

10-02-02: **LAND USE SCHEDULE:**

**TABLE 1
LAND USE SCHEDULE**

P = Permitted uses S = Special use D = Director approval required Blank = Not permitted	Residential					Commercial				Industrial			Institutional and Public			
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	P-D
Agribusiness:																
Agriculture, general ^{1,4}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farmstand, commercial						S	P	P	P	P	P	P		S	S	
Farmstand, personal ⁶	S	S	S	S	S									P	P	
Grain/crop storage										P	P	P				
Greenhouse, commercial	S	S	S	S	S	S	P	P	P	P	P	P		S	S	
Greenhouse, personal	P	P	P	P	P	P								P	P	
Nursery - retail ⁴	S	S	S	S	S	S	P	P	P	P	P	P		P	S	
Nursery- wholesale ⁴	S	S	S	S	S	S	P	P	P	P	P	P				
Residential:																
Single-family dwelling (attached, detached, townhouse)	P	P	P	P	P								S	P	S	
Two-family dwelling (duplex)	S	S	S	P	P									P	S	

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Three-family dwelling (triplex)				S	S									P	S	
Four-, five- or six-family dwelling				S	S									P	S	
Multi-family dwelling					S									S	S	
Manufactured home	P	P	P	P	P	S	S	S	S	S	S	S				
Mobile home	S	S	S	S	S	S	S	S	S	S	S	S				
Manufactured home park			S	S	S	S	S	S	S							
Planned unit development - residential	S	S	S	S	S									S	S	
Accessory dwelling unit (ADU) ⁸	S	S	S	P	P	S	S	S	S	S				P	S	
Residential-commercial:																
Bed and breakfast ²	S	S	S	S	P									P	P	
Convalescent home/nursing home/assisted living facility				S	P	S	S	S							P	
Daycare center; preschool/homeschool, 13 or more ⁵			S	S	P	P	P	P	P			S		P	P	
Dormitory													S	P	S	

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Family/group daycare home; preschool/homeschool, 12 or fewer ^{2,5}	P	P	P	P	P	P	P	P	P	P	S	P		P	P	
Food bank/soup kitchen				S	S	S	P	P		P	P	P				S
Fraternity/sorority house				S	S		S	S						P		
Garage/yard sale	P	P	P	P	P									P		
Group home, 9 to 12 residents			S ⁷	S	S											
Group home, 13 or more residents				S	S											
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P		P	P	
Homeless shelter				S	P		S	S								
RV park/campground	S	S	S	S	S			S							S	
Rooming house/boarding house				S	P		P	S						P	P	
Transitional home					S	S				P	S					
Commercial-automotive:																
Automotive tow yard								S		P	P	P				
Body shop ³							S	S		P	P					

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Car wash ^{3,4}						S	P	P	P	P		P				
Gas/service station ³						S	P	P	P	P		P		S		
Rental lot ³							P	P	P	P			S			
Repair services ³							S	P	P	P						
Sales - new or used manufactured home, mobile home, farm implement ³								P		P						
Sales - new or used RV, boat, ATV, trailers, off road, trucks, commercial vehicles ³							S	P	S	P						
Sales - new passenger vehicles, motorcycles ³							P	P	S	P						
Sales - used passenger vehicles, motorcycles ³							S	P	S	P						
Storage - indoor only ⁴							S	P	S	P						
Storage - outdoor ⁴							S	S	S	S						
Tire repair/sales store							P	P	P	P	P	P				
Truck and tractor repair and service								S	S	P	P	P				

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Truck stop ³								S	P	P						
Commercial-medical:																
Ambulance service ³	S	S	S	S	S	P	P	P	P	P	S	S	S	S	P	P
Clinic - outpatient only					S	P	P	P	P	P					P	
Durable medical equipment							P	P	P	P					P	
Hospital					S	S	S	S	S	S				S	P	
Laboratory/research ^{3, 4}					S	S	S	P	P	P				P	P	
Medical, dental office ^{2, 4}					S	S	S	P	P	P				P	P	
Medical equipment sales/rental						S	P	P	P	P					P	
Therapy, rehabilitation ²					S	P	P	P	P	P					P	
Commercial-retail:																
Bakery or bakery goods store ³						P	P	P	P	P		P		P	S	
Big box retail							P	P	S	S						
Building supply outlet ³							S	P		P		P				
Convenience store ³						P	P	P	P	P				P	P	

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Convenience store, with gasoline ³						S	P	P	P	P					S	S
Delicatessen						P	P	P						P	P	
Drugstore/pharmacy						P	P	P						P	P	
Electronic sales						S	P	P								
Equipment sales, rental and services ³							S	P		P		P				
Flea market							S	S		S						
Furniture shop ³							P	P								
Gift shop						P	P	P	P					P	P	
Grocery store						S	P	P						P	S	
Hardware store ³						S	P	P		P		P				
Liquor store							S	S		S						
Lumberyard								P		P	P	P				
Retail sales, general						P	P	P	P					P		
Secondhand/thrift store							S	P		P						
Shopping center							S	S	S							

