

tion requirements, the amount of noise, odor, fumes, dust, light pollution, toxic material and vibration likely to be generated and the general requirements for public utilities such as water and wastewater.

(Ord. No. 2022-019, § 1(Exh. A), 7-5-22)

**5.2.3. Planning and zoning commission consideration.**

The planning and zoning commission may consider the nature and described performance of the proposed use, its compatibility with the uses permitted in the various districts, and amend the use table in accordance with the ordinance text amendment procedures set forth in section 3.2.

(Ord. No. 2022-019, § 1(Exh. A), 7-5-22)

**5.2.4. Appeal to city council.**

Any party may appeal the planning and zoning commission recommendation to city council and seek to amend the use table in accordance with the ordinance text amendment procedures set forth in section 3.2.

**City of Robinson Use Table**

<i>"P" = Permitted Use, "S" = Specific Use Permit Required, "x" = Prohibited</i>																	
<i>Districts</i>	<i>Residential</i>										<i>Non-Residential</i>				<i>Supplemental Standards</i>		
<i>Uses</i>	<i>AG</i>	<i>RE</i>	<i>SF-1</i>	<i>SF-2</i>	<i>SF-3</i>	<i>2F</i>	<i>PH</i>	<i>MF-1</i>	<i>MF-2</i>	<i>MH</i>	<i>RO</i>	<i>C-1</i>	<i>C-2</i>	<i>I</i>			
<i>Amusement and Entertainment Uses</i>																	
Amusement (Video) Arcade	x	x	x	x	x	x	x	x	x	x		x	x	P	P		1, 8
Amusement Center, Commercial, Enclosed	x	x	x	x	x	x	x	x	x	x		x	x	P	P		
Amusement Center, Commercial, Outdoors	S	x	x	x	x	x	x	x	x	x		x	x	S	S		1, 6, 8, 16
Athletic Stadium or Field, Private	S	x	x	x	x	x	x	x	x	x		x	x	S	S		1, 8
Club, Private w/Alcoholic Beverage Sales	x	x	x	x	x	x	x	x	x	x		S	S	S	S		1, 8
Dance Hall	x	x	x	x	x	x	x	x	x	x		x	S	S	P		1, 8
Golf Course/Country Club, Private	S	S	S	S	S	S	S	S	S	S		x	x	x	P		1
Golf Course/Country Club, Public	S	S	S	S	S	S	P	P	P	P		x	x	x	x		1

APPENDIX A—ZONING

5.2.4

<i>"P" = Permitted Use, "S" = Specific Use Permit Required, "x" = Prohibited</i>																
<i>Districts</i>	<i>Residential</i>										<i>Non-Residential</i>				<i>Supplemental Standards</i>	
<i>Uses</i>	<i>AG</i>	<i>RE</i>	<i>SF-1</i>	<i>SF-2</i>	<i>SF-3</i>	<i>2F</i>	<i>PH</i>	<i>MF-1</i>	<i>MF-2</i>	<i>MH</i>	<i>RO</i>	<i>C-1</i>	<i>C-2</i>	<i>I</i>		
Park and Recreation Facility, Private	S	S	S	S	S	S	S	S	S	S		S	S	S		1
Race Track, Horse	S	x	x	x	x	x	x	x	x	x		x	x	x	S	1, 8
Raceway, Motor	x	x	x	x	x	x	x	x	x	x		x	x	S	S	1, 8
Sexually Oriented Business	x	x	x	x	x	x	x	x	x	x		x	x	x	P	6,8
Stable, Commercial	P	x	x	x	x	x	x	x	x	x		x	x	x	S	1, 9
Stable, Private	P	P	P	S	x	x	x	x	x	x		x	x	P	P	9
Theater, Indoor	x	x	x	x	x	x	x	x	x	x		x	P	P	P	
Theater, Outdoor	S	x	x	x	x	x	x	x	x	x		x	x	S	S	1, 6, 8
Wedding Venue, Banquet Hall	S	x	x	x	x	x	x	x	x	x		S	S	S	x	1
Automotive, Communication and Transportation																
Airport Landing Field, Private	S	x	x	x	x	x	x	x	x	x		x	x	S	S	1
Auto Leasing or Rental	x	x	x	x	x	x	x	x	x	x		x	P	P	P	8
ATV Sales, New	x	x	x	x	x	x	x	x	x	x		x	x	S	P	8
ATV Sales and /or service, Used	x	x	x	x	x	x	x	x	x	x		x	x	S	P	1, 8, 14
Auto Parts Sales, Enclosed	x	x	x	x	x	x	x	x	x	x		x	P	P	P	12
Auto Parking Lot	x	x	x	x	x	x	x	x	x	x		x	x	P	P	8
Auto Repair, Major	x	x	x	x	x	x	x	x	x	x		x	x	P	P	8, 12, 13, 45
Auto Repair, Minor	x	x	x	x	x	x	x	x	x	x		x	S	P	P	1, 8, 12, 13, 46
Auto Sales, New	x	x	x	x	x	x	x	x	x	x		x	x	P	P	8, 13, 14
Auto Sales, Used	x	x	x	x	x	x	x	x	x	x		x	x	S	P	8, 12, 14
Auto Sales, Vintage	x	x	x	x	x	x	x	x	x	x		x	x	P	P	8, 13, 14
Auto Service Station	x	x	x	x	x	x	x	x	x	x		x	S	P	P	1, 5, 8, 13, 46

