

ARTICLE 6

TABLE OF USES AND TABLE OF DIMENSIONAL REQUIREMENTS

Section 600. Notes on table of uses

If a proposed use can't be found on the table of uses herein established or is not specifically defined herein, then the regulations and restrictions governing the use which most closely resembles the proposed use shall apply. The factors to be considered are the type, density and intensity of the development, environmental effects, and the anticipated amount of traffic, light, noise, vibration, odor and other impacts within the community.

The abbreviations and symbols shown in the Table of Uses have the following meanings:

"S" = Special Use

"P" = Permitted

"PS" = Permitted with Standards

"NP" = Not Permitted

Section 601. Table of Uses

| Purposed Use | R-10 | C-1 | C-2 | C-3 | I-1 |
|--|------|-----|-----|-----|-----|
| Residential | | | | | |
| Dwelling - Single Family | P | PS | PS | PS | NP |
| Dwelling - Two Family | P | PS | PS | PS | NP |
| Dwelling - Secondary | PS | NP | PS | PS | NP |
| Multi-Family Dwelling (4 or less Units) | P | PS | PS | PS | PS |
| Multi-Family Dwelling (More than 4 Units) | S | S | S | S | S |
| Manufactured Homes | PS | NP | PS | PS | NP |
| Modular Homes | PS | NP | PS | PS | NP |
| Group Development | PS | NP | PS | PS | PS |
| Hotels/ Motels | NP | P | P | P | NP |
| Rooming House | P | P | P | P | NP |
| Short Term Rentals | PS | PS | PS | PS | NP |
| Manufactured Home Parks | S | NP | S | S | S |
| Customary Accessory Uses or Structures | PS | NP | PS | PS | PS |
| Commercial Accessory Entertainment Structure | NP | PS | PS | PS | PS |
| Customary Incidental Home Occupations | PS | P | PS | PS | NP |
| Office /Service | | | | | |
| Offices | NP | P | P | P | P |
| Medical/ Dental Clinic | NP | P | P | P | P |
| Animal Hospitals/ Veterinary Clinics | NP | NP | P | P | P |
| Child Care Home | PS | NP | PS | PS | NP |
| Mortuary/ Funeral Parlor | NP | NP | P | P | P |
| Bicycle Sales and Repair | NP | P | P | P | P |
| Automotive Repair/ Paint | NP | NP | P | P | P |
| Studios | NP | P | P | P | P |
| Automobile Washing Establishment | NP | NP | P | P | P |
| Repair Services | NP | NP | P | P | P |

| Purposed Use | R-10 | C-1 | C-2 | C-3 | I-1 |
|---|------|-----|-----|-----|-----|
| Professional Services | NP | NP | P | P | P |
| Child Care Center (more than 6) | NP | NP | PS | PS | NP |
| Banks, Credit Unions, Financial Services | NP | P | P | P | P |
| Check Cashing/ Payday Loan | NP | NP | NP | NP | NP |
| Laundries/Laundromat | NP | NP | P | P | NP |
| Tattoo/ Piercing Parlor | NP | NP | PS | PS | NP |
| Sign Painting and Fabrication | NP | NP | P | P | P |
| Cold Storage | NP | NP | P | P | P |
| Civic/ Institutional | | | | | |
| Religious Institutions | P | P | P | P | P |
| Public Buildings | P | P | P | P | P |
| Public Works Facilities | S | NP | P | P | P |
| Public Safety Facilities | PS | NP | PS | PS | PS |
| Schools | PS | NP | PS | PS | PS |
| Hospitals | PS | NP | PS | PS | PS |
| Libraries | PS | NP | PS | PS | PS |
| Entertainment/ Recreation | | | | | |
| Assembly Halls/ Coliseums/ Gymnasiums | PS | NP | PS | PS | PS |
| Recreational Facilities | PS | NP | PS | PS | PS |
| Theater | NP | P | P | P | P |
| Physical Fitness Facilities | NP | P | P | P | P |
| Adult Establishment | NP | NP | PS | NP | PS |
| Electronic Gaming Operation | NP | NP | PS | NP | NP |
| Shooting Range | NP | NP | NP | NP | NP |
| Miniature golf | NP | NP | P | NP | NP |
| Retail/ Restaurants | | | | | |
| Retail | NP | P | P | P | P |
| Restaurant | NP | P | P | P | P |
| Shopping Center (Greater than 25,000 sq. ft.) | NP | NP | PS | NP | PS |
| Shopping Center (Less than 25,000 sq. ft.) | NP | NP | PS | PS | PS |
| Bakeries | NP | P | P | P | P |
| Building Supply/ Equipment Sales | NP | NP | P | P | P |
| Automobile Sales and Service | NP | NP | P | P | P |
| Farm Equipment Sales/ Repair/ Assembly | NP | NP | P | P | P |
| Industrial/ Agricultural Supply | NP | NP | P | P | P |
| Wholesaling/Warehousing | NP | NP | PS | PS | PS |
| Feed and Seed Stores | NP | NP | P | P | P |
| Ice Vending Establishment | NP | NP | P | P | P |
| Brewery | NP | NP | P | P | P |
| Sheet Metal/ Roofing/Plumbing/HVAC Shops | NP | NP | P | P | P |
| Glass and Mirror Shops | NP | NP | P | P | P |
| Greenhouses | NP | NP | P | P | P |
| Manufactured Home Sales | NP | NP | P | P | P |
| Pawn Shop | NP | NP | P | P | NP |
| Alcoholic Beverage Sales Store | NP | NP | P | P | NP |
| Mobile Food Vendor | NP | PS | PS | PS | PS |