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Shopping mall							S	S	S							
Sidewalk sale						P	P	P	P							
Tobacco shop							S	P		P						
Commercial-service:																
Auction							S	S		P		P				
Bail bond use							S	P		P						
Bank, credit union - drive-through						S	P	P					P	S		
Bank, credit union - no drive-through					S	S	P	P					P	S		
Barber/beauty shop ²				S	S	P	P	P					P	P		
Cabinet shop ³							P	P		P		P				
Catering service ³							P	P							P	
Commercial kennel							P	P	P	P	P	P				
Corporate office buildings							S	P		P		P	S		P	
Crematorium							S	S		P						
Donation trailer/pod				S	P	P	P	P	P	P	P	P		S	P	
Electronic service and repair ³							S	P		P						

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Espresso, ice cream, pastry shop						P	P	P	P					P	S	
Food stand					P	P	P	P	P	P	P	P		P	P	
Frozen food locker ³							P	P		P		P				
Funeral home							P	P	S	P					S	
Furniture refinishing ³							P	P		P		P				
Health club, fitness facility ⁴					S	P	P	P	P	P				S	P	
Home and business services ²					S	P	P	P		P		P				
Hotel							P	P	P							
Landscaping business							S	P		P						
Laundromat, self-service						P	P	P						P		
Laundry, commercial plant ³							P	P		P		P		P	S	
Microbrewery						S	P	P	S							
Ministorage, indoor							S	S	S	S			S	S	S	
Ministorage, traditional							S	S		S		S	S			
Mobile food unit						P	P	P	P	P	P	P		P	P	
Mortuary							P	P	S	P					S	

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Motel							P	P	P	P						
Offices - business, professional ^{2, 4}				S	S	P	P	P	P	P		P	P	P	P	
Outdoor storage								S		S			S			
Packaging business							P	P	P	P						
Pawnshops ³							S	P		P						
Payday loan and title loan establishments							S ⁷	S ⁷		P		P				
Pet grooming facility ²					S	P	P	P	S	P				S	S	
Photographic studio ²					S	P	P	P						P	P	
Printing and blueprinting ³							P	P		P		P		P		
Restaurant - drive-in							P	P	P					S	S	
Restaurant - no drive-through ³					S	P	P	P	P	S				P	S	
Restaurant - with drive-through ³						S	P	P	P	S				P	S	
Security guard quarters ⁴						S	P	P	P	P	P	P	P	P	P	
Sign shop							P	P		P	P	P	P			
Small engine/equipment repair ³							P	P		P		P				

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Spa ⁴					S	P	P	P						P	P	
Studio - art, dance, music, voice ^{2, 4} , gymnastics, karate				S	S	P	P	P		S				P		
Tanning salon					S	P	P	P						P		
Tattoo parlor ³							S	P		P						
Taxidermy shop ³							S	P		P						
Theater ⁴							P	P		P				P		
Theater, drive-in							S	S	S	S						
Theater, outdoor ⁴							S	S	S	S				P		
Transit station							S	P	P	P						
Travel services							P	P	P	P						
Upholstery shop ³						S	P	P					S			

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Veterinary clinic/hospital ³						S	P	P		P						
Winetasting establishment						P	P	P	P					P	P	
Commercial-miscellaneous:																
Adult entertainment business												S				
Amusement centers							S	S	S	S				S		
Arts and crafts shows ³							P	P								
Bowling alley ³							P	P						P		
Club or lodge ³					S	S	P	P						S		
Commercial planned unit development					S	S	S	S	S	S	S	S			S	
Dance hall/night club							S	S								
Drinking establishment - no live entertainment							S	S		S						
Drinking establishment - with live entertainment							S	S								
Event center						S		P	S	S			S	S	S	

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Parking garage, private				S	S	S	S	P	P	P	P	P	P	P	S	
Parking lot, private				S	S	P	P	P	P	P	P	P	P	P	P	
Parking lot, stand alone, private				S	S	S	S	S	S	P	P	P	S	S	S	
Temporary use	S	S	S	S	P	P	P	P	P	P	P	P	S	S	P	
Industrial-manufacturing:																
Aircraft repair and service										P	P	S	P			
Asphalt plant										S	S					
Cement, concrete, or clay manufacturing										S	P	S				
Chemical storage and manufacturing										S	S	S				

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Factory/assembly plant ⁶								S		P	P	P	P			
Industrial park										P	P	P				
Industrial planned unit development								S		S	S	S				
Machine shop								P		P	P	P	S			
Manufacturing, general ⁶								S		P	P	P	P			
Meat processing and packaging										S	P	P				
Monument production										P	P	S				
Processing, general ⁶										P	P	P	P			
Recycling operation ⁴								S		P	P	P				
Rendering plant											S					
Research development								S		P	P	P				
Sand or gravel yard										S	P					
Slaughterhouse											S	S				
Welding shop ⁴								P		P	P	P				
Winery/brewery								P		P						