5.2.4

ROBINSON CODE

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<i>Uses</i>	<i>AG</i>	<i>RE</i>	<i>SF-1</i>	<i>SF-2</i>	<i>SF-3</i>	<i>2F</i>	<i>PH</i>	<i>MF-1</i>	<i>MF-2</i>	<i>MH</i>	<i>RO</i>	<i>C-1</i>	<i>C-2</i>	<i>I</i>			
Auto, Boat, Trailer, RV and or Truck Storage	x	x	x	x	x	x	x	x	x	x		x	x	S	P		1, 8, 12, 14
Boat Sales, New	x	x	x	x	x	x	x	x	x	x		x	x	P	P		
Boat Sales, Used and Repair	x	x	x	x	x	x	x	x	x	x		x	x	S	P		1, 8, 13
Fuel/Natural Resource Dispensing Station	S	x	x	x	x	x	x	x	x	x		S	S	P	P		2, 5, 8, 20
Heliport	S	x	x	x	x	x	x	x	x	x		S	S	S	P		2, 32
Helistop	S	x	x	x	x	x	x	x	x	x		S	S	S	P		2,32
Motorcycle Sales and Service, New	x	x	x	x	x	x	x	x	x	x		x	x	P	P		8, 13
Motorcycle Sales and Service, Used	x	x	x	x	x	x	x	x	x	x		x	x	S	P		1, 8, 13
Parking Lot, Truck	x	x	x	x	x	x	x	x	x	x		x	x	S	P		8
Recreation Vehicle Sales, New	x	x	x	x	x	x	x	x	x	x		x	x	S	P		1, 8, 14
Recreation Vehicle Sales and /or service, Used	x	x	x	x	x	x	x	x	x	x		x	x	S	P		1, 8, 14
Terminal, Bus	x	x	x	x	x	x	x	x	x	x		x	x	P	P		8
Terminal, Freight or Truck	x	x	x	x	x	x	x	x	x	x		x	x	x	P		8
Terminal, Railroad or Train	x	x	x	x	x	x	x	x	x	x		x	x	S	P		1, 8
Trailer Sales or Rental	x	x	x	x	x	x	x	x	x	x		x	x	P	P		8
Transportation Utility Structures and Facilities	P	P	P	P	P	P	P	P	P	P		P	P	P	P		
Travel Trailer Sales, New	x	x	x	x	x	x	x	x	x	x		x	x	S	P		1, 8, 14
Travel Trailer Sales and/or Service, Used	x	x	x	x	x	x	x	x	x	x		x	x	S	P		1, 8, 14
Towing Company Office w/ Towed Vehicle Storage Yard	x	x	x	x	x	x	x	x	x	x		x	x	x	S		1, 6, 8

