

TABLE 5-1: USE MATRIX

PRINCIPAL USE	R-A	R-E	R-1-12	R-1-10	R-1-7	R-1-5	R-UC	R-HU	R-TH	R-2	R-3	R-4	R-MUV	R-MHS	R-MHP	C-1	C-2	C-3	C-4	C-UC	C-UV	D-1-CBD	D-1-E	D-1-CMU	D-1-RMU	D-1-AC	D-1-HC	OR	I-MU	I-1	I-2	NA	OS	IC	USE STANDARD		
Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Airport																																					Sec. 6.1.A
Amusement Facility—Indoor																P	P	P	P	P	P			P	P	A	P	P	P	P					P		
Amusement Facility—Outdoor																			P		S								P	S							
Animal Care Facility													S			S	P	P	P	P	P			P	P	S	P	P	P	P						Sec. 6.1.B	
Animal Shelter																S	P	P	P	P	S	S	S	S	S	S	S	S	P	P	P					Sec. 6.1.B	
Animal Shelter—Operated by Public Authority	P	P														P	P	P	P	P	P	P		S	S	S	S	P	P	P	P					Sec. 6.1.B	
Art Gallery								S					P			P	P	P	P	P	P	P	P	P	P	P	P	P	P						P		
Arts Studio								S					P			P	P	P	P	P	P	P	P	P	P	P	P	P	P							P	
Automated Teller Machine—Standalone																P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	Sec. 6.1.C
Bar																	S	S	S	S	S	S	P	P	P	S	P	P	P	P					S	Sec. 6.1.D	
Bed and Breakfast	P	P	P	P	P			S												P				S		S										Sec. 6.1.E	
Body Modification Establishment													S				P	P	P	P	P		P	P	P	P	P	P	P								
Brewery																		S	P	S	P					S	P		P	P							
Broadcasting Facility TV/Radio—With Antennae																			P									P	P	P	S				P		
Broadcasting Facility TV/Radio—Without Antennae																	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S			P		
Bus Transfer Station		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	Sec. 6.1.F	
Business Support Services																P	P	P	P	P	P	P	P	S		S	S	P									
Campground																																			P	Sec. 6.1.G	
Car Wash																	S	P	P		S									P	P						Sec. 6.1.H
Casino																							S														Sec. 6.1.I
Cemetery	P	P																																	P		
Commercial Breeder	S	S																																		Sec. 6.1.B	
Commercial Facility For Pop-Up Use																	P	P	P	S	S															Sec. 6.1.J	
Community Center	P	P	P	P	P	P	P	S	P	P	P	P	P	P		P	P	P		P	P			P	P			P					P	P			
Community Garden	P	P	P	P	P	P	P	S	P	P	P	P		P	P	P	P		P	P				P	P	P	P	P	P	P			P	P	Sec. 6.1.K		
Contractor Office																		S	P									P	P	P						Sec. 6.1.LL	
Convention Center																																					
Conservation Area	P	P																																P	P		
Country Club	S	S	S	S	S																															P	
Cultural Facility					S	S	S	S	S	S	S	S				P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P		
Data Center																		P/S	P/S										P/S	P/S	P	P					Sec. 6.1.L
Day Care Center																P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	Sec. 6.1.M	
Day Care Home	P	P	P	P	P	P	P	P	P	P	P	P		P										P												Sec. 6.1.M	
Detention or Penal Institution																		S	S								S	S	S	S	S						
Distillery																		S	P	S	P					S	P		P	P							
Drive-Through Facility																	A	P	P	A	A			S			S	P	A							Sec. 6.1.N	
Dwelling—Above the Ground Floor																P	P	P	P	P	P	P	P	P	P	P	P	P							P		
Dwelling—Accessory Dwelling Unit	A	A	A	A	A	A	A	S	A	A	A																										Sec. 6.1.O
Dwelling—Age-Restricted Housing								S		P	P	P						S		S	P	S	S	P	P	P	P		S						S		
Dwelling—Manufactured Home	P		E	E	E	E				E	E			P	P																						Sec. 6.1.P
Dwelling—Multi-Family								S		P	P	P						S		S	P	P	S	P	P	P	P		S						S	Sec. 6.1.Q	
Dwelling—Townhouse							P	P	P	P	P	P									P	P			P	P	P									S	Sec. 6.1.Q
Dwelling—Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P										P	P														Sec. 6.1.R	
Dwelling—Single-Family Attached							P	P	P	P	P										P	P														Sec. 6.1.R	

