

**Appendix A
Land-Use Matrix**

Series / Land Use		Secondary Review	R-1	R-3	B-1	B-2	B-3	C-1	I-1	P-1
1	Residential									
1.01	Mixed-use housing	AR,SP,ZP	-	-	P	P	-	-	-	-
1.02	Multi-family, 2 units	AR,SP,ZP	P	P	-	-	-	-	-	-
1.03	Multi-family, 3 to 4 units	AR,SP,ZP	P	P	-	-	-	-	-	-
1.04	Multi-family, 5 or more units	AR,SP,ZP	-	C	-	-	-	-	-	-
1.05	Single-family dwelling	AR,ZP	P	P	-	-	-	-	-	-
1.06	Townhouse, 3 to 4 units	AR,SP,ZP	P	P	-	-	-	-	-	-
1.07	Townhouse, 5 or more units	AR,SP,ZP	-	C	-	-	-	-	-	-
1.08	Twin home	AR,ZP	P	P	-	-	-	-	-	-
1.09	Work/live dwelling unit	AR,SP,ZP	C	C	C	C	-	-	-	-
2	Special Care Facilities									
2.01	Adult care facility, assisted living	AR,SP,ZP	-	-	-	-	-	-	P	-
2.02	Adult care facility, continuum of care	AR,SP,ZP	-	-	-	-	-	-	P	-
2.03	Adult care facility, nursing home	AR,SP,ZP	-	-	-	-	-	-	P	-
2.04	Adult family home	ZP	P	P	-	-	-	-	-	-
2.05	Community living arrangement, 8 or fewer residents	ZP	P	P	-	-	-	-	-	-
2.06	Community living arrangement, 9 to 15 residents	ZP	-	C	-	-	-	-	-	-
2.07	Community living arrangement, more than 15 residents	ZP	C	C	-	-	-	-	-	-
2.08	Foster home and treatment foster home	AR,SP,ZP	P	P	-	-	-	-	-	-
2.09	Group day care center	AR,SP,PO,ZP	-	-	P	C	-	-	P	-
2.10	Hospice care center	AR,SP,ZP	P	P	-	-	-	-	P	-
2.11	Temporary residential shelter	AR,SP,PO,ZP	-	C	-	-	-	-	C	-
3	Group Accommodations									
3.01	Hotel/motel	SP,PO,ZP	-	-	P	P	P	-	-	-
3.02	Tourist rooming house	ZP	-	-	C	C	-	-	-	-
4	Food and Beverage Sales									
4.01	Banquet hall	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
4.02	Brewpub	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
4.03	Food pantry	AR,SP,PO,ZP	-	-	P	C	-	-	C	-
4.04	Restaurant	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
4.05	Tavern	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
5	Vehicle Rental, Sales and Service									
5.01	Marine service	AR,SP,PO,ZP	-	-	-	P	-	-	-	-
5.02	Vehicle fuel station	AR,SP,PO,ZP	-	-	C	-	-	-	-	-
5.03	Vehicle repair	AR,SP,PO,ZP	-	-	C	-	-	-	-	-
6	General Sales and Services									
6.01	Adult-oriented establishment	AR,SP,PO,ZP	-	-	-	C	-	-	-	-
6.02	Body-piercing establishment	AR,SP,PO,ZP	-	-	P	-	-	-	-	-
6.03	Commercial kitchen	AR,SP,PO,ZP	-	-	P	P	-	-	P	-
6.04	Equipment rental	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
6.05	Financial services	AR,SP,PO,ZP	-	-	P	P	-	-	-	-