APPENDIX A—ZONING

5.2.4

<i>"P" = Permitted Use, "S" = Specific Use Permit Required, "x" = Prohibited</i>																
<i>Districts</i>	<i>Residential</i>										<i>Non-Residential</i>				<i>Supplemental Standards</i>	
<i>Uses</i>	<i>AG</i>	<i>RE</i>	<i>SF-1</i>	<i>SF-2</i>	<i>SF-3</i>	<i>2F</i>	<i>PH</i>	<i>MF-1</i>	<i>MF-2</i>	<i>MH</i>	<i>RO</i>	<i>C-1</i>	<i>C-2</i>	<i>I</i>		
Towing Company Office w/out Towed Vehicle Storage Yard	x	x	x	x	x	x	x	x	x	x		x	x	P	P	1, 8
Truck and Bus Rental or Leasing	x	x	x	x	x	x	x	x	x	x		x	x	S	P	8
Truck and Bus Repair and Overhaul	x	x	x	x	x	x	x	x	x	x		x	x	x	P	8, 12, 13
Truck Sales, Heavy	x	x	x	x	x	x	x	x	x	x		x	x	S	P	1, 8, 14
Truck Stop	x	x	x	x	x	x	x	x	x	x		x	x	x	P	5, 8
Wrecking Yard (Junkyard)	x	x	x	x	x	x	x	x	x	x		x	x	x	S	1, 6, 8, 48
Wireless Antenna Facilities	SEE WIRELESS ANTENNAS, ARTICLE 9															15
<b>Educational</b>																
College or University	x	x	x	x	x	x	x	x	x	x		x	S	P	P	
School, Private Boarding	x	x	x	x	x	x	x	x	x	x		x	S	x	x	
School, Business, Tutoring or Trade	x	x	x	x	x	x	x	x	x	x		S	S	P	P	
School, Home	P	P	P	P	P	P	P	P	P	P		x	x	x	x	
School, Home Day	S	S	S	S	S	S	S	S	S	S		x	x	x	x	3
School, Institutional, Rehabilitation Training	x	x	x	x	x	x	x	x	x	X		S	P	P	P	
School, Parochial or Private	S	S	S	S	S	S	S	S	S	S		P	P	P	P	
School, Public, Primary or Secondary	S	S	S	S	S	S	S	S	S	S		P	P	P	P	1
Individual Tutoring, Instructional Art or Music Lessons	P	S	S	x	x	x	x	x	x	x		P	P	x	x	
<b>Industrial and General Commercial</b>																
Bakery and Confectionery Works, Commercial	x	x	x	x	x	x	x	x	x	x		S	P	P	P	

5.2.4

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<i>Uses</i>	<i>AG</i>	<i>RE</i>	<i>SF-1</i>	<i>SF-2</i>	<i>SF-3</i>	<i>2F</i>	<i>PH</i>	<i>MF-1</i>	<i>MF-2</i>	<i>MH</i>	<i>RO</i>	<i>C-1</i>	<i>C-2</i>	<i>I</i>			
Batching Plant, Concrete or Asphalt, Permanent	x	x	x	x	x	x	x	x	x	x		x	x	x	S		1, 6
Book bindery	x	x	x	x	x	x	x	x	x	x		x	x	x	P		
Bottling works	x	x	x	x	x	x	x	x	x	x		x	x	S	P		1
Brick/Stone Company, Sales, Enclosed	x	x	x	x	x	x	x	x	x	x		x	x	S	P		1
Brick/Stone Company, Sales, Outside Storage	x	x	x	x	x	x	x	x	x	x		x	x	x	S		1
Commercial engraving	x	x	x	x	x	x	x	x	x	x		x	S	S	P		1
Commercial Plant, General	x	x	x	x	x	x	x	x	x	x		x	S	S	P		1, 8
Compressor Station (Gas Pipelines)	S	S	S	S	S	S	S	S	S	S		S	S	S	S		1, 23
Contractors shop or storage yard	x	x	x	x	x	x	x	x	x	x		x	S	S	P		1, 8
Dairy products	S	x	x	x	x	x	x	x	x	x		x	x	P	P		
Distribution Center	x	x	x	x	x	x	x	x	x	x		x	x	P	P		2, 8
Industrial Manufacturing/Fabrication/Assembly Enclosed, Light	x	x	x	x	x	x	x	x	x	x		x	x	P	P		
Feed Lot	S	x	x	x	x	x	x	x	x	x		x	x	x	S		1, 6, 8
Frozen Foods Locker	x	x	x	x	x	x	x	x	x	x		x	x	x	P		
Furniture Restoration	x	x	x	x	x	x	x	x	x	x		x	S	P	P		
Industrial Manufacturing/Fabrication/Assembly Light, Outside Storage	x	x	x	x	x	x	x	x	x	x		x	x	S	P		1, 8

