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STAFF REPORT

May 5, 2026

CASE NUMBER: TEXT 0042-2026

APPLICANT: Joe Duffy for the City of Perry

REQUEST: Amend Sections 1-13, *Definitions*; 4-3.3, *Standards for specific uses*; and 4-1.2, *Table of uses* to define a “vape shop” and establish regulations and guidelines for requirement and consideration of new vape shop across zoning districts as a Special Exception.

STAFF COMMENTS: Vape shops are becoming more prevalent in the surrounding communities. There are certain and specific nuisances that are associated with vape shops and there are currently no defined standards regulating the establishment of this business in the City’s ordinances. The Community Development Department has received feedback from citizens indicating local controls are needed regarding vape shops. The amendment proposed establishes a clear definition and reasonable guidelines to regulate retail operations of vape shops.

STANDARDS FOR GRANTING A TEXT AMENDMENT:

- (1) **Whether, and the extent to which the proposed amendment is consistent with the Comprehensive Plan.** The amendment is not inconsistent with the Comprehensive Plan.
- (2) **Whether, and the extent to which the proposed amendment is consistent with the provisions of this chapter and related city regulations.** The proposed amendment is consistent with the format of the Land Management Ordinance.
- (3) **Whether, and the extent to which there are changed conditions from the conditions prevailing at the time that the original text was adopted.** The prevalence of Vape shops across the United States, and related nuisances associated with public health, lighting, and perceived criminal activity warrant local guidelines be defined and considered for adoption.
- (4) **Whether, and the extent to which the proposed amendment addresses a demonstrated community need.** Community feedback received by the Community Development department has consistently indicated local controls should be considered with regard to Vape shops.
- (5) **Whether, and the extent to which the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city.** This amendment is designed to ensure responsible stewardship, regarding the proposal of new vape shops across the City of Perry.
- (6) **Whether, and the extent to which the proposed amendment will result in logical and orderly development pattern.** The amendment will result in a more logical and orderly development pattern.
- (7) **Whether, and the extent to which the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.** The amendment has no direct impact on the natural environment.
- (8) **Whether, and the extent to which the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools,**

parks, police, fire, and emergency medical facilities). The amendment has no impact on public facilities and services.

STAFF RECOMMENDATION:

Approval as submitted.

Amendment to Section 1-13, Definitions.

Addition of new definition for “Vape shop.”

Vape shop.

A commercial retail establishment where thirty (30) percent or more of the gross retail inventory, display space or sales revenue is comprised of electronic cigarette (e-cigarette) products, vape products, vaporizers, liquids (e-liquids), cartridges, accessories, and/or related paraphernalia. Vape products include any device that can be used to deliver aerosolized or vaporized substances – including but not limited to nicotine, Tetrahydrocannabinol (THC), or other psychoactive compounds – to the user’s respiratory system; including e-cigarettes, e-cigars, e-pipes, vape pens, and other similar devices. This definition excludes establishments primarily engaged in the sale of general consumer goods or convenience items, where vape products and/or related paraphernalia make up less than thirty (30) percent of inventory, display space, or sales revenue.

Amendment to Section 4-3, Standards for specific uses

Addition of new Subsection 4-3.3(G) *Vape shop.*

(G) *Vape shop.* Within the districts permitting vape shops, the following requirements shall apply:

1. They shall not sell such products to persons under 21 years of age.
2. They shall not be located within 2,000 linear feet of a child day care center, or a public, private, or parochial school.
3. They shall not be located within 2,000 linear feet of another existing vape shop.
4. There shall not be more than one (1) vape shop located in the City of Perry for every 10,000 residents, utilizing the most recently available United States Census Bureau or American Community Survey (ACS) data – whichever is lower.
5. The windows of such establishments shall not be smoked or mirrored, and shall be see through.
6. They shall not provide a drive-through service.
7. They shall comply with all applicable provisions of the established sign ordinance (LMO Section 6-9. Sign Standards). All signage associated with this use must conform to the size, placement, illumination, and design standards contained therein, and must be appropriately permitted prior to installation or modification as required by LMO Section 6-9.
8. They shall comply with all applicable requirements and restrictions permissible by State of Georgia General Assembly Statues pertaining to the retail sale of tobacco products, nicotine vapor products, alternative nicotine products, and/or hemp and THC products.