Series / Land Use	Secondary Review	R-1	R-3	B-1	B-2	B-3	C-1	I-1	P-1
6.06 Funeral home	AR,SP,PO,ZP	-	-	P	-	-	-	-	-
6.07 Garden supply or landscaping center	AR,SP,PO,ZP	-	-	P	-	-	-	-	-
6.089 General repair	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
6.09 General retail, 5,000 square feet or less	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
6.10 General retail, more than 5,000 square feet	AR,SP,PO,ZP	-	-	C	C	-	-	-	-
6.11 General services	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
6.12 Home improvement center	AR,SP,PO,ZP	-	-	P	-	-	-	-	-
6.13 Instructional services	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
6.14 Office	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
6.15 Secondhand store	AR,SP,PO,ZP	-	-	P	-	-	-	-	-
6.16 Tattoo establishment	AR,SP,PO,ZP	-	-	P	-	-	-	-	-
6.17 Veterinary clinic	AR,SP,PO,ZP	-	-	P	-	-	-	-	-
7 Recreation and Entertainment									
7.01 Indoor entertainment	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
7.02 Indoor recreation	AR,SP,PO,ZP	-	-	P	P	-	-	P	-
7.03 Outdoor recreation	AR,SP,PO,ZP	-	-	-	-	-	-	C	C
7.04 Rental of outdoor recreation equipment	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
8 Government and Community Services									
8.01 Administrative government center	AR,SP,PO,ZP	-	-	P	P	-	-	P	-
8.02 Community center	AR,SP,PO,ZP	-	-	P	P	-	-	P	-
8.03 Community cultural facility	AR,SP,PO,ZP	-	-	P	P	-	-	P	-
8.04 Community garden	AR,SP,PO,ZP	P	P	P	P	P	-	P	P
8.05 Health care center	AR,SP,PO,ZP	-	-	P	-	-	-	P	-
8.06 Health care clinic	AR,SP,PO,ZP	-	-	P	-	-	-	P	-
8.07 Municipal garage	AR,SP,PO,ZP	-	-	P	P	-	-	P	-
8.08 Park	AR,SP,PO,ZP	-	-	C	C	-	-	P	P
8.09 Public safety facility	AR,SP,PO,ZP	-	-	P	P	-	-	P	-
8.10 Recreation trail	SP,ZP	P	P	P	P	P	C	P	P
8.11 School	AR,SP,PO,ZP	-	-	-	-	-	-	C	-
8.12 Worship facility	AR,SP,PO,ZP	-	-	-	-	-	-	P	-
9 Telecommunications and Utilities									
9.01 Solar garden	SP,PO,ZP	-	-	-	-	-	-	C	C
9.02 Stormwater management facility	-	P	P	P	P	P	C	P	P
9.03 Telecommunication collocation (class 1)	SP,PO,ZP	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR
9.04 Telecommunication collocation (class 2)	ZP	P	P	P	P	P	P	P	P
9.05 Telecommunication tower	SP,PO,ZP	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR
9.06 Utility installation, major	SP,PO,ZP	-	-	-	P	-	-	C	-
9.07 Utility installation, minor	ZP	P	P	P	P	P	P	P	P
9.08 Wind energy system, large	ZP	WER	WER	WER	WER	WER	WER	WER	WER
10 Transportation									
10.01 Bus shelter	AR,SP,PO,ZP	-	-	C	C	-	-	-	-
10.02 Marina	AR,SP,PO,ZP	-	-	-	C	-	-	-	-
10.03 Off-site parking lot	AR,SP,ZP	-	-	P	P	-	-	C	P