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Wood processing plant										S	P	S				
Woodworking shop ⁴								P		P	P	P				
Industrial-storage:																
Automotive tow yard								S		P	P	P				
Automotive wrecking/salvage yard										S	S					
Contractor's shop/storage yard								S		P	P	P	S			
Distribution center								S		P	P	P				
Fuel yard/petroleum storage										S	P	S	S			
Junkyard										S	S					
Public utility yard								S		P	P	P		S		S
Railroad yard/shops								S		P	P	S				
Refrigerated storage										P	P	P	S			
Sanitary landfill											S					
Trucking terminal/yard								S		P	P	P				
Warehouse and storage								S		P	P	P				S

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Public and semipublic ¹⁰ :																
Airport, landing strip										S	S	S	P			S
Airport terminal													P			S
BMX, dirt bike track								S		P						S
Cemetery	S	S	S	S												P
Church or place of religious worship	S	S	S	S	S	P	P	P		S				S	S	S
College and vocational schools	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S
Community center	S	S	S	S	S	S	S	S	S	S	S	S		S	S	P
Driver's education services school					P	P	P	P	P					P	P	
Golf course	S	S	S	S												P
Hangar - airplane, helicopter							S	S	S	S	S	S	P	S	S	
Helipad							S	S	S	S	S	S	P	S	S	
Library ⁴	S	S	S	S	S	S	S	S		S		S		P	S	P
Museum ⁴	S	S	S	S	S	S	S	S	S	S		S	S	P	S	P
Park or recreational facility ⁴	S	S	S	S	S	S	S	S	S	S	S	S		S	S	P

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Public administrative office ⁴	S	S	S	S	S	S	P	P	S	S	S	S	S	S	P	P
Public facility/building	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P
Parking garage, public													P	P		P
Parking lot, public													P	P		P
Parking lot, stand alone, public													P	S		S
Public swimming pool																P
School/educational facility, private	S	S	S	S	S	S	S	S	S	S		S	S	P	S	
School/educational facility, public	P	P	P	P	P	S	S	S	S	S		S		S	S	S
Shooting range, indoor																
Skyway/skybridge/skywalk															D ¹⁰	D ¹⁰
Wireless communications facility	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S
Zoo ⁴	S	S	S	S	S	S	S	S	S	S				S		S

Footnotes to Table 1:

The following footnotes correspond with the land use classifications listed in this table:

1. See definition of “agriculture, general” in section 10-03-11 of this chapter and section 10-02-15, “Land Use Regulations For Animals”, of this article.
2. May be permitted as a home occupation.

3. Compatible C-3 commercial uses are permitted in industrial zones fronting on major arterials, minor arterials and collector level streets. For purposes of this chapter, "compatible" shall mean capable of coexisting in harmony.
4. Shall be permitted as an accessory use to an existing public school/educational facility.
5. Shall be permitted as an accessory use to an existing public school/educational facility/church/community center/recreational center. When counting the number of children, the provider's own children are counted toward the allowable total.
6. Shall be permitted as an allowed use in the Airport District only if aviation or aeronautical in nature.
7. Shall be approved by the Caldwell City Council.
8. Shall be permitted as an allowed use within the RS-1, RS-2, and R-1 zone if the parcel is greater than 30,000 square feet.
9. Allowed Uses: If a proposed use of property is not specifically listed in this table, the use shall be prohibited unless the Planning and Zoning Director, upon the request of an applicant, determines that a proposed use not listed in this table, is equivalent to a listed permitted or special use. In making the determination, the Director shall consider the following:
 1. The impacts on public services and activities associated with the proposed use are substantially similar to those of 1 or more of the uses listed in the applicable base districts as allowed;
 2. The proposed use shall not involve a higher level of activity or density than 1 or more of the uses listed in the applicable base districts as allowed;
 3. The proposed use is consistent with the purpose of the district in which the use is proposed to be located; and
 4. The proposed use is in substantial conformance with goals and objectives of the Comprehensive Plan.

If the Planning and Zoning Director denies an application for such a requested use, the applicant shall have the right, within the period of 10 days from the date of such disapproval, to appeal the Director's decision to the City Council. The decision of the City Council shall be final.
10. Applicable to structures that will extend across or over public rights-of-ways or alleys, and will be accessory to a principal permitted or specially permitted use.

(Ord. 2726, 4-7-2008; Ord. 2755, 9-22-2008; Ord. 2805, 11-2-2009; Ord. 2865, 6-20-2011; Ord. 2896, 4-2-2012; Ord. 2911, 9-4-2012; Ord. 2939, 10-21-2013; Ord. 2946, 12-16-2013; Ord. 2967, 7-21-2014; Ord. 2982, 2-2-2015; Ord. 3010, 11-16-2015; Ord. 3065, 9-19-2016; Ord. 3102, 9-5-2017; Ord. 3156, 7-16-2018; Ord. 3176, 11-5-2018; Ord. 3237, 10-7-2019; Ord. 3284, 7-20-2020; Ord. 3371, 12-6-2021; Ord. 3556, 12-19-2023)