Amendment to Section 4-1.2, Table of Uses.

Addition to Table 4-1.1, to include “*Vape shop*” within the following use categories:

- Commercial Uses, Retail Sales and Service, Nonresidential:
 - C-1 – by Special Exception
 - C-2 – by Special Exception

[Illegible text]

Table 4-1.1: Table of Uses

Key: "P" = Permitted Use; "S" = Special Exception Use; Blank Cell = Prohibited Use

Use Category	Use Type	Zoning Districts																				Additional Regulations (Sections)	
		Residential								Nonresidential								Form Based Code ²					
		RAG	R1	R2	R3	RTH	RM1	RM2	RMH	OI		C1	C2	C3	LC	M1	M2	GU	IMU	MUC	NMU		FBR
Residential Uses																							
Household Living	Single Family dwelling, detached	P	P	P	P		P		P	P			P		P					S	P	P	
	Single Family dwelling, attached		P ⁴	P ⁴	P ⁴	P							P ⁴	P					P	P	P	P	4-3.1(A)
	Two Family dwelling						P	P		P			P		P				P	P	P	P	
	Multi-family dwelling < 7 units						P	P		P		P	P	P	P				P	P	P	P	
	Multi-family dwelling > 6 units							S				S	S	S					P	S	S		
	Manufactured home	P							P														
	Manufactured home park								P														4-3.1(B)
	Manufactured home subdivision								P														
	Dwelling in a commercial building									P		P	P	P	P	P	P		P	P	P		4-3.1(C)
Group Living	Family personal care home	P	P	P	P		P		P	P			P		P				P	P	P		
	Boarding house											P	P ¹										
	All other uses						S	S		P		P	P				P	P	P			4-4.3(D)	
Accessory Use	Residential Business	S	S	S	S	S	S	S	S	P		P	P	P	P			P	P	P	S	4-4.3(D)	
Public and Institutional Uses																							
Community Service	All Uses	S	S	S	S		S	S	S	P		P	P	P	P		P	P	P	P	S		
Day Care	Child learning center (19+ persons)	S					S	S	S	P			P					P	P	P			
	Group daycare home (7-18 persons)	S					S	S	S	P			P		P			P	P	P			
	Preschool	S					S	S	S	P		P	P	P	S		P	P	P	P			
Education	Business school									S		P	P	P			P	P					
	College or university									P		P	P	S			P	P	P	P			
	School, public or private	S	S	S	S		S	S	S	P		P	P				P	P	P	P			
	Trade school											P				P	P	P	P	P			
Government	Detention facility																P						
	Emergency response facility									P		P	P			P	P	P					
	Maintenance, storage, and distribution facility														P	P	P						
	Police substation											P	P	P	P	P	P	P	P				
	Post office									P		P	P				P						

Use Category	Use Type	Zoning Districts																		Additional Regulations (Sections)				
		Residential								Nonresidential								Form Based Code ²						
		RAG	R1	R2	R3	RTH	RM1	RM2	RMH	OI		C1	C2	C3	LC	M1	M2	GU	IMU		MUC	NMU	FBR	
Health Care	Hospital									P		P												
	Medical facility other than hospital									P		P	P	P	P					P	P	P		
Institutions	Religious institution	S	S	S	S		S	S	S	P		P	P	P	S				P	P	P	S		
	Congregate personal care home									P			P							P				
	Alternative/post incarceration facility											S						P						
	Rehabilitation facility											P	P ¹					P	P					
	All other uses									P		P	P						P	P				
Parks and Open Space	Cemetery, columbarium, mausoleum	S								P		P	P	P				P	P	P			4-3.2(A)	
	Community Garden	P	S	S	S	S	S	S	S	P		P	P	S	P	P		P	P	P	P	P		
	Golf course	S	S									P						P	P	P				
	Park	P	P	P	P	P	P	P	P	P		P	P	P	P			P	P	P	P	P		
Transportation Terminals	Airport/heliport/landing strip																P	P						
	All other uses											P				P	P		P					
Utilities	Communication tower, freestanding	S								S		P	S			P	P	P	P				4-3.2(B)	
	Communication tower on existing structure									P		P	P	P	P	P	P	P	P	P	P		4-3.2(B)	
	Utility, major	S	S	S	S	S	S	S	S			P				P	P	P	P	P	P	S		
	Utility, minor	S	S	S	S	S	S	S	S			P	P			P	P	P	P	P	P	S		
Commercial Uses																								
Eating Establishments	Brewpub											P	P	P					P	P	P			
	Drive-in restaurant											P												
	Restaurant with drive-through window											P	P						P	P	S			
	Restaurant with indoor and outdoor seating and/or food service areas											P	P	P	S				P	P	P			
	Restaurant with indoor seating only									S		P	P	P	S				P	P	P			
	Restaurant with no seating											P	P	P					P	P	P			
Offices	All uses									P		P	P	P	S			P	P	P				
Outdoor Entertainment	All uses											P	S ¹	S					P	P				
Parking, Commercial	Parking lot									P		P	P	P				P		P	S			
	Parking structure									S		P	P	P				P	P	P	S			

