

(PUD-R)	underlying district	average of underlying district	average of underlying district			
Primary structure Setbacks						
Front (from ROW)	35'	35'	25'	8'	50 ⁽²⁾	50'
rear	35'	35'	25'	10'	30 ⁽³⁾	30 ⁽³⁾
side	10'	15'	8'	8'	15'	30'
street side (corner lot)	20'	25'	18'	15'	20'	30'
Accessory Structure setbacks						
rear	10'	10'	10'	10'	10'	10'
side	10'	10'	10'	10'	10'	10'
from primary structure	10'	10'	10'	10'	10'	10'
Building height						
Primary	35'	35'	35 ⁽⁴⁾	50 ⁽⁴⁾	35 ⁽⁴⁾	50 ⁽⁴⁾
Maximum % of lot coverage. See Section 7.38 for lot coverage requirements in protected and critical watershed areas.						
with curb and gutter	24%	24%	24%	24%	24%	24%
with ditch	36%	36%	36%	36%	36%	36%

Commented [SB9]: Reference new WS Ordinance - or include in UDO?

- ⁽¹⁾ plus 25' for each additional unit
- ⁽²⁾ can include off-street parking 10' from ROW/property line
- ⁽³⁾ plus 15' if abuts residential district
- ⁽⁴⁾ plus 1' for each additional 2' of extra front setback

Section 32.29 – Permitted Uses Chart

Permitted Uses Chart							
Use Types	Zoning						
ACCESSORY	R-20	RA-20	R-12	CB	GB	GM	REF
Accessory buildings	A	A	A	A	A	A	

Accessory use	A	A	A	A	A	A	
Accessory dwelling	PWC	PWC	PWC				7.2
Drive thru windows as an accessory use				A	A	A	7.14
AGRICULTURE	R-20	RA-20	R-12	CB	GB	GM	NOTES
Bona fide farms		P				P	2.1
Greenhouses and nurseries		P			P	P	7.33
Agricultural industry		SUP					7.6
		P					
RESIDENTIAL	R-20	RA-20	R-12	CB	GB	GM	NOTES
Condominiums		P	P				
Group Housing developments	P	P	P				3.4.3
Halfway house	SUP	SUP	SUP				7.3.6
Home Occupations	A	A	A				7.17, 4.2.3
Manufactured home, double		PWC					
Manufactured home, single		PWC					
Modular homes	P	P	P				
Multifamily and Duplex		P	P	P	P		
Planned Unit Development Residential (PUD-R)	SUP	SUP	SUP				7.1.1
Room and boarding houses			P				
Single family	P	P	P				
Townhouses		P	P				
Two-family		P	P	P	P		
RECREATIONAL/ENTERTAINMENT	R-20	RA-20	R-12	CB	GB	GM	NOTES
Amusement Facilities (Outdoor)				P	P		7.7
Billiard or pool halls				P	P		
Clubs and lodges		P	P	P	P		
Community centers	P	P	P	P	P		
Electronic gaming establishments					PWC		
Golf courses	P	P	P	P	P		
Firing Range					SUP		
Parks	P	P	P	P	P		
Playgrounds	P	P	P	P	P		
Riding Academies and Commercial Stables	PWC	PWC					7.28
Swimming pools	P	P	P	P	P		6.20 (f)
Bowling alleys				P	P		
INSTITUTION/UTILITIES	R-20	RA-20	R-12	CB	GB	GM	NOTES
Art galleries			P	P	P		
Cemeteries	P	P	P	P	P		7.90
Churches/Religious Institutions	PWC	PWC	PWC	PWC	PWC		
Day cares	PWC	PWC	PWC	PWC	PWC		
Elementary schools	P	P	P				7.29
Essential Services 1 and 2	PWC	PWC	PWC	PWC	PWC	PWC	7.15
Essential Services 3	SUP	SUP	SUP	SUP	SUP	SUP	7.16