| Purposed Use | R-10 | C-1 | C-2 | C-3 | I-1 |
|--|------|-----|-----|-----|-----|
| Miscellaneous | | | | | |
| Indoor Storage/ Principal Use | NP | NP | P | P | P |
| Temporary Use Structures | P | NP | P | P | P |
| Transportation Terminals | NP | NP | P | NP | P |
| Monument Sales | NP | NP | P | P | P |
| Private Clubs/ Lodges | NP | NP | P | P | P |
| Nursing Home/ Group Care Facility | PS | NP | PS | PS | NP |
| Radio/ Television Station | NP | NP | P | P | P |
| Storage Yards | NP | NP | NP | NP | PS |
| Industrial/ Manufacturing Facilities | NP | NP | NP | NP | P |
| Commercial Parking Lot/ Parking Garage | NP | NP | P | P | P |
| Bottling Plants | NP | NP | P | PS | P |
| Fabricating Shops | NP | NP | P | P | P |
| Cemeteries | PS | NP | NP | NP | NP |

Section 602. Table of dimensional requirements

| Zoning District | R-10 | C-1 | C-2 | C-3 | I-1 |
|---|-----------------|----------------|--------|--------|--------|
| Minimum Lot Area (Sq. Ft) | 10,000 | None | 10,000 | 10,000 | 40,000 |
| Lot Area per Additional Dwelling Unit (Sq. Ft) | 4,000 | N/A | 4,000 | 4,000 | N/A |
| Minimum Lot Width at Building Line in Feet | 80 | 20 | 80 | 80 | 100 |
| Minimum Yard Requirements in Feet - Front | 25 | 0 | 20 | 15 | 30 |
| Minimum Yard Requirements in Feet - Side ² | 10 ² | 0 ³ | 10 | 10 | 15 |
| Minimum Yard Requirements in Feet - Rear | 20 | 0 ⁴ | 10 | 10 | 20 |
| Minimum Yard Requirements in Feet – Build to | N/A | 10 | N/A | 40 | N/A |
| Maximum Height in Feet | 38 | 50 | 50 | 50 | 50 |
| Minimum Height in Feet | N/A | 24 | 12 | 12 | 12 |

² Side yard requirements for corner lots shall be increased to twenty feet along the side street.

³ Side yards are not required in the C-1 district. If such a yard is provided, it must be a minimum of four (4) feet to allow for cleaning and access. Common wall construction is permitted in the C-1 district. On all corner lots in this district, a ten (10) foot setback from the side street line shall be required. Where a lot in the C-1 district abuts a lot zoned R-10, a side yard of at least ten (10) feet shall be required.

⁴ Rear yards are not required in the C-1 district except in those cases where the C-1 district abuts an established residential district. In such cases, the rear yard requirement shall be a minimum of ten (10) feet.

⁵ Subject to the provisions of Section 1308 of this ordinance.