Use Category	Use Type	Zoning Districts																Additional Regulations (Sections)					
		Residential								Nonresidential									Form Based Code ²				
		RAG	R1	R2	R3	RTH	RM1	RM2	RMH	OI		C1	C2	C3	LC	M1	M2		GU	IMU	MUC	NMU	FBR
Retail Sales and Service	Animal shelter and adoption service														P	P	P						
	Automobile parts store										P	P							P	P	P		
	Bank, financial institution, ATM								S		P	P	P	S	P				P	P	P		
	Bar, nightclub										P	P	P						P	P	P		
	Barber shop, beauty shop								P		P	P	P	P					P	P	P		
	Casino or gambling establishment										P												4-3.3(C)
	Civic club								P			P	P						P	P			
	Convenience store										P	P							P	P	S		4-3.3(A)
	Convention and exhibition facility										P		S				P		P				
	Event venue	S									P	P	P						P	P	P		
	Farmers' market	S									P	P	P	S					P	P	S		
	Flea market										P				P								
	Fortune telling										P												
	Funeral home, mortuary								P			P							P	P	P		
	Grocery store										P	P							P	P	P		
	Health club, spa								P		P	P	P						P	P	P		
	Indoor entertainment facility, general								S		P	P	S						P	P	P		
	Kennel, pet boarding										P	P					P		P	P			
	Landscape nursery										P				P								
	Liquor store										P	P ¹							P	P			
	Photography, art, dance studio or gallery								P			P	P	S					P	P	P	S	
	Personal services, all other								S		P	P ¹	P ³	S ³					P ³	P ³	P ³		
	Pet grooming, indoor only								S			P	S							P	P		
	Prefabricated building display and sales										P				P				P	S			
	Retails sales and services, all other										P	P ¹	P ³	S ³	P	P			P ³	P ³	P ³		
	Retail tenant exceeding 35,000 square feet										P	S							P	P			6-6.2
Sexually oriented business										P				P	P							4-3.3(E)	
Shopping center exceeding 50,000 square feet										P	P							P	P			6-6.2	
Tattoo and body piercing establishment										P													
	Vape Shop											S ⁵	S ⁵										