PRINCIPAL USE	R-A	R-E	R-1-12	R-1-10	R-1-7	R-1-5	R-UC	R-HU	R-TH	R-2	R-3	R-4	R-MUV	R-MHS	R-MHP	C-1	C-2	C-3	C-4	C-UC	C-UV	D-1-CBD	D-1-E	D-1-CMU	D-1-RMU	D-1-AC	D-1-HC	OR	I-MU	I-1	I-2	NA	OS	IC	USE STANDARD			
Dwelling—Two-Family							P	P	P	P	P									P	P															Sec. 6.1.R		
Educational Facility—Primary or Secondary	P	P	S	S	S	S	P	S	P	P	P	P		P		P	P	P	P	P	P				P													
Educational Facility—University, College or Vocational																	S	P	P	S	P	P		P	P	P	P	P	P	P	S				P			
Financial Institution																P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P			
Financial Institution with Drive-Through																P	P	P	P	A	A			A			P	P	A							Sec. 6.1.S		
Food Truck and Trailer Vendor																P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 6.1.T	
Food Truck Park													S			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 6.1.U	
Fraternity/Sorority																																				P		
Freight Terminal																																						
Funeral Home																	S	P	P	S																		
Furniture, Furnishings and Equipment Sales																		P	P									P	P	S								
Gas Station																	S	P	P	S			S				S	S	P	P	P						Sec. 6.1.V	
Golf Course/Driving Range	S	S	S	S																														P				
Government Office																P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Greenhouse/Nursery—Retail																		A	P										P	P								
Group Home	P	P	P	P	P	P	P	P	P	P	P																										Sec. 6.1.X	
Halfway House																			S										S								Sec. 6.1.X	
Healthcare Institution																	P	P	P									P								P		
Heavy Retail, Rental, and Service																	S	P		S					S		S	P	P	P								
Helipad																						S	S					S		S					S	Sec. 6.1.A		
Heliport																												S		S	S				S	Sec. 6.1.A		
Hotel																S	P	P	S	P	S	P	P	S	S	S	P								P			
Industrial—Artisan														S				S	P		S			S		S	P	S	P	P								
Industrial—Heavy																																			P			
Industrial—Light													S																P	P	P							
Industrial Design																			P	A		P		P		P	P	P	P	P								
Industrial Services																													P	P								
Liquor Sales																	P	P	P	P			P					P	P								Sec. 6.1.W	
Live Entertainment—Ancillary Use																	S	S	S	S	S	P	P	S		P		P									Sec. 6.1.Y	
Live Performance Venue																													P								Sec. 6.1.Y	
Lodge/Meeting Hall	S	S	S	S	S	S	S	S	S	S	S	S		S		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Sec. 6.1.Z	
Manufactured Home Park															P																							
Marina																			S										S	S				S				
Medical/Dental Office								S						P		P	P	P	P	P	P	P		P	P	P	P	P	P	P						P		
Movie Studio																							S			S			P	P								
Neighborhood Commercial Establishment			S	S	S	S	S	S	S	S	S	S		S																							Sec. 6.1.AA	
Nightclub																		S	S		S		S	S		S		S									Sec. 6.1.Y	
Office								S						P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	
Outdoor Dining																S	P	P	P	P	P	P	P	P	P	P	P	P	S	S							Sec. 6.1.BB	
Overnight Truck Parking																S	P	P	P	P	P	P	P	P	P	P	P	S	S								Sec. 6.1.CC	
Parking Lot (Principal Use)																	S	P	P	S	P		S			S	P	S	P				P	P			Sec. 6.1.DD	
Parking Structure (Principal Use)																	S	P	P	S	P	P	P	P	P	P	P	P	P	P				P	P		Sec. 6.1.DD	
Pay Day/Title Loan Agency																	S	S	S	S		S		S				S	S								Sec. 6.1.EE	
Passenger Terminal																								S		S	P	P	S									
Personal Service Establishment														P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P		
Place of Worship	P	P	P	P	P	P	P	S	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P									P	
Public Park	P	P	P	P	P	P	P	P	P	P	P	P		P		P	P	P	P	P	P	S		S	P	P									P	P		

