

3.2 Land Uses



- C. Subdivision of Land:** The subdivision of land in every zoning district shall be consistent with the provisions of the applicable subdivision control ordinance for the jurisdiction in which the property is located.
- A. Land Uses Specified:** Each land use is either a permitted, non-permitted or a special exception use in each zoning district. A general list of permitted and special exception uses for each district are noted in the "Permitted Uses" and "Special Exceptions" columns accompanying the description of each district in this Article. Specific land uses within each general category are listed in the Land Use Matrix that begins on this page.
- B. Unlisted or Questionable Land Uses:** Any use not listed as a permitted use or special exception use is considered non-permitted. The Planning Director may determine into which category any questionable use is placed if it is not specifically listed but is similar to another use that is a permitted or a special exception use. This determination may be appealed to the Board of Zoning Appeals consistent with the provisions of Chapter 11.5 for Appeals of Administrative Decisions.
- A. Lot Standards Established:** The lot standards for each zoning district shall be as specified in the description of each district in this Article. Lot standards shall include, but not be limited to, front yard setback, side yard setback, rear yard setback, lot area, lot width, lot frontage, lot depth, height, living and ground floor areas, primary structures, and lot coverage. A summary of the lot standards is provided in the table below:

See Also:

*Chapter 11.5,
Appeals of Administrative
Decisions*

Primary Land Use P Permitted Use S Special Exception Use	Zoning District															
	A	RR	RSN	RS 1,2,3	RTN	RT 1,2,3	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL	IG
Agriculture Uses																
agricultural product sales, distribution, & storage facility																
fertilizer sales, distribution, & storage	S															S
seed sales, distribution, & storage																
farm co-op. facility																
animal boarding/stables (excluding kennels)	P	S														
farm (confined feeding)	P															
farm (general)																
farm dwelling																
grazing & pasture land	P	P	P	P		P	P	P		P	P	P		P	P	P
livestock raising & breeding																
crop production																
crop processing & storage (materials produced on-site)																
farm equipment sales and service	S											P		S	P	S
farmer's market	S								P		P	P	P			
greenhouse (commercial)	P															S
livestock auction/sales facility	S															S
winery	P	S							P		P	P				

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3.2 Land Uses (cont.)

Zoning Districts

Primary Land Use Permitted Use Special Exception Use	Zoning District														
	A	RR	RSN	RS 1,2,3	RTN	RT 1,2,3	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL

Communications/Utilities Uses																				
communication service exchange													S		S	P	P	P	P	P
public wellfield/water treatment facility	P	P														P				
sewage treatment plant																P				
telecommunications facility/tower	P									S		S	S	S	P	P	P	P	P	P
utility substation													S	S	P	P	P	P	P	P
water tower	P	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P

Park Uses																				
campground/RV park	S																			
driving range (as a primary use)													S	S	S					
golf course and/or country club (including driving range)	P	P	P	P	P	P	P							S						
nature preserve/center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
park and/or playgrounds (including athletic facilities)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Residential Uses																				
bed and breakfast facility	S	S			S	S				S	S	S	S							
boarding house	S	S								S	S	S	S							
mobile home / manufactured home park										P										
dwelling, multi-family (more than 2 dwelling units)					S	S	P			S	S	S								
dwelling, secondary (on upper floors of other use)							P			P	P	P	P							
dwelling, single-family (includes manuf. home types I & II)	P	P	P	P	P	P	P	P												
dwelling, two-family					S	S	P													
fraternity/sorority house							S												S	
nursing/assisted living facility							P			S		S	S		P					
residential facility for the developmentally disabled type I			P	P	P	P	P	P		S	S	S	S		P					
residential facility for the developmentally disabled type II							P			S	S	S	S		P					
residential facility for the mentally ill			P	P	P	P	P	P		S	S	S	S		P					
retirement facility							P			S		S	S		P					

