

TABLE OF PERMITTED USES

P = PERMITTED USE S = SPECIAL USE -- = NOT PERMITTED		RURAL RESIDENTIAL	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MOBILE HOME PARK RESIDENTIAL	RESERVED FOR FUTURE	DOWNTOWN COMMERCIAL	NEIGHBORHOOD HIGHWAY COMMERCIAL	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL	PUBLIC
USE	SPECIFIC USE STANDARDS REFERENCE	R1	R2	R3	R4	R5	C1	C2	C3	I1	I2	P
Residential uses												
Single-family dwelling		P	P	P	P	-		--	--	--	--	--
Manufactured Home Accessory	11.4.1	C	C	C	--	--		--	--	--	--	--
Modular home		P	P	P	P	P		--	--	--	--	--
Manufactured home, Class A	11.3.1	P	--	--	--	P		--	--	--	--	--
Manufactured home, Class B	11.3.2	--	--	--	--	P		--	--	--	--	--
Manufactured home, Class C	11.3.3	--	--	--	--	P		--	--	--	--	--
Manufactured home, Family	11.4	S	S	S	S	P		--	--	--	--	--
Two-family dwelling		--	--	P	--	-		--	--	--	--	--
Multi-family dwelling	10.5.4	--	--	--	S	-		--	S	--	--	--
Townhouse	10.5.4	--	--	-	S	-		--	S	--	--	--
Family care homes	10.5.3	P	P	P	P	-		--	--	--	--	--
Upper floor residential	10.5.14	--	--	--	--	-		S	--	--	--	--
Home occupations	Article 6	P	P	P	P	-		--	--	--	--	--
Accessory Structures	6.3.1	C	C	C	--	--		--	--	--	--	--
Accessory buildings	10.3	P	P	P	P	-		--	--	--	--	--
Agricultural uses												
Crop production (farming)		P	--	--	--	--		--	--	--	--	--
Forestry and logging		P	--	--	--	--		--	--	--	--	--
Greenhouse, nursery, and floriculture		P	--	--	--	--		--	--	--	--	--
Bona fide farms		P										
Commercial uses												
ABC store		--	--	--	--	--		--	P	--	--	--
Administrative offices		--	--	--	--	--		P	P	--	--	--
Agricultural supply store		--	--	--	--	--		--	P	P	--	--
Antique shops		--	--	--	--	--		P	P	--	--	--
Art dealers, supplies, sales and service		--	--	--	--	--		P	P	--	--	--
Arts, entertainment, and recreation facilities		--	--	--	--	--		P	P	--	--	--
Auction, Auction House		--	--	--	--	--		P	P	--	--	--
Automobile dealerships		--	--	--	--	--		--	P	P	--	--
Automobile parking lots		--	--	--	--	--		P	P	P	--	--
Automobile parts and accessories		--	--	--	--	--		P	P	P	--	--
Automobile repair service		--	--	--	--	--		--	P	P	--	--
Bakery		--	--	--	--	--		P	P	--	--	--
Barbershop or Beauty Salon		--	--	--	--	--		P	P	--	--	--
Bars or drinking establishments		--	--	--	--	--		S	P	S	--	--
Bed and breakfast inns		--	--	--	--	--		P	P	--	--	--
Bicycle, motorcycle, ATV sales and service		--	--	--	--	--		S	P	P	--	--
Billboard (off-premise) signs		--	--	--	--	--		--	S	S	S	
Billiards, bowling establishments		--	--	--	--	--		P	P	P	--	--
Boat and marine craft dealership sales and service		--	--	--	--	--		--	P	P	--	--
Bookstores		--	--	--	--	--		P	P	--	--	--
Camera and photographic supply store		--	--	--	--	--		P	P	--	--	--
Car washes		--	--	--	--	--		--	P	P	--	--
Car, truck, RV rental establishments		--	--	--	--	--		--	P	P	--	--

