

Sec. 78-640. - Statement of district intent.

- (a) *Low-Density Residential District (R-LD)*. The R-LD Low-Density Residential District is primarily intended to provide locations for low-density residential and related-type development in areas where topographic or other constraints preclude intense urban development. These areas are not likely to have public water and sewer services available, and the minimum required lot area will be one acre unless additional land area is required for adequate sewage disposal. These are environmentally sensitive areas that are characterized by one or more of the following conditions: Steep slopes, fragile soils, or flooding.
- (b) *Residential District (R-1)*. The R-1 Residential District is primarily intended to provide locations for single-family and two-family residential development and supporting recreational, community service, and educational uses in areas where public water and sewer services are available or will likely be provided in the future. This district is further intended to protect existing subdivisions from encroachment of incompatible land uses, and this district does not allow manufactured home parks.
- (c) *Residential District (R-2)*. The R-2 Residential District is primarily intended to provide locations for residential development and supporting recreational, community service and educational uses in areas where public water and sewer services are available or will likely be provided in the future. These areas will usually be adjacent to R-1 Residential Districts, will provide suitable areas for residential subdivisions requiring public water and sewer services, and in order to help maintain the present character of R-1 districts, will not allow manufactured home parks.
- (d) *Residential District (R-3)*. The R-3 Residential District is primarily intended to provide locations for a variety of residential development depending upon the availability of public water and sewer services. Some areas within the R-3 Residential District will have no public water and sewer services available and will thus be suitable primarily for single-family residential units on individual lots and mobile homes on individual lots. Other areas within the district will have public water and/or sewer service available and will thus be suitable for higher density uses such as multifamily residential units, planned unit developments, and mobile home parks. The R-3 district also provides for various recreational, community service and educational uses that will complement the residential development.
- (e) *Neighborhood Service District (NS)*. The NS Neighborhood Service District is primarily intended to provide suitable locations for limited, neighborhood-oriented, commercial, business, and service activities in close proximity to major residential neighborhoods. The NS Neighborhood Service District is designed to allow for a mix of residential, commercial, business and service uses in limited areas along major traffic arteries and at key intersections leading to residential neighborhoods in order to provide such service to the residents of that particular neighborhood. As such, the type of uses allowed and the standards established for development in this NS Neighborhood Service District should be compatible with the residential character of the area and should neither add to traffic

congestion; nor cause obnoxious noise, dust, odors, fire hazards, or lighting objectionable to surrounding residences; nor should they visually detract from the overall appearance of the neighborhood. The NS Neighborhood Service District should currently have water and sewer services or be expected to have such services in the foreseeable future.

- (f) *Commercial Service District (CS)*. The CS Commercial Service District is primarily intended to provide suitable locations for clustered commercial development to encourage the concentration of commercial activity in those specified areas with access to major traffic arteries, to discourage strip commercial development, and to allow for suitable noncommercial land uses. Such locations should currently have water and sewer services or be expected to have such services available in the future. This CS Commercial Service District may be applied to suitable areas adjacent to existing commercial concentration to allow for their expansion.
- (g) *Employment District (EMP)*. The EMP Employment District is primarily intended to provide appropriately located sites for employment concentrations primarily for office uses, industrial uses, storage and warehousing, and wholesale trade. Such locations should currently have public water and sewer services available or be expected to have these services in the future. Only those manufacturing uses will be allowed which meet all local, state and federal environmental standards, and do not involve obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, fire hazards, or other objectionable conditions which would be detrimental to the health, safety, and general welfare of the community. These areas will also include sites suitable for supportive activities such as community service, commercial service, and residential uses.
- (h) *Public service district (PS)*. The PS Public Service District is intended to be a district that includes, but is not limited to, governmentally owned properties; schools and large college properties; recreation parks and facilities; emergency services; and community clubs. Such uses should currently have public water and sewer services available or have a provision for internal supply of appropriate utilities.
- (i) *Conference Center/Resort District (CR)*. The CR Conference Center/Resort District is intended to be a district that includes, but is not limited to large tourist-related facilities, summer/day camp properties, and conference centers held in single ownership or held collectively by related entities. Facilities within this district may include housing, hotels, retail shops, religious or secular retreats, and associated accessory uses. Such uses should currently have public water and sewer services available or have a provision for internal supply of appropriate utilities.
- (j) *Beaverdam Low-Density Residential District (BDM)*. It is the purpose and intent of the Beaverdam Low-Density Residential District to protect existing development in Beaverdam Valley from incompatible use; to provide for low-density residential and agricultural uses; and, to set certain standards for such uses based upon an analysis of existing and future conditions of topography, access, public