		Veterinary clinic or hospital										P					P					P	P		
Use Category	Use Type	Zoning Districts																		Additional Regulations (Sections)					
		Residential								Nonresidential							Form Based Code ²								
		RAG	R1	R2	R3	RTH	RM1	RM2	RMH	OI		C1	C2	C3	LC	M1	M2	GU	IMU		MUC	NMU	FBR		
Self-Service Storage	All Uses											P	S			P	P		P				6-6.2		
Vehicle Sales and Services	Automobile rental											P	P ¹			P			P	S			4-3.3(F)		
	Automobile sales											P	P ¹			P			P	S			4-3.3(F)		
	Automobile repair											P	S ¹			P			P	S			4-3.3(A & F)		
	Automobile service											P	P ¹						P	P	S		4-3.3(A & F)		
	Automobile wash and detailing											P	P ¹						P	S	S				
	Boat/ recreational vehicle rental & sales											P				P			P	S					
	Taxicab service											P					P								
	Tire sales and installation											P	P ¹			P			P	P	P				
	Towing service															P	P								
	Truck and trailer rental and sales											P				P			P	S					
Visitor Accommodations	Campground											S													
	Hotel or motel									S	P	P	P					P	P	S					
	Recreational vehicle park											S											4-3.3(D)		
	Short-term rental unit	S	S	S	S	S	S	S	S	P	P	P	P					P	P	P	S		4-3.5		
Service and Industrial Uses																									
Agricultural Operations	Farm winery	S										S	S ¹			p	p				S	S			
	Riding stable/academy	P										S	P ¹			P	P						4-3.4(A)		
	All other uses	P	S	S	S				S			S	S ¹			P	P						4-3.4(A)		
Industrial Services	Contractor's office with on-site storage/fabrication									S		P				P	P		P	P	S				
	Data Center																S								
	Truckstop or travel plaza											P				P	P								
	All other uses											P				P	P								
Manufacturing and Production	Artisan production establishment									S		P		S		P	P		P						
	Brewery, distillery												P	S		P			P						
	Heavy manufacturing															P									



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Application # TEXT- 0042-2026

Application for Text Amendment

Contact Community Development (478) 988-2720

Applicant Information

*Indicates Required Field

	Applicant
*Name	Joe Duffy for the City of Perry
*Title	Community Development Director
*Address	741 Main Street, Perry, GA 31069
*Phone	478-988-2714
*Email	joe.duffy@perry-ga.gov

Request

*Please provide a summary of the proposed text amendment:

Amendment to Section 1-13, Definitions., to define a "Vape shop."

Amendment to Section 4-3.3, Standards for specific uses (Commercial uses), to establish regulations regarding the standards required of new vape shops.

Amendment to Section 4-1.2, Table of Uses., to establish guidelines for consideration of new vape shops across zoning districts by Special Exception.

Instructions

1. The application, fee (made payable to the City of Perry), and proposed text of the amendment must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
2. Fees: Actual cost of required public notice.
3. The applicant must state the reason for the proposed text amendment. See Sections 2-2 and 2-3.2 of the Land Management Ordinance for more information.
4. The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
5. Text amendment applications require an informational hearing before the planning commission and a public hearing before City Council.
6. The applicant must be present at the hearings to present the application and answer questions that may arise.
7. **Campaign Notice required by O.C.G.A. Section 36-67A-3:** Within the past two years, have you, the applicant, made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? **Yes** ___ **No** X If yes, please complete and submit the attached Disclosure Form.
8. The applicant affirms that all information submitted with this application, including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
9. Signatures:

*Applicant  Joe Duffy, Director of Community Development, for the City of Perry	*Date 1/16/2026
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Standards for Amendments to the Text of the Land Management Ordinance

In reviewing an application for an amendment to the text of the ordinance and acting on said application, the planning commission and city council may consider the following standards:

(1) Whether, and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

This amendment is not inconsistent with these plans.

(2) Whether, and the extent to which the proposed amendment is consistent with the provisions of this chapter and related city regulations.

The proposed amendment is consistent with the format of the Land Management Ordinance.

(3) Whether, and the extent to which there are changed conditions from the conditions prevailing at the time that the original text was adopted.

The prevalence of Vape shops across the United States, and related nuisances associated with public health, lighting, and perceived criminal activity warrant local guidelines be defined and considered for adoption.

(4) Whether, and the extent to which the proposed amendment addresses a demonstrated community need.

Community feedback received by the Community Development department has consistently indicated local controls should be considered with regard to Vape shops.

(5) Whether, and the extent to which the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city.

This amendment is designed to ensure responsible stewardship, regarding the proposal of new vape shops across the City of Perry.

(6) Whether, and the extent to which the proposed amendment will result in logical and orderly development pattern.

The amendment will result in a more logical and orderly development pattern.

(7) Whether, and the extent to which the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.

The amendment has no direct impact on the natural environment.

(8) Whether, and the extent to which the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools, parks, police, fire, and emergency medical facilities).

The amendment has no impact on public facilities and services, although is likely to improve overall community health by limiting the proliferation of vape shops.

