

APPENDIX B

Permitted Uses

Appendix B - Permitted Uses

Land Use*	PERMIT REQUIRED BY AREA		
	Auburn Commerce District	Sylvan Commerce District	Residential
INDUSTURY, MANUFACTURING & PROCESSING			
Contract construction service - Indoor	—	P	—
Contract construction service - Outdoor storage	—	—	—
Contract construction service - Outdoor work area	—	—	—
Furniture and fixtures manufactuirng, cabinet shop	—	—	—
Food & beverage product manufacturing	—	P	—
Laboratory - Analytical, research and development, resting	—	P	—
Laundry cleaning plant	—	—	—
Manufacturing/processing-Light	—	—	—
Manufacturing/processing-Medium	—	—	—
Manufacturing/processing-Heavy	—	—	—
Recycling-Small collection facility	—	—	—
Storage - Personal storage facility (mini-storage)	—	—	—
Storage- Warehouse, indoor storage	—	—	—
Wholesaling and distribution	—	P	—
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES			
Adult entertainment business	—	—	—
Bingo parlor	—	—	—
Cardroom	—	—	—
Commercial recreation facility - Indoor, major	MUP	MUP	—
Commercial recreation facility - Indoor , minor	P	P	—
Commercial recreation facility - Outdoor	—	—	—
Fitness/health facility	P	P	—
Library/museum	P	P	—
Meeting facility, public or private	UP	UP	—
Park, playground	—	—	—
School - College, university	P	P	P
School - Elementary, middle, secondary	P	P	P
School - Specialized education/training-Major	MUP	MUP	—
School - Specialized education/training-Minor	P	P	—
Studio - Art, dance, music etc.	P	P	—
RESIDENTIAL USES			
Child day care- Small and large family day care homes	—	P	P
Duplex	—	—	UP
Residential Care Home	—	P	P
Multi-unit dwelling	—	P	UP
Single-family residential	—	P	P

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Land Use*	PERMIT REQUIRED BY AREA		
	Auburn Commerce District	Sylvan Commerce District	Residential
RETAIL TRADE			
Accessory Retail	P	P	—
Alcoholic beverage sales	S	S	—
Artisan shop	P	P	—
Bar	UP	UP	—
Brew Pub/tavern	S	S	—
Building/landscape materials sales	P(3)	—	—
Construction and heavy equipment sales, rental	—	—	—
Convenience store	S	S	—
Drive-through retail	UP(2)	—	—
Farm supply and feed store	—	—	—
Fuel dealer (propane, etc.)	—	—	—
Furniture, furnishings and appliance store	P	P	—
General retail	P	P	—
Groceries, specialty foods	P	P	—
Night club	—	—	—
Office supporting retail	P	P	—
Outdoor display sales	—	—	—
Public auction, flea market	—	—	—
Restaurant, café, coffee shop	P	P	—
Retail complex	P	P	—
Smoking paraphernalia establishment	—	—	—
Warehouse retail	P	—	
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL			
ATM- Outdoor	MUP	MUP	—
ATM- Within a building	P	P	—
Bank, financial services	P	P	—
Business support services	P	P	—
Medical services - Doctor office, clinic, urgent care	P	P	—
Medical services - Extended care	—	P	UP
Medical services - Hospital	—	—	—
Medical services - Laboratory	—	p	—
Medical services - Medical cannabis dispensary	—	—	—
Medical services - Substance abuse treatment clinic	—	—	—
Office	P	P	—
Social service organization	—	—	UP

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Land Use*	PERMIT REQUIRED BY AREA		
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SERVICES-GENERAL			
Accessory services	P	P	
Adult day care	P	P	UP
Catering service	P	P	—
Child day care center	—	—	—
Equipment rental	—	—	—
Kennel, animal boarding	—	—	—
Lodging-Hotel or motel	—	—	—
Maintenance service - Client site services	—	—	—
Massage Therapy	S	S	—
Media production	—	—	—
Mortuary, funeral home	—	P	—
Personal services	P	P	—
Personal services- Restricted	—	—	—
Public facilities	P	P	P
Repair service-equipment, large appliances, etc.	—	—	—
Veterinary clinic animal hospital	P	P	—
TRANSPORTATION, COMMUNICATIONS & INFASTRUCTURE			
Ambulance, taxi & specialized transportation dispatch facility	—	—	—
Freight terminal	—	—	—
Telecommunication facility	—	—	—
VEHICLE SALES AND SERVICES			
Auto parts sales with no installation services	—	—	—
Auto parts sales with installation services	—	—	—
Auto/vehicle sales or rental	—	—	—
Auto/vehicle sales, wholesale-2 cars or less at any time	—	—	—
Auto/vehicle sales, wholesale-3 cars or more cars, other vehicles	—	—	—
Mobile home, boat, or RV sales	—	—	—
Service Station	UP(1)	—	—
Vehicle services-Major repair/body work	—	—	—
Vehicle services-Minor maintenance/repair	—	—	—
Vehicle storage	—	—	—
Vehicle support services	P	—	—

***Definitions for Land Uses are found in Chapter 106.80 of the Zoning Code**

(1) One gas station allowed in the Auburn Commerce District (with Use Permit) and only as a secondary use to a Major Tenant. The gas station shall not front on Auburn Blvd.

(2) One drive-through restaurant allowed in Auburn Commerce District (with Use Permit). Drive-through services shall be limited to Pads 6 through 11 only.

(3) Consistent with section in Development Standards for outdoor storage, loading, and display

(S) Refer to regulations listed in the Municpal Code and/or Zoning Code