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USE	SPECIFIC USE STANDARDS REFERENCE	RURAL RESIDENTIAL	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MOBILE HOME PARK RESIDENTIAL	RESERVED FOR FUTURE	DOWNTOWN COMMERCIAL	NEIGHBORHOOD HIGHWAY COMMERCIAL	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL	PUBLIC
		R1	R2	R3	R4	R5	C1	C2	C3	I1	I2	P
Caterers		--	--	--	--	--		P	P	--	--	--
Clothing and apparel		--	--	--	--	--		P	P	--	--	--
Commercial and industrial machinery rental		--	--	--	--	--		--	P	P	--	--
Commercial communication towers		S	S	S	S	-		S	S	S	S	S
Communication and Information		--	--	--	--	--		P	P	--	--	--
Computer stores, (hardware and software)		--	--	--	--	--		P	P	--	--	--
Convenience store, w/o gas station		--	--	--	--	--		P	P	--	--	--
Cosmetic and beauty supplies		--	--	--	--	--		P	P	--	--	--
Credit and finance establishments		--	--	--	--	--		P	P	--	--	--
Daycare centers		P	P	P	P	-		P	P	--	--	--
Department stores, warehouse clubs, superstores		--	--	--	--	--		--	P	P	--	--
Dry cleaners and laundries		--	--	--	--	--		P	P	--	--	--
Electronic and appliance sales and service		--	--	--	--	--		P	P	P	--	--
Electronic Gaming Operations/ Internet Sweepstakes/Gaming Facilities		--	--	--	--	--		P	P	P	--	--
Existing Structure Relocation	10.5.15	C	C	C	--	--		C	C	--	--	--
Extermination and pest control		--	--	--	--	--		P	P	--	--	--
Financial institutions		--	--	--	--	--		P	P	--	--	--
Fitness centers and gyms		--	--	--	--	--		P	P	--	--	--
Flea markets	10.5.16	--	--	--	--	--		--	S	S	--	--
Florists and gift shops		--	--	--	--	--		P	P	--	--	--
Furniture or home furnishings (no outside storage)		--	--	--	--	--		P	P	P	--	--
Furniture or home furnishings (with outside storage)		--	--	--	--	--		S	P	P	--	--
Gasoline service station,		--	--	--	--	--		P	P	P	--	--
Grocery store or supermarket		--	--	--	--	--		P	P	--	--	--
Hardware and home centers		--	--	--	--	--		P	P	--	--	--
Heating and plumbing equipment		--	--	--	--	--		P	P	P	--	--
Hotels, and motels, and accommodations		--	--	--	--	--		--	P	P	--	--
Insurance-related establishments		--	--	--	--	--		P	P	--	--	--
Investment banking and brokerages		--	--	--	--	--		P	P	--	--	--
Janitorial services		--	--	--	--	--		P	P	--	--	--
Jewelry and watch sales and repair		--	--	--	--	--		P	P	--	--	--
Kennel	10.5.6	--	--	--	--	--		S	S	S	--	--
Lawn and garden supplies		--	--	--	--	--		P	P	--	--	--
Lumberyards and building supplies		--	--	--	--	--		S	P	P	--	--