USES

5.2

PRINCIPAL USE	R-A	R-E	R-1-12	R-1-10	R-1-7	R-1-5	R-UC	R-HU	R-TH	R-2	R-3	R-4	R-MUV	R-MHS	R-MHP	C-1	C-2	C-3	C-4	C-UC	C-UV	D-1-CBD	D-1-E	D-1-CMU	D-1-RMU	D-1-AC	D-1-HC	OR	I-MU	I-1	I-2	NA	OS	IC	USE STANDARD	
Public Safety Facility	S	S	S	S	S	S	S	S	S	S	S	S		S		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	
Public Works Facility																			P								S	P	P	P	P				P	
Reception Facility													S				S	P	P	S	P		S	S		S	P		P							Sec. 6.1.FF
Recreational Vehicle Park																			S														S			Sec. 6.1.G
Research and Development																			P			S		S			P	P	P	P	P				P	
Residential Care Facility										P	P	P							P	P					S										P	Sec. 6.1.GG
Restaurant													P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	Sec. 6.1.HH
Retail Goods Establishment													P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	
Retail Sales of Alcohol—Beer/Wine																	P	P	P	P	P	P	S	S	S	S	S	S	S	P	P	P				Sec. 6.1.II
Salvage Yard																																	P			Sec. 6.1.JJ
Self-Service Ice Vending Unit	S																P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	Sec. 6.1.KK	
Self-Storage Facility: Climate-Controlled													P			S	P	P	S					S	S		P	P	P	P				P	Sec. 6.1.LL	
Self-Storage Facility: Outdoor																		S	P								P	P	P	P	S				Sec. 6.1.LL	
Sexually Oriented Business																			S																	Sec. 6.1.MM
Shelter Housing											S	S	P			S	S	S	P						S		S		S					P	Sec. 6.1.X	
Short-Term Rental Property	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E		P/E		P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E		P/E						Sec. 6.1.NN
Single Room Occupancy										P	P	P							S							S	S		S							Sec. 6.1.Q
Social Service Center													P			S	S	S	P	S	S				S	S		S						P	Sec. 6.1.X	
Solar Farm																												S	P	P	P			P	Sec. 6.1.OO	
Soup Kitchen																P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P		
Soup Kitchen, Accessory	P	P	P	P	P	P	P	S	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P					P		
Specialty Food Service													P			P	P	P	P	P	P	S	S	P	S	P	P		P	P						
Storage Yard—Outdoor																			P																Sec. 6.1.JJ	
Truck Repair																																				
Truck Stop																			S																	
Utility	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	P	S	S	S	S	S	S	S	P	P	P	P	P			P	Sec. 6.1.PP	
Vehicle Dealership—Enclosed																			P	P							P		P	P						
Vehicle Dealership—With Outdoor Storage/Display																			P	P		S					S		P	P	P				Sec. 6.1.QQ	
Vehicle Operation Facility																			P										S	P	P			P		
Vehicle Rental—Enclosed																			P	P		P	P	P			P	P	P					P		
Vehicle Rental—With Outdoor Storage/Display																			S	P		S					S	P	S					S		
Vehicle Repair/Service—Major																			P*								S		P	P	S				Sec. 6.1.RR	
Vehicle Repair/Service—Minor													S			S	P	P	S	P				S		S	S		P	P	S				Sec. 6.1.RR	
Warehouse																			A									P	P	P	P					
Wholesale Establishment																			A										P	P	A					
Wind Energy System	S	S																										S	S	S	S			S	Sec. 6.1.SS	
Winery																			S	P	S	P				S	P		P	P						
Wireless Telecommunications—New Facility	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 22.9
Wireless Telecommunications—Attachments to Existing Structures (Other than Towers)	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 22.9
Wireless Telecommunications—Modifications (Eligible Facility)	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 22.9
Wireless Telecommunications—Modifications (Non-Eligible Facility)																S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 22.9