APPENDIX A—ZONING

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<i>Uses</i>	<i>AG</i>	<i>RE</i>	<i>SF-1</i>	<i>SF-2</i>	<i>SF-3</i>	<i>2F</i>	<i>PH</i>	<i>MF-1</i>	<i>MF-2</i>	<i>MH</i>	<i>RO</i>	<i>C-1</i>	<i>C-2</i>	<i>I</i>			
Industrial Manufacturing/Fabrication/Assembly Enclosed, Heavy	x	x	x	x	x	x	x	x	x	x		x	x	x	P		
Industrial Manufacturing/Fabrication/Assembly Outside Storage, Heavy	x	x	x	x	x	x	x	x	x	x		x	x	x	P		8
Industrial Manufacturing/Fabrication/Assembly High Risk	x	x	x	x	x	x	x	x	x	x		x	x	x	S		1, 8
Ice Company Sales-Wholesale	x	x	x	x	x	x	x	x	x	x		x	x	P	P		
Landfill (commercial)	x	x	x	x	x	x	x	x	x	x		x	x	x	S		1, 6
Landscaping Service	x	x	x	x	x	x	x	x	x	x		x	S	P	P		1
Machine Shop	x	x	x	x	x	x	x	x	x	x		x	x	P	P		
Manufactured Home (HUD-Code) Display, Sales and Service	x	x	x	x	x	x	x	x	x	x		x	x	x	P		8
Monuments & Headstones Sales	x	x	x	x	x	x	x	x	x	x		x	x	P	P		
Moving Company	x	x	x	x	x	x	x	x	x	x		x	x	P	P		
Overnight Delivery & Service Center	x	x	x	x	x	x	x	x	x	x		x	S	P	P		
Paper & Chemical Supply	x	x	x	x	x	x	x	x	x	x		x	x	P	P		
Petroleum Extraction (Oil & Gas Mining)	S	S	x	x	x	x	x	x	x	x		S	S	S	S		1, 23
Plaster Shop	x	x	x	x	x	x	x	x	x	x		x	x	x	P		
Portable Building Sales	x	x	x	x	x	x	x	x	x	x		x	x	P	P		1, 8
Correctional/Detention Facility (Private)	x	x	x	x	x	x	x	x	x	x		x	x	x	S		1, 8

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<i>Uses</i>	<i>AG</i>	<i>RE</i>	<i>SF-1</i>	<i>SF-2</i>	<i>SF-3</i>	<i>2F</i>	<i>PH</i>	<i>MF-1</i>	<i>MF-2</i>	<i>MH</i>	<i>RO</i>	<i>C-1</i>	<i>C-2</i>	<i>I</i>		
Correctional/ Detention Facility (Public)	x	x	x	x	x	x	x	x	x	x		x	x	x	S	1, 8
Private Utility Service Yard	x	x	x	x	x	x	x	x	x	x		x	x	P	P	
Recycling Center	x	x	x	x	x	x	x	x	x	x		x	x	S	P	1
Recycling Plant	x	x	x	x	x	x	x	x	x	x		x	x	x	P	
Refinery or Plant	x	x	x	x	x	x	x	x	x	x		x	x	x	S	1
Laboratories, Research/ Scientific	x	x	x	x	x	x	x	x	x	x		x	x	P	P	
Rock Quarries, Sand, Gravel or Earth Excavation	S	x	x	x	x	x	x	x	x	x		x	x	x	S	1, 6, 24
Sanitarian / Septic Company	x	x	x	x	x	x	x	x	x	x		x	x	S	P	1
Self Service or Mini-Warehouse	x	x	x	x	x	x	x	x	x	x		x	S	P	P	
Shooting Range, Indoor/ Outdoor	x	x	x	x	x	x	x	x	x	x		x	x	S	S	29, 43
Tank Farm	x	x	x	x	x	x	x	x	x	x		x	x	x	S	1
Terminal, Transfer Storage and Baggage	x	x	x	x	x	x	x	x	x	x		x	x	x	P	
Tire Retreading	x	x	x	x	x	x	x	x	x	x		x	x	x	P	
Warehouse/ Showroom w/ Office	x	x	x	x	x	x	x	x	x	x		x	S	P	P	
Warehouse, Wholesale, Enclosed	x	x	x	x	x	x	x	x	x	x		x	x	P	P	
Warehouse, Wholesale, Outside Storage	x	x	x	x	x	x	x	x	x	x		x	x	S	P	8
Warehouse, Chemical & Toxic Materials Storage	x	x	x	x	x	x	x	x	x	x		x	x	x	S	2, 6, 8
Welding Shop or Company	x	x	x	x	x	x	x	x	x	x		x	x	x	P	
Wholesale Sales, Enclosed	x	x	x	x	x	x	x	x	x	x		x	x	P	P	

