

**CHAPTER 5  
REGULATIONS WITHIN ZONES**

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5-1 APPLICABILITY

- A. Unless otherwise stated in the JCZO, the following regulations shall apply only to the primary Land Use of a property.
- B. Regulations for each city's Impact Area are found in Chapter 10 of the JCZO.

5-2 EXPLANATION OF LAND USE CHARTS

To determine where a specific use is permitted, it is necessary to find the specific use in one of the tables (Charts 5-1 through 5-14) that are found in Chapter Five (5) of this Ordinance. Uses are listed in the horizontal rows, zones are shown in the vertical columns, and the key letters indicating the degree of permission of a use are found at the intersection of the appropriate row and column.

- A. The letter "P" indicates that a specific use is permitted in a specific zone.
- B. The letter "S" indicates that a Special Use Permit is required for that particular use to be compatible to the standard and customary uses in that particular zone.
- C. An empty square indicates that such use is not expected to occur in such zone; therefore it is prohibited at the time of the adoption of this Ordinance.
- D. The letters "NR" indicate that there is no requirement established for a particular use in a particular zone.
- E. When several uses are combined and made part of a larger, all-encompassing land use, the most restrictive chart designation shall control for purposes of determining the appropriate zone and required application.

5-3 LAND USES UNIDENTIFIED IN THE CHARTS

Any Land Use not identified in the charts of this chapter shall require amendment of the JCZO; and shall only proceed thereafter in accordance with the amendment. The amended ordinance shall mandate whether the proposed use in the various zones is: allowed free of restrictions; permitted; permitted with conditions; or prohibited. The process for amendment shall adhere to the procedures outlined in Chapter 21 of this Ordinance.

5-4 ZONING STANDARDS FOR PERMITTED LAND USES

Zoning regulations have been established for permitted or allowable uses by Performance Standards in Chapter 6 or by individual Chapters as appropriate.

5-5 LAND USES OR ACTIONS REQUIRING SPECIFIC PERMITS

The uses or activities indicated in Chart 5-15 are permitted under a regulated process when designated by an X. An empty square indicates that such use or activity is not permitted in that zone.