Institutional/Public Uses																				
airport	S																		S	S
animal shelter	P														S	S	S	S		
cemetery	S	S														P				
church or other place of worship	P	P	S	S	S	S	S	S	P	S	S	S	P							
community center		S	S	S	S	S	S	S	P	S	P	P	P							
day-care center									P	P	P	P	P		S	S	S			
fairgrounds	P																			
funeral home									P		P	P								
government facility (non-office)	S																	S	S	S
government office									P		P	P	P							
heliport	S	S													S	P	P	P		
hospital/medical center												P	P	P	P					
institution for the developmentally disabled/mentally ill							S		S		S	S	P							
library									P	P	P	P	P							
lodge or private club									P	P	P	P								
medical clinic									P	P	P	P	P	P	P	P	P	P	P	P
museum or gallery									P	S	S	S	P							
parking lot or garage (as a primary use)									P	S	P	P								
penal or correctional institution	S														S	S	S	S		
police, fire, or rescue station	P	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P
post office									P	S	S	S	P							
school (P-12)			S	S	S	S	S	S	S	S	S	S	S	P						
trade or business school									P		P	P						P	P	
university or college									S		S		P							

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Zoning Districts

Primary Land Use P Permitted Use S Special Exception Use	Zoning District														
	A	RR	RSN	RS 1,2,3	RTN	RT 1,2,3	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL

Commercial Uses																
adult uses																P
auto-oriented uses (small scale)																
gas station											P	P				
car wash																
auto-oriented uses (medium scale)																
auto repair and body shop											P	S		S		
vehicle detailing/accessory shop																
oil change shop																
auto-oriented uses (large scale)																
automobile/motorcycle sales and service											P	P				
recreational vehicle sales and service																
mass transit terminal/station (excluding a public bus stop)																
conference center																
data processing / call center																
fireworks sales (permanent)																
health spa																
hotel																
kennel																
liquor store																
mobile/manufactured home sales																
office uses																
administrative/professional office																
bank/financial institution																
medical/dental office																
radio/TV station																
veterinary office/animal clinic (without outdoor kennels)																
print shop/copy center																
business/financial services office																
investment firm																
employment service																
personal service uses																
barber/beauty shop																
dry cleaners (retail)																
photographic studio																
self-service laundry																
shoe repair/tailor shop																
dance or martial arts studio																
gymnastics center																
tanning salon																
fitness center																
recreation uses (small scale)																
billiard room or arcade																
night club																
microbrewery/brew-pub																
bar																

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	A	RR	RSN	RS 1,2,3	RTN	RT 1,2,3	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL

Commercial Uses																
recreation uses (medium scale)																
bowling alley																
theater																
banquet or assembly hall										P		P	P			
miniature golf course																
shooting/archery range (indoor)																
skating rink/swimming pool																
recreational uses (large scale)																
seasonal hunting or fishing facility	S	S														
shooting range (outdoor)																
restaurant																
										P	P	P	P		S	
retail uses (small scale)																
video/music store																
art or photo gallery																
bakery (retail)																
deli																
flower shop																
gift shop						S				P	P	P	P			
news dealer/bookstore																
stationary shop																
ice cream shop																
convenience store (without gas station)																
jewelry store																
antique shop																
meat market																
retail uses (medium scale)																
craft/fabric store																
apparel/footwear store																
record/CD/musical instrument shop																
sporting goods shop																
pharmacy																
grocery store										P		P	P			
garden shop																
variety store																
auto parts sales (without on-site repair)																
building finishes shop (paint, carpet, wallpaper, etc.)																
repair services (small appliances, jewelry, alterations, etc.)																
pet store																
retail uses (large scale)																
auction facility (excluding livestock)																
supermarket																
department store																
shopping mall										S		P	P			
hardware store																
home electronics/appliance store																
office supply store																
building supply store																
retreat center																
	S	S								P		P	P	S		
truck stop / travel center																
													S		S	S

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Industrial Uses																
agricultural products terminal																
animal & animal products processing																
boat/RV storage facility (outdoor)																
concrete/asphalt production facility																
contractor's warehouse/storage facility																
dry cleaners (commercial)																
food & beverage production																
general industrial production																
manufacturing facility																
fabrication facility																
hazardous materials production																
bottle gas storage & distribution																
explosive manufacturing and storage																
petroleum and chemical processing and storage																
light industrial assembly & distribution																
packaging facility																
assembly facility																
printing/publishing facility																
light industrial processing & distribution																
lumber yard																
tool and dye shop																
mineral extraction and processing																
mini-warehouse self-storage facility																
power generation facility (commercial)																
research and development facility																
truck freight terminal/trucking company																
truck sales & service center																
warehouse & distribution facility																
wholesale facility																
waste disposal facility																
incinerator																
junk/scrap metal yard																
sanitary landfill																
refuse dump / transfer station																
inoperable vehicle storage																

Zoning Districts