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	<i>Uses</i>	<i>AG</i>	<i>RE</i>	<i>SF-1</i>	<i>SF-2</i>	<i>SF-3</i>	<i>2F</i>	<i>PH</i>	<i>MF-1</i>	<i>MF-2</i>	<i>MH</i>	<i>RO</i>	<i>C-1</i>	<i>C-2</i>		<i>I</i>
Wholesale Distribution Centers	x	x	x	x	x	x	x	x	x	x		x	x	P	P	
Wrecking, Salvage, or Reclamation, Outside	x	x	x	x	x	x	x	x	x	x		x	x	x	S	1, 6, 8, 47
<b>Institutional and Public Uses</b>																
Airport Landing Field, Public	S	x	x	x	x	x	x	x	x	x		x	x	S	S	1
Athletic Stadium or Field, Public	P	S	S	S	S	S	S	S	S	S		P	P	P	P	1
Cemetery	S	x	x	x	x	x	x	x	x	x		S	P	P	P	1
Church	P	P	P	P	P	P	P	P	P	P		P	P	P	P	2, 8
Civic Center	P	P	P	P	P	P	P	P	P	P		P	P	P	P	2, 8
Community Center	S	S	S	S	S	S	S	S	S	S		P	P	P	P	1, 8
Day Care or Child Care Center	S	S	S	S	S	S	S	S	S	S		P	P	P	P	1, 41
Day Care or Child Care Center, In Home	S	S	S	S	S	S	S	S	S	S		x	x	x	x	3, 8, 11, 40
Fairgrounds	S	x	x	x	x	x	x	x	x	x		x	P	P	P	1
Halfway House	x	x	x	x	x	x	x	x	x	X		x	P	P	P	2, 3
Hospital	P	x	x	x	x	x	x	x	x	x		S	P	P	P	
Hospital for Insane/ Narcotic Related Illnesses	S	x	x	x	x	x	x	x	x	x		S	S	P	P	2, 6
Sanitarium	x	x	x	x	x	x	x	x	x	x		x	S	P	P	
Library, Public	P	P	P	P	P	P	P	P	P	P		P	P	P	P	
Mausoleum	S	x	x	x	x	x	x	x	x	X		S	P	P	P	2
Public or Municipally Owned Facility or Uses	P	P	P	P	P	P	P	P	P	P		P	P	P	P	
Park or Playground, Public	P	P	P	P	P	P	P	P	P	P		P	P	P	P	
Utilities, Public and Private	P	P	P	P	P	P	P	P	P	P		P	P	P	P	
<b>Office and Professional</b>																

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<i>Uses</i>	<i>AG</i>	<i>RE</i>	<i>SF-1</i>	<i>SF-2</i>	<i>SF-3</i>	<i>2F</i>	<i>PH</i>	<i>MF-1</i>	<i>MF-2</i>	<i>MH</i>	<i>RO</i>	<i>C-1</i>	<i>C-2</i>	<i>I</i>			
Armed Services Recruitment Center	x	x	x	x	x	x	x	x	x	x		P	P	P	P		
Bank, Savings & Loan/Credit Union	x	x	x	x	x	x	x	x	x	x		P	P	P	P		
Clinic or Office, Medical	x	x	x	x	x	x	x	x	x	x		P	P	P	P		
Equipment Sales, Medical Aid	x	x	x	x	x	x	x	x	x	x		P	P	P	P		
Medical Offices, Professional	x	x	x	x	x	x	x	x	x	x		P	P	x	x		
Office Center	x	x	x	x	x	x	x	x	x	x		P	P	P	P		
Office, Professional, General	S	S	S	S	S	S	S	x	x	x		P	P	P	P		3, 20
Studios, Professional	S	S	S	S	S	S	S	x	x	x		P	P	P	P		3, 20
<b>Retail, Services and Light Commercial</b>																	
Animal Grooming	S	S	S	S	S	S	S	S	x	x		S	S	P	P		20
Animal Processing	S	x	x	x	x	x	x	x	x	x		x	x	S	S		2, 8
Beauty, Barber or Other Personal Care Shop	x	x	x	x	x	x	x	x	x	x		P	P	P	P		
Building Materials and Hardware Sales, Enclosed	x	x	x	x	x	x	x	x	x	x		P	P	P	P		8, 20
Building Materials and Hardware Sales, Outside Storage	x	x	x	x	x	x	x	x	x	x		x	S	P	P		8, 14
Carwash, Self-Serve or Full Service	x	x	x	x	x	x	x	x	x	x		x	S		P		1, 8
Const. Equipment Rental and/or Sales	x	x	x	x	x	x	x	x	x	x		x	x	S	P		1, 8, 12, 13
Carwash, Automated Tunnel	x	x	x	x	x	x	x	x	x	x		x	P	P	P		1, 8
Caterer	x	x	x	x	x	x	x	x	x	x							