Amendment to Section 1-13, Definitions.

Addition of new definition for "Vape shop."

Vape shop.

A commercial retail establishment where thirty (30) percent or more of the gross retail inventory, display space or sales revenue is comprised of electronic cigarette (e-cigarette) products, vape products, vaporizers, liquids (e-liquids), cartridges, accessories, and/or related paraphernalia. Vape products include any device that can be used to deliver aerosolized or vaporized substances – including but not limited to nicotine, Tetrahydrocannabinol (THC), or other psychoactive compounds – to the user's respiratory system; including e-cigarettes, e-cigars, e-pipes, vape pens, and other similar devices. This definition excludes establishments primarily engaged in the sale of general consumer goods or convenience items, where vape products and/or related paraphernalia make up less than thirty (30) percent of inventory, display space, or sales revenue.

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(G) *Vape shop*. Within the districts permitting vape shops, the following requirements shall apply:

1. They shall not sell such products to persons under 21 years of age.
2. They shall not be located within 2,000 linear feet of a child day care center, or a public, private, or parochial school.
3. They shall not be located within 2,000 linear feet of another existing vape shop.
4. There shall not be more than one (1) vape shop located in the City of Perry for every 10,000 residents, utilizing the most recently available United States Census Bureau or American Community Survey (ACS) data – whichever is lower.
5. The windows of such establishments shall not be smoked or mirrored, and shall be see through.
6. They shall not provide a drive-through service.
7. They shall comply with all applicable provisions of the established sign ordinance (LMO Section 6-9. Sign Standards). All signage associated with this use must conform to the size, placement, illumination, and design standards contained therein, and must be appropriately permitted prior to installation or modification as required by LMO Section 6-9.
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Amendment to Section 4-1.2, Table of Uses.

Addition to Table 4-1.1, to include “*Vape shop*” within the following use categories:

- Commercial Uses, Retail Sales and Service, Nonresidential:
 - C-1 – by Special Exception
 - C-2 – by Special Exception

Table 4-1.1: Table of Uses

Key: "P" = Permitted Use; "S" = Special Exception Use; Blank Cell = Prohibited Use

Use Category	Use Type	Zoning Districts																				Additional Regulations (Sections)	
		Residential								Nonresidential								Form Based Code ²					
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Residential Uses																							
Household Living	Single Family dwelling, detached	P	P	P	P		P		P	P			P		P					S	P	P	
	Single Family dwelling, attached		P ⁴	P ⁴	P ⁴	P							P ⁴	P					P	P	P	P	4-3.1(A)
	Two Family dwelling						P	P		P			P		P				P	P	P	P	
	Multi-family dwelling < 7 units						P	P		P		P	P	P	P				P	P	P	P	
	Multi-family dwelling > 6 units							S				S	S	S					P	S	S		
	Manufactured home	P							P														
	Manufactured home park								P														4-3.1(B)
	Manufactured home subdivision								P														
	Dwelling in a commercial building									P		P	P	P	P	P	P		P	P	P		4-3.1(C)
Group Living	Family personal care home	P	P	P	P		P	P	P			P		P					P	P	P		
	Boarding house										P	P ¹											
	All other uses						S	S	P		P	P					P	P	P			4-4.3(D)	
Accessory Use	Residential Business	S	S	S	S	S	S	S	P		P	P	P	P				P	P	P	S	4-4.3(D)	
Public and Institutional Uses																							
Community Service	All Uses	S	S	S	S		S	S	S	P		P	P	P	P			P	P	P	P	S	
Day Care	Child learning center (19+ persons)	S					S	S	S	P			P					P	P	P			
	Group daycare home (7-18 persons)	S					S	S	S	P			P		P			P	P	P			
	Preschool	S					S	S	S	P		P	P	P	S			P	P	P	P		
Education	Business school								S		P	P	P				P	P					
	College or university								P		P	P	S				P	P	P	P			
	School, public or private	S	S	S	S		S	S	S	P		P	P				P	P	P	P			
	Trade school											P				P	P	P	P	P			
Government	Detention facility																P						
	Emergency response facility								P		P	P			P	P	P	P					
	Maintenance, storage, and distribution facility														P	P	P						
	Police substation										P	P	P	P	P	P	P	P	P				
	Post office								P		P	P					P						