Series / Land Use	Secondary Review	R-1	R-3	B-1	B-2	B-3	C-1	I-1	P-1
10.04 Passenger terminal	AR,SP,ZP	-	-	C	C	-	-	-	-
11 Limited Manufacturing and Storage									
11.01 Artisan shop	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
11.02 Composting facility	AR,SP,PO,ZP	-	-	-	-	-	-	C	-
11.03 Dry boat storage	AR,SP,ZP	-	-	-	P	-	-	-	-
11.04 Makers space	AR,SP,PO,ZP	-	-	P	P	-	-	-	-
12 Accessory Uses									
12.01 Amateur radio and/or citizens band antenna	ZP	P	P	P	P	P	-	P	P
12.02 Exterior communication device	-	P	P	P	P	P	-	P	P
12.03 Accessory building, nonresidential	SP,ZP	-	-	P	P	P	-	P	P
12.04 Accessory building, residential	ZP	P	P	-	-	-	-	-	-
12.05 Accessory dwelling unit (ADU)	ZP	P	-	-	-	-	-	-	-
12.06 Adult family home	ZP	P	P	-	-	-	-	-	-
12.07 Backyard chickens	ZP	P	-	-	-	-	-	-	-
12.08 Bed and breakfast	SP,ZP	P	-	-	-	-	-	-	-
12.09 Bee keeping	ZP	P	-	-	-	-	-	P	-
12.10 Boat dock	-	P	P	P	P	P	-	P	P
12.11 Boathouse	ZP	P	P	P	P	P	-	P	P
12.12 Drive-up service window	SP,PO,ZP	-	-	C	C	-	-	-	-
12.13 Family day care home	ZP	P	P	-	-	-	-	-	-
12.14 Fence, perimeter	ZP	P	P	P	P	P	P	P	P
12.15 Fence, privacy	ZP	P	P	-	-	P	-	-	-
12.16 Fence, security	ZP	-	-	-	-	-	-	P	-
12.17 Fence, sport court	ZP	P	P	-	-	P	-	-	-
12.18 Firewood storage	-	P	P	P	P	-	-	P	-
12.19 Foster home and treatment foster home	ZP	P	P	-	-	-	-	-	-
12.20 Gardening/horticulture	-	P	P	P	P	P	P	P	P
12.21 Home occupation	ZP	P	P	-	-	-	-	-	-
12.22 Hot tub / sauna	ZP	P	P	-	-	P	-	-	-
12.23 Little free library	-	P	P	P	P	P	-	P	-
12.24 Outdoor food and beverage service	ZP	-	-	C	C	C	-	-	-
12.25 Parking lot (on-site)	SP,PO,ZP	P	P	P	P	P	C	P	P
12.26 Patio	-	P	P	-	-	C	-	-	-
12.27 Play structure	-	P	P	-	-	-	-	-	-
12.28 Private kennel	-	P	P	-	-	-	-	-	-
12.29 Rain garden	-	P	P	P	P	P	P	P	P
12.30 Retaining wall	-	P	P	P	P	P	C	P	P
12.31 Secondary suite	ZP	P	-	-	-	-	-	-	-
12.32 Solar energy system, building-mounted	ZP	P	P	P	P	P	-	P	P
12.33 Solar energy system, ground-mounted	ZP	P	P	P	P	P	-	P	P
12.34 Sport court	ZP	P	P	-	-	P	-	-	-
12.35 Swimming pool (residential)	ZP	P	P	-	-	P	-	-	-
12.36 Utility cabinet	ZP	P	P	P	P	P	P	P	P

Series / Land Use	Secondary Review									
	ZP	R-1	R-3	B-1	B-2	B-3	C-1	I-1	P-1	
12.37 Wind energy system, small	ZP	WER	WER	WER	WER	WER	WER	WER	WER	
13 Temporary Uses										
13.01 Farmers market	SP,PO,ZP	-	-	P	P	-	-	C	P	
13.02 Food truck	ZP	-	-	P	P	P	-	P	P	
13.03 Garage sale	-	P	P	P	P	-	-	-	-	
13.04 Party tent	-	P	P	P	P	P	-	P	P	
13.05 Portable storage container	-	P	P	P	P	P	-	P	P	
13.06 Sale of vehicles/recreation equipment	-	P	P	-	-	-	-	-	-	
13.07 Seasonal product sales	SP,PO,ZP	C	C	P	P	C	-	-	-	
13.08 Sidewalk café	SP,PO,ZP	-	-	C	C	-	-	-	-	
13.09 Sidewalk sales	SP,PO,ZP	-	-	P	P	-	-	-	-	
13.10 Wind test tower	ZP	P	P	P	P	P	P	P	P	

Zoning Districts

- R-1 General Residential
- R-3 Multifamily Residential
- B-1 General Commercial
- B-2 Waterfront Commercial
- B-3 Hospitality Commercial
- C-1 Conservancy
- I-1 Public and Semipublic
- P-1 Park and Recreation

Key for Land Uses

- "-" indicates that the use is not permitted in the zoning district.
- "C" indicates that the use is permitted in the zoning district as a conditional use subject to any secondary review procedures.
- "P" indicates that the use is permitted in the zoning district by right subject to secondary review procedures.
- "TFR" indicates that the use is subject to the review procedures and requirements for Wireless Telecommunication Facilities in Article 5.
- "WER" indicates that the use is subject to the review procedures and requirements for Wind Energy Systems in Article 5.

Key for Secondary Review

- "AR" indicates a building plan is required.
- "PO" indicates a plan of operation is required.
- "SP" indicates a site plan is required.
- "ZP" indicates a zoning permit is required.

Notes:

- Any use that is not listed is prohibited, as set forth more fully in § 102.5.
- The City will consider amendments to this appendix (and other parts of this code) consistent with the procedures and requirements for a code amendment in Article 5.