APPENDIX A—ZONING

5.2.4

<i>"P" = Permitted Use, "S" = Specific Use Permit Required, "x" = Prohibited</i>																
<i>Districts</i>	<i>Residential</i>										<i>Non-Residential</i>				<i>Supplemental Standards</i>	
<i>Uses</i>	<i>AG</i>	<i>RE</i>	<i>SF-1</i>	<i>SF-2</i>	<i>SF-3</i>	<i>2F</i>	<i>PH</i>	<i>MF-1</i>	<i>MF-2</i>	<i>MH</i>	<i>RO</i>	<i>C-1</i>	<i>C-2</i>	<i>I</i>		
Consignment/Used Merchandise Store, Indoor	x	x	x	x	x	x	x	x	x	x		x	P	P	P	1, 20
Consignment Store/Used Merchandise, Outdoor Activity	x	x	x	x	x	x	x	x	x	x		x	S	P	P	1
Convenience Store w/Gas Pumps	x	x	x	x	x	x	x	x	x	x		S	S	P	P	1, 5, 8, 20
Convenience Store w/out Gas Pumps	x	x	x	x	x	x	x	x	x	x		P	P	P	P	8, 20
Dry Cleaning, Pick-up/Drop-off	x	x	x	x	x	x	x	x	x	x		P	P	P	P	
Dry Cleaning, Small Shop	x	x	x	x	x	x	x	x	x	x		x	P	P	P	
Farm, Ranch, Garden or Orchard	P	P	P	P	x	x	x	x	x	x		x	X	x	x	3
Feed Store	S	x	x	x	x	x	x	x	x	x		x	S	P	P	
Fraternal Organization, Lodge or Civic Club	x	x	x	x	x	x	x	x	x	x		P	P	P	P	
Hotel, Motel	x	x	x	x	x	x	x	x	x	x		x	S	S	S	1, 8
Kennel, w/o Outside pens or runs	S	x	x	x	x	x	x	x	x	x		x	X	P	P	
Kennel, w/ outside pens or runs	S	x	x	x	x	x	x	x	x	x		x	X	S	P	2, 8, 9, 10
Key/Locksmith Shop	x	x	x	x	x	x	x	x	x	x		x	P	P	P	
Kiosk w/o drive through	x	x	x	x	x	x	x	x	x	x		P	P	x	x	
Kiosk w/ drive through	x	x	x	x	x	x	x	x	x	x		P	P	P	P	
Laboratory, Medical	x	x	x	x	x	x	x	x	x	x		S	P	P	P	
Laundromat, Self-Serve	x	x	x	x	x	x	x	x	x	x		x	P	P	P	
Machine Sales and Storage, Heavy	x	x	x	x	x	x	x	x	x	x		x	x	x	P	14
Massage Establishment	x	x	x	x	x	x	x	x	x	x		S	P	P	P	2
Mortuary or Funeral Parlor	S	x	x	x	x	x	x	x	x	x		S	S	S	S	1