Use Category	Use Type	Zoning Districts																				Additional Regulations (Sections)	
		Residential								Nonresidential								Form Based Code ²					
		RAG	R1	R2	R3	RTH	RM1	RM2	RMH	OI		C1	C2	C3	LC	M1	M2	GU	IMU	MUC	NMU		FBR
Health Care	Hospital									P		P											
	Medical facility other than hospital									P		P	P	P	P				P	P	P		
Institutions	Religious institution	S	S	S	S		S	S	S	P		P	P	P	S				P	P	P	S	
	Congregate personal care home									P			P							P			
	Alternative/post incarceration facility											S						P					
	Rehabilitation facility											P	P ¹					P	P				
	All other uses									P		P	P						P	P			
Parks and Open Space	Cemetery, columbarium, mausoleum	S								P		P	P	P				P	P	P			4-3.2(A)
	Community Garden	P	S	S	S	S	S	S	S	P		P	P	S	P	P		P	P	P	P	P	
	Golf course	S	S									P						P	P	P			
	Park	P	P	P	P	P	P	P	P	P		P	P	P	P			P	P	P	P	P	
Transportation Terminals	Airport/heliport/landing strip																P	P					
	All other uses											P				P	P		P				
Utilities	Communication tower, freestanding	S								S		P	S			P	P	P	P				4-3.2(B)
	Communication tower on existing structure									P		P	P	P	P	P	P	P	P	P	P		4-3.2(B)
	Utility, major	S	S	S	S	S	S	S	S			P				P	P	P	P	P	P	S	
	Utility, minor	S	S	S	S	S	S	S	S			P	P			P	P	P	P	P	P	S	
Commercial Uses																							
Eating Establishments	Brewpub											P	P	P					P	P	P		
	Drive-in restaurant											P											
	Restaurant with drive-through window											P	P						P	P	S		
	Restaurant with indoor and outdoor seating and/or food service areas											P	P	P	S				P	P	P		
	Restaurant with indoor seating only									S		P	P	P	S				P	P	P		
Restaurant with no seating											P	P	P					P	P	P			
Offices	All uses									P		P	P	P	S			P	P	P			
Outdoor Entertainment	All uses											P	S ¹	S					P	P			
Parking, Commercial	Parking lot									P		P	P	P				P		P	S		
	Parking structure									S		P	P	P				P	P	P	S		

Use Category	Use Type	Zoning Districts																Additional Regulations (Sections)				
		Residential								Nonresidential									Form Based Code ²			
		RAG	R1	R2	R3	RTH	RM1	RM2	RMH	OI		C1	C2	C3	LC	M1	M2		GU	IMU	MUC	NMU
Retail Sales and Service	Animal shelter and adoption service														P	P	P					
	Automobile parts store										P	P							P	P	P	
	Bank, financial institution, ATM								S		P	P	P	S	P			P	P	P		
	Bar, nightclub										P	P	P					P	P	P		
	Barber shop, beauty shop								P		P	P	P	P				P	P	P		
	Casino or gambling establishment										P											4-3.3(C)
	Civic club								P			P	P					P	P			
	Convenience store										P	P						P	P	S		4-3.3(A)
	Convention and exhibition facility										P		S				P	P				
	Event venue	S									P	P	P					P	P	P		
	Farmers' market	S									P	P	P	S				P	P	S		
	Flea market										P				P							
	Fortune telling										P											
	Funeral home, mortuary								P			P						P	P	P		
	Grocery store										P	P						P	P	P		
	Health club, spa								P		P	P	P					P	P	P		
	Indoor entertainment facility, general								S		P	P	S					P	P	P		
	Kennel, pet boarding										P	P					P	P	P			
	Landscape nursery										P				P							
	Liquor store										P	p ¹						P	P			
	Photography, art, dance studio or gallery								P			P	P	S				P	P	P	S	
	Personal services, all other								S		P	p ¹	p ³	S ³				p ³	p ³	p ³		
	Pet grooming, indoor only								S			P	S						P	P		
	Prefabricated building display and sales										P				P			P	S			
Retail sales and services, all other										P	p ¹	p ³	S ³	P	P		p ³	p ³	p ³			
Retail tenant exceeding 35,000 square feet										P	S						P	P			6-6.2	
Sexually oriented business										P				P	P						4-3.3(E)	
Shopping center exceeding 50,000 square feet										P	P						P	P			6-6.2	
Tattoo and body piercing establishment										P												
Vape shop											S	S										
Veterinary clinic or hospital								P			P							P	P			