water and sewer utilities, and community facilities, as well as health, safety and general welfare considerations.

- (k) *Open Use District (OU).* The OU Open Use District is established as a district in which all uses are allowed by right, except for certain uses that are regulated as special uses so as to ensure that neighborhood impact is mitigated. Additionally, those uses which are specific to the Airport Industry District (AI) are excluded from the OU Open Use District. The neighborhood impact from special uses will be mitigated through the use of minimum specific site standards combined with general standards which provide the flexibility to impose a higher level of specific site standards dependent upon the degree of neighborhood impact. No zoning permit shall be required for permitted uses in the OU Open Use District.
- (l) *Airport Industry District (AI).* The AI Airport Industry District is established as a district that includes but is not limited to airport facilities, aviation related uses, and related aerospace uses. The AI Airport Industry District will also support office uses, industrial uses, storage and warehousing, and wholesale trade either directly related to or dependent upon the aviation industry. Such locations should currently have public water and sewer services available or be expected to have these services in the future. The AI Airport Industry District shall exist only in areas below 2,500 feet in elevation.

(Ord. No. 09-12-01, § 1, 12-1-09; Ord. No. 14-02-02, § 2, 2-4-14; Ord. No. 14-05-02, § 2, 5-13-14; Ord. No. 16-04-13, § 2(Exh. A), 4-5-16; Ord. No. 21-05-06, § 1(Exh. A), 5-4-21)

Sec. 78-641. - Permitted uses.

- (a) *Permitted use table.* Uses are permitted in the various zoning districts pursuant to Table 1.

Table 1—Permitted Use Table

| | | | | | | | | | | | | |
|---|--|-----|-----|-----|----|----|-----|----|----|----|-----|----|
| Uses | P = Permitted C = Allowed as Special Use SR = Permitted with Special Requirements Blank Space = Not Permitted | | | | | | | | | | | |
| | Districts | | | | | | | | | | | |
| | R-LD | R-1 | R-2 | R-3 | NS | CS | EMP | PS | CR | AI | BDM | OU |
| Single-family residential dwelling, including modular | P | P | P | P | P | P | P | P | P | | P | P |
| Two residential dwelling units (attached or detached) | P | P | P | P | P | P | P | P | P | | | P |
| Community oriented developments | | P | P | P | P | P | P | P | P | | | |

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|--|---|----|----|---|---|---|---|---|---|---|----|---|
| Multifamily residential dwelling units (no more than eight units in no more than four buildings) | | | P | P | P | P | P | P | P | | | P |
| HUD-labeled manufactured homes —Residential | P | SR | SR | P | | | P | | | | SR | P |
| Manufactured home parks (8 units or fewer) | | | | P | | | | | | | | P |
| Manufactured home parks (more than 8 units) | | | | C | | | | | | | | P |
| Planned unit developments, level I | | C | C | C | C | C | C | C | C | | | C |
| Planned unit developments, level II | | | | | | C | C | C | C | C | | C |
| Subdivisions | P | P | P | P | P | P | P | P | P | P | P | P |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Subdivisions, alternative path hillside development | P | P | P | P | P | P | P | P | P | | | P |
| Subdivisions, conservation development | P | P | P | P | P | P | P | P | P | | | P |
| Accessory buildings | P | P | P | P | P | P | P | P | P | P | P | P |
| Adult entertainment establishments | | | | | | C | C | | | | | C |
| Airports | | | | | | | | | | C | | |
| Amusement parks | | | | | | C | C | C | C | | | C |
| Animal hospitals and veterinarian clinics | | | | | P | P | P | | | P | | P |
| Asphalt plants | | | | | | | C | | | | | C |
| Aviation-related services and facilities | | | | | | | | | | P | | |