5.2.4

ROBINSON CODE

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<i>Uses</i>	<i>AG</i>	<i>RE</i>	<i>SF-1</i>	<i>SF-2</i>	<i>SF-3</i>	<i>2F</i>	<i>PH</i>	<i>MF-1</i>	<i>MF-2</i>	<i>MH</i>	<i>RO</i>	<i>C-1</i>	<i>C-2</i>	<i>I</i>		
Park and Ride	x	x	x	x	x	x	x	x	x	x		S	S	P	P	1, 8
Nursery, Retail w/Outside Storage	S	x	x	x	x	x	x	x	x	x		x	P	P	P	8
Paint Shop	x	x	x	x	x	x	x	x	x	x		x	x	P	P	
Pawn Shop	x	x	x	x	x	x	x	x	x	x		x	S	P	P	1, 20
Pet Shop	x	x	x	x	x	x	x	x	x	x		x	P	P	P	20
Pet Boarding/Day Care (Commercial)	x	x	x	x	x	x	x	x	x	x		x	P	P	P	
Pet Boarding/Day Care (In Home)	P	P	x	x	x	x	x	x	x	x		x	x	x	x	
Produce Stand	S	x	x	x	x	x	x	x	x	x		x	S	S	P	
Produce Sales (Inside)	S	x	x	x	x	x	x	x	x	x		x	S	P	P	
Recreational Vehicle Park	x	x	x	x	x	x	x	x	x	x		x	x	S	x	
Recycling Collection Center	x	x	x	x	x	x	x	x	x	x		x	x	P	P	42
Restaurant, Café or Cafeteria w/o Drive Through	x	x	x	x	x	x	x	x	x	x		P	P	P	P	8, 33
Restaurant, w/ Drive-In, Drive Through	x	x	x	x	x	x	x	x	x	x		S	P	P	P	8, 33
Restaurant, Take Out Only, No Dining In	x	x	x	x	x	x	x	x	x	x		P	P	P	P	8
Restaurants, Incidental to Main Use	x	x	x	x	x	x	x	x	x	x		x	P	P	P	8
Retail or Service, Incidental	x	x	x	x	x	x	x	x	x	x		P	P	P	P	8, 20
Retail Sales, General	x	x	x	x	x	x	x	x	x	x		P	P	P	P	8, 20
Service and Repair Shops, General	x	x	x	x	x	x	x	x	x	x		P	P	P	P	
Shopping Center	x	x	x	x	x	x	x	x	x	x		P	P	P	P	8, 20
Short-Term or Vacation Rental (Commercial)	x	x	x	x	x	x	x	x	x	x		P	P	P	P	1, 3, 18

APPENDIX A—ZONING

5.2.4

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<i>Districts</i>	<i>Residential</i>										<i>Non-Residential</i>				<i>Supplemental Standards</i>	
<i>Uses</i>	<i>AG</i>	<i>RE</i>	<i>SF-1</i>	<i>SF-2</i>	<i>SF-3</i>	<i>2F</i>	<i>PH</i>	<i>MF-1</i>	<i>MF-2</i>	<i>MH</i>	<i>RO</i>	<i>C-1</i>	<i>C-2</i>	<i>I</i>		
Short-Term or Vacation Rental, (Residential)	S	S	S	S	S	S	x	x	x	x		P	P	P	P	1, 3, 18
Small Engine & Appliance Repair	x	x	x	x	x	x	x	x	x	x		x	x	P	P	2, 8
Tattoo Parlor/Body Piercing Studio	x	x	x	x	x	x	x	x	x	x		x	S	S	P	1, 6
Tattoo Parlor, Cosmetic	x	x	x	x	x	x	x	x	x	x		S	P	P	P	
Taxidermy Shop	x	x	x	x	x	x	x	x	x	x		x	S	S	S	2, 8
Veterinarian Clinic, w/out outside pens	x	x	x	x	x	x	x	x	x	x		P	P	P	P	
Veterinarian Clinic, w/outside pens	x	x	x	x	x	x	x	x	x	x		x	S	P	P	1, 8, 10
Wine Tasting Facility (Winery)	x	x	x	x	x	x	x	x	x	x		S	S	S	S	1, 8
Health Club, Weight and Aerobic Center	x	x	x	x	x	x	x	x	x	x		S	P	P	P	8, 20
<i>Residential Uses</i>																
Age-Restricted Community (Senior Housing)	x	x	x	x	P	P	P	P	P	x		x	x	x	x	
Assisted Living (including Independent Living)	x	x	x	x	x	P	x	P	P	x		P	x	x	x	
Attached Multi-family Apartment Complex	x	x	x	x	x	x	x	P	P	x		x	x	x	x	1, 8,37
Duplex Residential	x	x	x	x	x	P	x	P	P	x		x	x	x	x	1, 25
Single-family Residential, Detached	P	P	P	P	P	P	P	x	x	x		x	x	x	x	38
Patio Home Residential	x	x	x	x	x	x	P	x	x	x		x	x	x	x	1, 38
Community Care Facility	P	P	P	P	P	P	P	P	P	P		P	P	P	x	1, 34

