

20.14.000

USES WITHIN DISTRICTS

20.14.010 USES RESTRICTED. No structure or land shall be used and no structure shall be hereafter erected, structurally altered, or relocated except for a use as permitted and in compliance with the regulations hereinafter established for the district in which it is located.

20.14.020 USES CLASSIFIED. For the purpose of this Ordinance, all uses shall be classified according to the following categories:

- A. Permitted Uses By Right. Principal uses the permissibility of which is a predetermined right anywhere in the district in which located subject only to the regulations established governing such use.
- B. Permitted Accessory Uses. Uses incidental, customary to, and commonly associated with a permitted principal use.
- C. Permitted Uses By Conditional Grant. Uses, the nature, character, or circumstances of which are so unique, or so dependent upon the specific contemporary conditions, that predetermination of permissibility by right, or the detailing in the ordinance of the specific standards, regulations, or conditions necessary or appropriate to such permissibility are not practical; but which may be permitted in the districts where listed subject to certain conditions and requirements as hereinafter specified.

20.14.030 UNCLASSIFIED USES. Any use not specifically listed as a permitted use shall be considered to be prohibited except as may be otherwise specifically provided hereinafter. In case of questions as to the classification of a use, the question shall be submitted to the Plan Commission for determination.

20.14.040 ADDITIONAL REQUIREMENTS. Any use, in any district, which becomes hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood may be required to be corrected or improved by such measures as are directed by the City Council consistent with reasonable technological and economic practicality.