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|---|----|----|----|----|---|---|---|---|---|---|--|---|
| Banks and other financial institutions | | | | | P | P | P | P | P | P | | P |
| Bed and breakfast inns (10 occupants or less) | SR | | SR | P | P | P | P | P | P | | | P |
| Bed and breakfast inns (more than 10 occupants) | C | | C | P | P | P | P | P | P | | | P |
| Cargo/freight terminals, operations and activities | | | | | | P | P | | | P | | P |
| Cemetery | P | | P | P | | P | | P | P | | | P |
| Chip mills | | | | | | | | | | | | C |
| Clubs or lodges | | | | P | P | P | P | P | P | P | | P |
| Concrete plants | | | | | | | C | | | | | C |
| Day nursery and private kindergarten (up to 8 students) | SR | SR | SR | SR | P | P | P | P | P | P | | P |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Day nursery and private kindergarten (more than 8 students) | | | C | C | P | P | P | P | P | P | | P |
| Family care home | P | P | P | P | | | | P | P | | P | P |
| Funeral homes | | | | | | P | P | P | P | | | P |
| Government protective services | | | P | P | P | P | P | P | P | P | | P |
| Greenhouses, commercial (nursery, lawn and garden products) | | | | | P | P | P | P | P | P | | P |
| Group homes | | | C | P | P | P | P | P | P | | | P |
| Hazardous waste facilities | | | | | | | | | | | | C |
| Health care facilities | | | C | C | | P | P | P | P | | | P |
| Home occupations | P | P | P | P | P | P | P | P | P | | P | P |
| Hotels and motels | | | | | | P | P | P | P | P | | P |

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|--|--|--|---|---|---|----|----|----|---|---|--|----|
| Incinerators | | | | | | | | | | | | C |
| Junkyards | | | | | | | C | | | | | C |
| Kennels | | | | C | P | P | P | | | P | | P |
| Laundry and dry cleaning services | | | | | P | P | P | P | P | P | | P |
| Libraries | | | P | P | P | P | P | P | P | | | P |
| Manufacturing and processing operations | | | | | | P | P | | | P | | P |
| Medical clinics | | | | C | P | P | P | P | P | P | | P |
| Mining and extraction operations | | | | | | | C | | | | | C |
| Motor sport facilities | | | | | | | | | | | | C |
| Motor vehicles impoundment lot or tow yard | | | | | | SR | SR | SR | | | | SR |

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|--|---|---|---|---|---|---|---|---|---|---|---|---|
| Motor vehicles maintenance and repair | | | | | C | P | P | P | P | P | | P |
| Motor vehicles sales and rental | | | | | | P | P | | | P | | P |
| Motor vehicles service stations (fueling stations) | | | | | P | P | P | P | P | P | | P |
| National guard and reserve armories | | | | | | P | P | P | | P | | P |
| Nightclubs, bars and pubs | | | | | P | P | P | | P | P | | P |
| Personal landing strips | | | | C | | C | C | C | C | C | | C |
| Physical fitness centers | | | | C | P | P | P | P | P | P | | P |
| Places of worship | P | P | P | P | P | P | P | P | P | | P | P |
| Postal and parcel delivery services | | | | | P | P | P | P | P | P | | P |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Printing and lithography | | | | | | P | P | | | P | | P |
| Professional and business offices and services | | | | | P | P | P | P | P | P | | P |
| Private utility stations and substations, pumping stations, water and sewer plants, water storage tanks (less than 2 acres in total footprint) | P | P | P | P | P | P | P | P | P | P | P | P |
| Private utility stations and substations, pumping stations, water and sewer plants, water storage tanks (2 acres or greater in total footprint) | C | C | C | C | C | C | C | C | C | C | C | C |