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USE	SPECIFIC USE STANDARDS REFERENCE	RURAL RESIDENTIAL	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MOBILE HOME PARK RESIDENTIAL	RESERVED FOR FUTURE	DOWNTOWN COMMERCIAL	NEIGHBORHOOD HIGHWAY COMMERCIAL	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL	PUBLIC
		R1	R2	R3	R4	R5	C1	C2	C3	I1	I2	P
P = PERMITTED USE S = SPECIAL USE -- = NOT PERMITTED												
Manufactured home sales		--	--	--	--	--		--	P	P	--	--
Medical offices, clinics		--	--	--	--	--		P	P	--	--	--
Miniature golf establishment		--	--	--	--	--		--	P	P	--	--
Mini-warehouse		--	--	--	--	--		--	P	P	--	--
Museums		--	--	--	--	--		P	P	--	--	--
Newspaper offices		--	--	--	--	--		P	P	--	--	--
Personal service establishment		--	--	--	--	--		P	P	--	--	--
Pet or pet supply store		--	--	--	--	--		P	P	--	--	--
Pharmacy or drug store		--	--	--	--	--		P	P	--	--	--
Private recreation facilities		S	S	S	S	--		S	S	S	S	--
Professional service offices		--	--	--	--	--		P	P	--	--	--
Property management services		--	--	--	--	--		P	P	--	--	--
Radio and television stations		--	--	--	--	--		P	P	--	--	--
Real estate offices		--	--	--	--	--		P	P	--	--	--
Real estate, and rental and leasing		--	--	--	--	--		P	P	--	--	--
Restaurants w/ no drive thru		--	--	--	--	--		P	P	--	--	--
Restaurants, drive-thru		--	--	--	--	--		--	P	P	--	--
Retail sales and services		--	--	--	--	--		--	P	P	--	--
Rooming, tourist, boarding home		--	--	--	--	--		S	P	--	--	--
Service establishments		--	--	--	--	--		--	--	--	--	--
Shoe sales and repair		--	--	--	--	--		P	P	--	--	--
Skating rinks		--	--	--	--	--		P	P	P	--	--
Sporting goods, musical instruments		--	--	--	--	--		P	P	--	--	--
Toy stores,		--	--	--	--	--		P	P	--	--	--
Travel agencies		--	--	--	--	--		P	P	--	--	--
Veterinary services		--	--	--	--	--		P	P	--	--	--
Video arcades		--	--	--	--	--		P	P	P	--	--
<b>Institutional uses</b>												
Educational institutions		--	--	--	--	--		P	--	--	--	--
Colleges and universities		--	--	--	--	--		P	P	P	--	--
Private schools		S	S	S	S	--		P	P	P	--	--
Public schools		S	S	S	S	--		P	P	P	--	--
Mobile classrooms (as accessory to public schools)		S	S	S	S	--		S	S	S	--	--
Technical or trade schools		--	--	--	--	--		P	S	S	--	--
Public administrative offices		S	S	P	P	--		P	P	P	P	P

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USE	SPECIFIC USE STANDARDS REFERENCE	R1	R2	R3	R4	R5	C1	C2	C3	I1	I2	P
Public recreation facilities	10.5.10	P	P	P	P	--		P	P	P	P	P
Public safety	10.5.11	S	S	S	S	--		P	P	P	P	P
Public utilities	10.5.11	S	S	S	S	--		P	P	P	P	P
Electrical power		P	P	P	P	--		P	P	P	P	P
Natural gas, petroleum, fuel, etc		P	P	P	P	--		P	P	P	P	P
Sewer treatment and disposal facilities	10.5.10	P	P	P	P	--		P	P	P	P	P
Telephone and other wired telecommunications		P	P	P	P	--		P	P	P	P	P
Water supply, storage, and treatment facilities	10.5.11	P	P	P	--	--		P	P	P	P	P
Ambulatory and outpatient services		--	--	S	--	--		P	P	P	--	--
Cemeteries and cremation services		--	--	--	--	--		P	P	P	--	--
Churches and accessory buildings		P	P	P	--	--		--	--	--	--	--
Civic, social, and fraternal clubs and lodges	10.5.2	--	--	S	--	--		P	P	P	--	--
Funeral homes and services		--	--	--	--	--		P	P	P	--	--
Hospitals		--	--	--	--	--		--	P	P	--	P
<b>Industrial uses</b>												
Manufacturing and wholesale trade		--	--	--	--	--		--	--	P	P	--
Allied products		--	--	--	--	--		--	P	P	P	--
Chemical, plastic, and rubber products		--	--	--	--	--		--	--	P	P	--
Electrical equipment and appliances		--	--	--	--	--		--	--	P	P	--
Food and beverages		--	--	--	--	--		--	P	P	P	--
Furniture and related products		--	--	--	--	--		--	P	P	P	--
Machinery manufacturing		--	--	--	--	--		--	--	P	P	--
Medical supplies		--	--	--	--	--		--	--	P	P	--
Metal manufacturing		--	--	--	--	--		--	--	P	P	--
Nonmetallic mineral		--	--	--	--	--		--	--	P	P	--
Optical goods		--	--	--	--	--		--	--	P	P	--
Paper and printing materials		--	--	--	--	--		--	--	P	P	--
Petroleum and coal products		--	--	--	--	--		--	--	--	P	--
Professional, scientific, and photographic products		--	--	--	--	--		--	--	P	P	--
Salvage (Junk) yards	10.5.5	--	--	--	--	--		--	--	--	S	--
Textiles		--	--	--	--	--		--	P	P	P	--
Warehouse and storage facilities		--	--	--	--	--		--	P	--	--	--