Use Category	Use Type	Zoning Districts																Additional Regulations (Sections)					
		Residential								Nonresidential							Form Based Code ²						
		RAG	R1	R2	R3	RTH	RM1	RM2	RMH	OI		C1	C2	C3	LC	M1	M2		GU	IMU	MUC	NMU	FBR
Self-Service Storage	All Uses											P	S			P	P		P				6-6.2
Vehicle Sales and Services	Automobile rental											P	P ¹			P			P	S			4-3.3(F)
	Automobile sales											P	P ¹			P			P	S			4-3.3(F)
	Automobile repair											P	S ¹			P			P	S			4-3.3(A & F)
	Automobile service											P	P ¹						P	P	S		4-3.3(A & F)
	Automobile wash and detailing											P	P ¹						P	S	S		
	Boat/ recreational vehicle rental & sales											P				P			P	S			
	Taxicab service											P					P						
	Tire sales and installation											P	P ¹			P			P	P	P		
	Towing service															P	P						
	Truck and trailer rental and sales											P				P			P	S			
Visitor Accommodations	Campground											S											
	Hotel or motel									S		P	P	P					P	P	S		
	Recreational vehicle park											S											4-3.3(D)
	Short-term rental unit	S	S	S	S	S	S	S	S	P		P	P	P					P	P	P	S	4-3.5
Service and Industrial Uses																							
Agricultural Operations	Farm winery	S										S	S ¹			p	p				S	S	
	Riding stable/academy	P										S	P ¹			P	P						4-3.4(A)
	All other uses	P	S	S	S				S			S	S ¹			P	P						4-3.4(A)
Industrial Services	Contractor's office with on-site storage/fabrication									S		P				P	P		P	P	S		
	Data Center																S						
	Truckstop or travel plaza											P				P	P						
	All other uses											P				P	P						
Manufacturing and Production	Artisan production establishment									S		P		S		P	P		P				
	Brewery, distillery												P	S		P			P				
	Heavy manufacturing																P						
	Light manufacturing, general											P				P	P		P				
Mining Operations	All uses															S							

Use Category	Use Type	Zoning Districts																		Additional Regulations (Sections)			
		Residential								Nonresidential							Form Based Code ²						
		RAG	R1	R2	R3	RTH	RM1	RM2	RMH	OI		C1	C2	C3	LC	M1	M2	GU	IMU		MUC	NMU	FBR
Research and Development	R & D with outdoor storage															P	P						6-3.7(A)
	R & D with no outdoor storage									P			P			P	P			P	P		
Testing Laboratory	Testing Lab with outdoor storage															P	P						6-3.7(A)
	Testing Lab with no outdoor storage									P			P			P	P			P	P		
Warehouse and Freight Movement	Outdoor storage lot											P				P	P		P	S			6-3.7(A)
	Truck or freight terminal											P				P	P		P				
	Warehouse															P	P						
Waste Services	Junk yard																S						6-3.7(A)
	Recycling drop-off center															P	P	P					
	Waste disposal or treatment operation															S	S	P					
Wholesale Sales	All uses															P	P		P				

- 1 – These uses are not permitted in the Downtown Development Overlay District. For "Personal services, all other" and "Retail sales and services, all other", the limitation applies only to massage parlors that are not part of a "health club/spa" or "medical facility other than hospital" and tattoo establishments.
- 2 – Uses in the Form Based Code districts are subject to standards of the Form Based Code in Appendix A of this chapter.
- 3 – Massage parlors that are not part of a "health club/spa" or "medical facility other than hospital" and tattoo establishments are not permitted.
- 4 – Townhouses are permitted only within the Downtown Development Overlay District within these base zoning districts.