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|--|---|---|---|---|---|---|---|---|---|---|---|---|
| Public utility stations and substations, pumping stations, water and sewer plants, water storage tanks (less than 2 acres in total footprint) | C | C | C | C | P | P | P | P | P | P | C | P |
| Public utility stations and substations, pumping stations, water and sewer plants, water storage tanks (2 acres or greater in total footprint) | C | C | C | C | C | C | C | C | C | C | C | C |
| Radio, TV and telecommunications towers | C | | | C | | C | C | C | C | P | | P |
| Recreation use, governmental | P | P | P | P | P | P | P | P | P | P | P | P |

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|--|---|---|---|---|---|---|---|---|---|---|---|---|
| Recreation use, non-governmental | C | C | C | C | C | P | P | P | P | P | C | P |
| Repair services (electrical and appliances) | | | | | P | P | P | | | P | | P |
| Restaurants, eating establishments and cafés | | | | | P | P | P | P | P | P | | P |
| Retail trade, commercial services, sales and rental of merchandise and equipment (inside building with no outside sales storage) | | | | | P | P | P | C | P | P | | P |
| Retail trade, commercial services, sales and rental of merchandise and equipment | | | | | | P | P | | P | P | | P |

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|---|--|--|---|---|---|---|---|---|---|---|--|---|
| Rooming house | | | C | P | P | P | P | P | P | | | P |
| Schools, public and private | | | C | C | C | P | | P | P | | | P |
| Schools—Vocational, business and special schools | | | | | | P | P | P | P | P | | P |
| Shooting ranges— Outdoor Commercial | | | | | | | | | C | | | C |
| Slaughtering plants | | | | | | | | | | | | C |
| Solid waste facilities— Landfills, transfer stations, materials recovery | | | | | | | C | C | | C | | C |
| Storage and warehousing | | | | | | P | P | P | P | P | | P |
| Theaters | | | | | | P | | P | P | | | P |

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|---|---|---|---|---|---|---|---|----|----|---|---|----|
| Travel trailers (no more than 180 days per calendar year) | | | | P | | | | P | P | | | P |
| Travel trailer parks | | | | C | | | | SR | SR | | | SR |
| Vacation rentals | P | P | P | P | P | P | P | P | P | | P | P |
| Vacation rental complex | | | | C | C | C | C | C | C | | C | C |
| Wholesale sales | | | | | | P | P | | C | P | | P |

(b) *Uses governed by other ordinances.* The following uses may be allowed but also will be governed by the specified ordinances adopted by the board of commissioners:

- (1) *Adult entertainment establishments:* Subject to compliance with section 14-121 et seq. of this Code, as may be amended;
- (2) *Communication towers:* Subject to compliance with chapter 72 of this Code, as may be amended;
- (3) *Junkyards:* Subject to compliance with chapter 26, article III of this Code, as may be amended;
- (4) *Manufactured home parks:* Subject to compliance with chapter 46, article III, of this Code, as may be amended;
- (5) *Off-premise signs:* Subject to compliance with chapter 78, article V, of this Code, as may be amended.
- (6) *Subdivisions:* Subject to compliance with chapter 70 of this Code, as may be amended.

(Ord. No. 09-12-01, § 1, 12-1-09; Ord. No. 11-04-13, § 1, 4-5-11; Ord. No. 11-04-14, § 1, 4-19-11; Ord. No. 11-10-01, § 1, 10-4-11; Ord. No. 14-01-01, § 2, 1-7-14; Ord. No. 14-02-02, § 2, 2-4-14; Ord. No. 14-05-02, § 2, 5-13-14; Ord. No. 14-08-04, § 2, 8-5-14; Ord. No. 16-04-13, § 2(Exh. A), 4-5-16; Ord. No. 17-01-16, § 2, 1-17-17; Ord. No. 17-06-09, §§ 1, 2, 6-6-17; Ord. No. 17-09-07, §§ 1, 2, 9-5-17; Ord. No. 19-04-07, § 2(Exh. A), 4-2-19; Ord.

No. 21-05-06, § 1(Exh. A), 5-4-21)