		P				P	
Family care home	P	P	P				
Fire and police stations	P	P	P	P	P		
Hospitals			P				
Museums			P				
Nursing/rest homes	P	P	P				
Public libraries			P				
Public works facilities	P	P	P	P	P	P	
Secondary schools	P	P	P				7.29
AUTOMOBILE ORIENTED	R-20	RA-20	R-12	CB	GB	GM	NOTES
Automatic teller machines (ATMs)				P	P		
Automobile parking lots (principal use)				P	P	P	7.25
Automobile parts and supplies				P	P		
Automobile repairs garages				P	P	P	
Automobile sales, new and used				P	P		
Car Wash					PW C	PW C	7.80
Gas Stations/Convenience Stores				p	p	p	7.22
RETAIL/COMMERCIAL	R-20	RA-20	R-12	CB	GB	GM	NOTES
Adult Establishments					PWC		7.50
Alcoholic beverages, packaged, retail sales				P	P		
Art schools				P	P		
Antique store				P	P		
Appliance sales				P	P		
Art sales				P	P		
Bakeries				P	P		
Banks and financial institutions				P	P		
Banquet Facility	SUP	SU P		SUP	SUP		7.37
Barber and beauty schools				P	P		
Barber and beauty shop				P	P		
Bicycle sales and repair shop				P	P		
Billboards				P	P	P	Article 5
Book and stationery sales				P	P		
Boutique				P	P		
Building supply and material sales				P	P		
Bus terminals and railroad stations				P	P		
Business colleges				P	P		
Camera supplies				P	P		
Clothing stores				P	P		
Commercial use in a detached house	PWC	PW C	PWC				7.34
Commercial Kennel (Outdoor)					PWC		7.12
Dairy bars and ice cream manufacturing				P	P		
Dental clinics				P	P		
Drug store				P	P		
Dry cleaning and laundering				P	P		
Electrical appliance and equipment, sales and repair				P	P		
Fabric store				P	P		
Fabricating shop				P	P		
Feed, seed and fertilizer sales, retail				P	P		
Florist shop				P	P		
Food stores, retail only				P	P		
Funeral homes and mortuaries				P	P		

Furniture sales				P	P		
Hardware store				P	P		
Hobby shop				P	P		
Hotels and motels				P	P		
Jewelry store				P	P		
Laundromats				P	P		
Locksmiths				P	P		
Medical clinics				P	P		
Mini warehouses				P	P	P	
Music and dance studios				P	P		
Music store				P	P		
Newspaper office				P	P		
News stands				P	P		
Offices, business and professional				P	P		
Office equipment and supplies				P	P		
Opticians and optical goods				P	P		
Pawn shop				P	P		
Petroleum Storage Facilities						PW C	7.27
Planned Unit Development Business (PUD-B)				SUP	SUP		
Photographic shop				P	P		
Printing, publishing, and reproducing				P	P		
Produce stands and markets				P	P		
Radio and television repair shop				P	P		
Radio and television stations, studios and offices				P	P		
Restaurants				P	P		
Retails sales				P	P		
Shoe store				P	P		
Sporting goods				P	P		
Tailors and dressmaking shop				P	P		
Taxi stands				P	P		
Telephone offices				P	P		
Temporary uses and structures	PWC	PW C	PWC	PWC	PWC	PW C	7.30
Theatres, indoor				P	P		
Toy store				P	P		
Variety store				P	P		
Veterinary clinics				P	P		
MANUFACTURING	R-20	RA- 20	R-12	CB -	GB	GM	NOTES
Automobile wrecking yards						P	
Bakeries						P	
Bedding, carpet and pillow						P	
Billboards				P	P	P	
Boat works and sales						P	
Bottling plants						P	
Brick, tile and pottery yards						P	
Bus repair						P	
Cabinet and woodworking shop						P	
Circuses, carnivals, fairs, etc.						P	
Clothing manufacturing						P	
Concrete plants and storage yards						P	
Dairy products processing						P	
Environmentally sensitive uses not expressly permitted				SUP	SUP	SU P	7.21
Electrical appliances manufacturing						P	
Farm machinery assembly or repair						P	

Feed mills and grain elevators						P	
Food processing						P	
Furniture manufacturing						P	
Glass products manufacturing						P	
Hatcheries						P	
Ice plants and cold storage lockers						P	
Industrial equipment sales and repairs						P	
Leather products and luggage manufacturing						P	
Lumber yards, building materials, storage and sales						P	
Machines and welding shop						P	
Machine tool manufacturing						P	
Metal fabrication plants						P	
Mini warehouses			P	P		P	
Monument works and sales						P	
Offices pertaining to any permitted use						P	
Outdoor Storage	A	A		PWC	PWC	PW C	7.23
Outdoor Storage, of construction equipment					PWC	PW C	7.24
Paint and household chemical manufacturing						P	
Paper goods manufacturing						P	
Pharmaceutical manufacturing						P	
Planned Unit Development Manufacturing (PUD-M)						SU P	7.1.3
Plastic and rubber goods manufacturing						P	
Plumbing, heating and refrigeration shop and storage						P	
Precision instrument manufacturing						P	
Printing, publishing, reproducing establishments						P	
Quarries						P	
Radio and television stations			P	P		P	
Radio, television and telecommunication towers	SUP	SU P			P	P	
Railroad freight and classification yards						P	
Sawmills						P	
Sheet metal and roofing shop						P	
Sign painting and fabricating shop						P	
Solar energy systems	SUP	SU P				PW C	
Textile manufacturing						P	
Tire recapping and retreading shop						P	
Tobacco processing and storage						P	
Transfer Station for organic/inorganic waste						SU P	
Trucking terminals, transfer companies						P	
Upholstery shop						P	
Wholesale and warehouse establishments						P	
Wholesale storage of gasoline and oil						P	
P=Permitted Use SUP= Special Use Permit A=Accessory Use PWC=Permitted with Conditions (Reference Article 6: Limited Use Regulations)							