

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 ⁵	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.

³Side 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.

⁴Rear 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.

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