

### **31.33 - Land uses**

Uses Allowed By Conditional Use Permit (CUP). Land Uses may include industrial, office, commercial, and multi-floor residential developments as specifically indicated below. All land uses not specified below are prohibited. All land uses shall be reviewed and approved pursuant to the Conditional Use Permit procedures in Section 27.04 of this Ordinance. The Master Development Plan shall reflect the conceptually proposed land uses for the area, such land uses to be consistent with the Comprehensive Plan.

The proposed land uses, their mix, lot sizes, and location must be compatible and complementary both internally and with adjacent land uses. The proposed land uses must not create any internal and/or external traffic congestion or traffic flow problems.

1. Offices—Business and professional.
2. Research and development laboratories.
3. Hotels and motels.
4. Financial institutions.
5. Restaurants with live entertainment (Class I and II).
6. Trade and convention centers.
7. Athletic clubs.
8. Automobile service station and related convenience store.
9. Manufacturing. (Ord. No. 03-1994, amended 9-18-2003)
10. Multi-floor residential.
11. Retail sale of goods and services including: (Ord. No. 02-1955, amended 9-5-2002)
  - Art gallery
  - Automotive accessory stores excluding vehicle repair
  - Bakeries
  - Barber shops
  - Beauty shops
  - Bicycle sales
  - Book/stationary stores
  - Camera and photographic supply stores
  - Catering services
  - Clothing and apparel stores
  - Computer and computer accessory stores
  - Candy and ice cream stores
  - Carpeting stores
  - Catalog showroom
  - China and glassware stores
  - Coffee shop
  - Coin stores
  - Diet centers
  - Domestics
  - Drug stores
  - Dry cleaning and laundry
  - Electrical and houseware appliance stores

Fabrics  
Flower shops  
Furniture and home furnishings stores  
Gift shops  
Grocery stores  
Hardware  
Health and fitness  
Hobby shops  
Home improvement store  
Jewelry stores  
Leather goods and luggage stores  
Liquor store  
Locksmiths  
Lumber sales—Indoor or partially enclosed  
Major department stores  
Meat markets  
Musical instrument stores  
Nurseries (plants)  
Office supply stores  
Optical goods stores  
Orthopedic sales and supply stores  
Packaging  
Photo studios  
Picture frame shops  
Pet grooming shops  
Pet stores  
Post offices  
Printing  
Public libraries  
Restaurants (Class I and II)  
Sporting goods stores  
Tailor shops  
Toy shop  
Tobacco shops  
Travel bureaus  
Video and DVD

12. Zero lot line and multi-building developments.

13. Commercial based day care.

14. Theaters.

15. Indoor amusement and recreation. (Ord. No. 00-1883, added 12-21-2000)

16. Automated car wash incorporated with automotive service station and convenience store. (Ord. No. 02-1955, added 9-5-2002)

17. Corporate office/distribution/warehouse (requires a combination of office space or manufacturing space consisting of not less than twenty-five percent (25%) of gross

building area either attached to or as part of a larger office manufacturing campus, operated by the same facility). (Ord. No. 03-1994, added 9-18-2003)

18. Post-secondary education. (Ord. No. 06-2084, added 4-20-2006)

19. Passenger auto lube/oil change service incorporated with automotive service station and convenience store. (Ord. No. 08-2163, amended 8-7-2008).

20. Churches. (Ord. No. 09-2194, added 10-1-2009)

21. Medical cannabis distribution facility. (Ord. No. 15-2309, added 3-19-2015)

22. Brewer taproom as defined by Section 6-33 [of the Blaine Code] associated with and on the same site as a licensed brewery. (Ord. No. 15-2334, added 12-17-2015)

23. Motorcycle sales and maintenance. ( [Ord. No. 17-2370](#), added 2-2-2017)

24. Ground mounted solar as an accessory use.