5.2.4

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<i>Uses</i>	<i>AG</i>	<i>RE</i>	<i>SF-1</i>	<i>SF-2</i>	<i>SF-3</i>	<i>2F</i>	<i>PH</i>	<i>MF-1</i>	<i>MF-2</i>	<i>MH</i>	<i>RO</i>	<i>C-1</i>	<i>C-2</i>	<i>I</i>	
Manufactured Housing Subdivision (HUD-Code)	x	x	x	x	x	x	x	x	x	P		x	x	x	36, 38
Manufactured Home (HUD-Code)	S	x	x	x	x	x	x	x	x	P		x	x	x	1, 35
Manufactured Housing Park (HUD-Code)	x	x	x	x	x	x	x	x	x	P		x	x	x	1, 36
Recreational Vehicle, Temporary Lodging in	S	S	S	S	x	x	x	x	x	S		S	S	S	1
Detached Multi-family Apartment Complex (Tiny Home Village)	x	x	x	x	x	x	x	P	P	P		x	x	x	1, 8, 37
Townhome, Townhouse	x	x	x	x	x	x	x	P	P	x		x	x	x	25, 39
<b>Accessory and Temporary Uses</b>															
Accessory Dwelling Unit	P	P	P	P	S	S	S	S	S	S		P	P	P	1
Recreational Vehicle, Temporary Lodging	S	S	S	S	X	X	X	X	X	S		x	S	S	1
Amusement Center, Commercial, Outdoors, Temporary	x	x	x	x	x	x	x	x	x	x		x	S	S	1, 8, 28
Batching Plant, concrete or asphalt, Temporary	S	S	S	S	S	S	S	S	S	S		S	S	S	1,6
PODS, Temporary	x	P	P	P	P	P	P	P	P	P		P	P	P	Sec. 11.9
Cargo Containers	S	x	x	x	x	x	x	x	x	x		x	S	S	19
Construction Field Office, Temporary	x	x	x	x	x	x	x	x	x	x		P	P	P	7
Daily Outdoor Display	x	x	x	x	x	x	x	x	x	x		x	P	P	
Electric Charging Stations, Commercial	x	x	x	x	x	x	x	x	x	x		P	P	P	
Farmer's Market	S	x	x	x	x	x	x	x	x	x		x	S	S	1, 8, 28

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<i>Uses</i>	<i>AG</i>	<i>RE</i>	<i>SF-1</i>	<i>SF-2</i>	<i>SF-3</i>	<i>2F</i>	<i>PH</i>	<i>MF-1</i>	<i>MF-2</i>	<i>MH</i>	<i>RO</i>	<i>C-1</i>	<i>C-2</i>	<i>I</i>		
General Market	x	x	x	x	x	x	x	x	x	x		x	S	S	S	1, 8, 28
Home Occupation	P	P	P	P	P	P	P	P	P	P		x	x	x	x	
Model Home Sales Office	x	P	P	P	P	P	P	P	P	P		x	x	x	x	25
Mobile Vendors, Food Trucks/Trailers	x	x	x	x	x	x	x	x	x	x		S	P	P	P	
Open Air Vending	x	x	x	x	x	x	x	x	x	x		S	P	P	P	1, 27

(Ord. No. 2022-019, § 1(Exh. A), 7-5-22)

**Section 5.3 Supplemental Standards For Land Uses.**

The following describe conditions and special regulations for uses listed in the permitted use table. Additional requirements may be added to these listed herein, by the planning and zoning commission and city council as deemed necessary to protect the health, safety, and general welfare of the citizens of Robinson. No construction or occupancy shall commence for any permitted use until the conditions herein stated or required by the planning and zoning commission have been met.

1. A site plan will be required with specific use permits in accordance with section 3.5, Specific Use Permits.
2. A site plan in accordance with section 11.11 will be required for either "S" or "P" designation.
3. A site plan is not required with SUP.
4. A minimum site area of one acre is required unless approved by a specific use permit.
5. Gasoline, or other hydrocarbon fuel, service station pump islands may not be located nearer than 18 feet to the property line adjacent to a public street. An unenclosed canopy for a gasoline filling station may extend beyond the front building line but shall never be closer than ten feet to the property line.
6. May not be located within 300 feet of any property zoned for a residential use or any property which is occupied by a church, public school, day care or nursing home. The measurement of distance shall be measured as a radius from the edge of the property line.
7. Permitted on a temporary basis only.
8. All outdoor lighting, including parking lot lighting, shall be directed away from any property zoned or developed for residential uses.