* All Vehicle Dealership - with Outdoor Storage/Display uses shall only operate in allowable zoning districts as indicated on this table. Any Vehicle Dealership - with Outdoor Storage/Display use located within 200' of a residentially zoned district shall require a special use permit.
P/E—Depending on the Short-Term Rental Permit—whether 'Type A,' 'Type B-1,' or 'Type B-2,' a short short-term rental property will either be a permitted use by right (P) or will require Special Exception Use (E)
P/S—Depending on the overall cross square footage—a data center will either be a permitted use (P) or will require a special use permit (S) depending on the overall gross square footage and/or distance to a residentially zoned district

TEMPORARY USE	R-A	R-E	R-1-12	R-1-10	R-1-7	R-1-5	R-UC	R-HU	R-TH	R-2	R-3	R-4	R-MUV	R-MHS	R-MHP	C-1	C-2	C-3	C-4	C-UC	C-UV	D-1-CBD	D-1-E	D-1-CMU	D-1-RMU	D-1-AC	D-1-HC	OR	I-MU	I-1	I-2	NA	OS	IC	USE STANDARD
Batch Plant/Rock Crushing Facility (Temporary)	P**	P**	P**																P*								P*			P*	P*				Sec. 6.2.A
Borrow Pit	P**	P**	P**																										P*	P*					Sec. 6.2.B
Farmers' Market	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	Sec. 6.2.C
Temporary Outdoor Events	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	Sec. 6.2.E
Temporary Sale of Non-Seasonal Merchandise																P	P	P	P	P	P	P	P	P	P	P	P	P	P				P		Sec. 6.2.F
Temporary Seasonal Sales	S	S	S	S	S	S	S	S	S	S	S	S		S		P	P	P	P	P	P	P	P	P	P	P	P	P	P				P		Sec. 6.2.G
Temporary Subdivision Sales Office or Model Home	P	P	P	P	P	P	P	P	P	P	P	P		P	P																				Sec. 6.2.H

** Even though Batch Plant/Rock Crushing Facility (Temporary) and Borrow Pit are permitted uses (P), these uses require MPC Board approval.

(Ord. No. 76, 2017, §§ 9, 11, 9-12-17; Ord. No. 103, 2017, 10-10-17; Ord. No. 19, 2018, §§ 4—7, 3-13-18; Ord. No. 72, 2018, §§ 4, 5, 8-28-18; Ord. No. 6, 2019, § 6(Exh. C.1), 2-12-19; Ord. No. 66, 2019, § 1, 6-11-19; Ord. No. 99, 2019, § 1, 8-27-19; Ord. No. 130, 2019, § 3, 10-8-19; Ord. No. 187, 2019, § 6(Exh. B), 12-10-19; Ord. No. 191, 2019, § 5(Exh. E), 1-14-20; Ord. No. 86, 2020, § 2(Exh. A), 7-28-20; Ord. No. 114, 2020, §§ 4, 5(Exh. B), 9-8-20; Ord. No. 197, 2020, §§ 3, 4(Exh. B), 1-26-21; Ord. No. 19, 2021, § 6(Exh. C), 2-9-21; Ord. No. 17, 2021, § 2(Exh. B), 3-9-21; Ord. No. 92, 2021, § 1, 7-13-21; Ord. No. 108, 2021, § 1(Exh. B), 8-10-21; Ord. No. 137, 2021, § 4(Exh. B), 9-28-21; Ord. No. 75, 2022, § 1(Exh. B), 6-14-22; Ord. No. 136, 2022, § 1, 9-27-22; Ord. No. 42, 2023, § 1(Exh. C), 5-9-23; Ord. No. 58, 2023, § 1(Exh. C), 6-13-23)