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		R1	R2	R3	R4	R5	C1	C2	C3	I1	I2	P
P = PERMITTED USE S = SPECIAL USE -- = NOT PERMITTED												
Wholesale trade establishments		--	--	--	--	--		--	P	--	--	--
Wood products		--	--	--	--	--		--	--	P	P	--
Transportation, communications, utilities		--	--	--	--	--		--	--	P	P	--
Construction-related businesses		--	--	--	--	--		--	P	P	P	--
Building and general contracting		--	--	--	--	--		--	P	P	P	--
Heavy construction contractors		--	--	--	--	--		--	P	P	P	--
Special trade (carpentry, painting, electrical, etc.)		--	--	--	--	--		--	P	P	P	--
Mining and extraction establishments		--	--	--	--	--		--	--	S	S	--
Metals (iron, copper, etc.)		--	--	--	--	--		--	--	S	S	--
Quarrying and stone cutting		--	--	--	--	--		--	--	S	S	--
Sanitary landfill, non-hazardous	10.5.12	--	--	--	--	--		--	--		S	S
Bulk storage of oil, petroleum	10.5.1	--	--	--	--	--		--	S	S	S	--
<b>Planned Developments</b>												
Cluster subdivision		S	S	S	--	--		--	--	--	--	--
Commercial shopping centers		--	--	--	--	--		--	P	P	P	--
Manufactured home parks	11.5	--	--	--	--	P		--	--	--	--	--
Overburden storage berm	5.8.5					--						
Planned unit developments	10.5.9	--	--	S	--	--		--	--	--	--	--
<b>Watershed Regulations</b>												
Commercial New Development	9.8.1	--	--	--	--	--		S	S	S	S	--
Commercial Expansions to Existing Development	9.8.1	--	--	--	--	--		S	S	S	S	--



## **Section 8.13 HMU, Highway Mixed Use Special Use Zoning Overlay District<sup>3</sup>**

- 8.13.1 **Purpose:** The Highway Mixed Use Special Use Zoning District is intended to encourage a mix of medium density residential development in conjunction with appropriately scaled and compatible commercial development, consisting of retail sales and services, professional offices, accommodations services and similar uses on properties within 500 feet of the U.S. Highway 70 corridor. A special use permit, as provided for in Article 15 herein, is required as a prerequisite to any use or development. A development plan is required as design becomes a critical consideration when uses which previously have been deemed incompatible are authorized to be placed in close proximity to each other.
- 8.13.2 **Dimensional requirements:** Dimensional and use provisions in the zones that they are permitted will apply in the overlay district. In the event that there is a conflict between the dimensional requirements of the proposed mixed uses, the more stringent requirement will apply.
- 8.13.3 **Permitted Uses:** The following uses are permitted by Special Use Permit in the Highway Mixed Use Special Use Zoning District provided they meet all requirements of this Section and all other requirements established in this Ordinance. Uses not listed are prohibited.

Accessory uses & structures  
Adult care homes  
Auction, Auction House  
Automobile car washes  
Banks & other financial institutions  
Bed & breakfast facilities  
Billboards (Off-premise Advertising Sign)<sup>5</sup>  
Business services  
Child care centers  
Child care homes  
Civic clubs & fraternal organizations  
Construction trades facilities, so long as the storage of equipment and materials is screened from view from any public rights-of-way  
Convenience stores with or without gasoline sales  
Cultural arts buildings  
Dance, health & fitness facilities  
Dry cleaning and laundry establishments  
Funeral homes  
Greenhouses & commercial nurseries  
Home occupations  
Hotels & motels  
Laundries, coin-operated  
Lawn & garden centers  
Music & art studios  
Neighborhood community centers  
Newspaper offices & printing establishments  
Nursing homes  
Offices, business, professional and public  
Parking lots & parking garages  
Parks  
Personal services

Progressive care facilities  
Recreational facilities, indoors  
Recreational facilities, outdoors, commercial  
Religious institutions  
Repair services, miscellaneous  
Residential care facilities  
Residential dwellings, single family  
Residential dwellings, multi-family  
Residential dwellings, two-family  
Restaurants  
Retail stores  
Schools  
Service stations  
Theaters, indoors

