	P	P	P	P	P
Religious Assembly Facility		P	P	P	P	P	P	P
School								
Business, or Trade	23-4E-6320	P	P	P	P	P	P	P
College or University	23-4E-6320	P	P	P	P	P	P	P
Private Primary	23-4E-6320	P	P	P	P	P	P	P
Private Secondary	23-4E-6320	P	P	P	P	P	P	P
Public Primary	23-4E-6320	P	P	P	P	P	P	P
Public Secondary	23-4E-6320	P	P	P	P	P	P	P
(6) Restaurant and Bars								
Bar/Nightclub								
Level 1		—	MUP	—	MUP	MUP	P	P
Level 2		—	—	—	—	—	MUP	MUP
Micro-Brewery/Micro-Distillery/Winery		—	MUP	—	P	P	P	P
Mobile Food Sales	23-4E-6230	P	P	P	P	P	P	P
Restaurant								
w/o Alcohol Sales		P	P	P	P	P	P	P
w/ Alcohol Sales	23-4E-6310	—	MUP	—	MUP	MUP	P	P
Drive Through	23-4E-6160	—	—	—	CUP	CUP	MUP	MUP
Late Night Operation	23-4E-6310	CUP	CUP	CUP	CUP	CUP	CUP	CUP

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Addendum Change

Table 23-4D-5030(A) Allowed Uses in Main Street Zones MS1A–MS3B (continued)								
Use Type	Specific to Use Requirements	MS1A	MS1B	MS2A	MS2B	MS2C	MS3A	MS3B
(7) Retail								
Alcohol Sales	23-4E-6070	—	CUP	—	CUP	CUP	CUP	CUP
Food Sales		P	P	P	P	P	P	P
General Retail								
≤ 5,000 sq ft		P	P	P	P	P	P	P
>5,000 and ≤10,000 sf		—	P	—	P	P	P	P
w/ Onsite Production		—	P	—	P	P	P	P
w/ Outside Storage	23-4E-6190	—	—	—	—	—	CUP	CUP
Mobile Retail		P	P	P	P	P	P	P
(8) Entertainment and Recreation								
Performance Venue/Theater	23-4E-6260							
Indoor								
≤2,500 sf	23-4E-6260	MUP	MUP	P	P	P	P	P
2,500-10,000 sf	23-4E-6260	CUP	CUP	MUP	MUP	MUP	P	P
> 10,000 sf	23-4E-6260	—	—	—	CUP	CUP	CUP	CUP
Outdoor								
≤ 2,500 sf	23-4E-6260	—	—	MUP	MUP	MUP	P	P
2,500-10,000 sf	23-4E-6260	—	—	—	CUP	CUP	CUP	CUP
Recreation								
Indoor ≤ 5,000 sf	23-4E-6290	P	P	P	P	P	P	P
Indoor > 5,000 sf	23-4E-6290	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Outdoor, Formal	23-4E-6290	MUP	MUP	MUP	MUP	MUP	MUP	MUP
Outdoor, Informal	23-4E-6290	P	P	P	P	P	—	—
Outdoor, Natural	23-4E-6290	P	P	P	P	P	P	P
Studio: art, dance, martial arts, music	23-4E-6370	P	P	P	P	P	P	P
(9) Industrial								
No Industrial uses allowed								
(10) Agriculture								
Community Agriculture	23-4E-6120	MUP	MUP	MUP	MUP	MUP	MUP	MUP
(11) Automobile Related								
Gas Station	23-4E-6180	—	—	—	CUP	CUP	CUP	CUP

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THIS PAGE IS FROM THE ORIGINAL, IT IS NOT ENTIRELY CLEAR WHAT THE INTENT WAS FOR "PARKING FACILITY" SHOWN IN YELLOW UNDER USE (11) BELOW. IT IS PROBABLY STILL INTENDED TO BE APPLICABLE AND JUST GOT LEFT OFF OF THE PAGE ABOVE BUT WHO KNOWS.

Table 23-4D-5030(A) Allowed Uses in Main Street Zones MS1A–MS3B (continued)								
Use Type	Specific to Use Requirements	MS1A	MS1B	MS2A	MS2B	MS2C	MS3A	MS3B
(7) Retail								
Alcohol Sales	23-4E-6070	—	CUP	—	CUP	CUP	CUP	CUP
Food Sales		P	P	P	P	P	P	P
General Retail								
≤ 5,000 sq ft		P	P	P	P	P	P	P
>5,000 and ≤10,000 sf		—	P	—	P	P	P	P
w/ Onsite Production		—	P	—	P	P	P	P
w/ Outside Storage	23-4E-6190	—	—	—	—	—	CUP	CUP
(8) Entertainment and Recreation								
Performance Venue/Theater	23-4E-6260							
Indoor								
≤2,500 sf	23-4E-6260	MUP	MUP	P	P	P	P	P
2,500-10,000 sf	23-4E-6260	CUP	CUP	MUP	MUP	MUP	P	P
> 10,000 sf	23-4E-6260	—	—	—	CUP	CUP	CUP	CUP
Outdoor								
≤ 2,500 sf	23-4E-6260	—	—	MUP	MUP	MUP	P	P
2,500-10,000 sf	23-4E-6260	—	—	—	CUP	CUP	CUP	CUP
Recreation								
Indoor ≤ 5,000 sf	23-4E-6290	P	P	P	P	P	P	P
Indoor > 5,000 sf	23-4E-6290	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Outdoor, Formal	23-4E-6290	MUP	MUP	MUP	MUP	MUP	MUP	MUP
Outdoor, Informal	23-4E-6290	P	P	P	P	P	—	—
Outdoor, Natural	23-4E-6290	P	P	P	P	P	P	P
Studio: art, dance, martial arts, music	23-4E-6370	P	P	P	P	P	P	P
(9) Industrial								
No Industrial uses allowed								
(10) Agriculture								
Community Agriculture	23-4E-6120	MUP	MUP	MUP	MUP	MUP	MUP	MUP
(11) Automobile Related								
Gas Station	23-4E-6180	—	—	—	CUP	CUP	CUP	CUP
Parking Facility		—	—	—	—	—	CUP	CUP

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Table 23-4D-5030(A) Allowed Uses in Main Street Zones MS1A–MS3B (continued)								
Use Type	Specific to Use Requirements	MS1A	MS1B	MS2A	MS2B	MS2C	MS3A	MS3B
(12) Innovation and Technology								
No Innovation and Technology uses allowed								
(13) Other								
Accessory Uses	23-4E-6050	P	P	P	P	P	P	P
Communications	23-4E-6110	P	P	P	P	P	P	P
Utilities								
Local		P	P	P	P	P	P	P
Major		—	—	—	—	—	—	—
Telecommunications	23-4E-6370	P	P	P	P	P	P	P
Temporary Uses	23-4B-1050	TUP	TUP	TUP	TUP	TUP	TUP	TUP
Transit Terminal		—	—	—	—	—	CUP	CUP
Special Uses	23-4E-6350	CUP	CUP	CUP	CUP	CUP	—	—

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