

3.4 AGRICULTURAL (A)

LOT STANDARDS

Minimum lot area – 2 acres (septic) or 1 acre (sewer)
Minimum lot width measured at build line – 125 ft.
Minimum front yard setback from R/W – 50 ft.
Minimum living area per dwelling – 1,200 SF
Minimum ground floor living area – 40%

Maximum lot coverage – 25%
Minimum rear yard setback – 15 ft.
Minimum side yard setback – 15 ft.
Maximum height – 40 ft.
Access. Structure Max. height- 35 ft.

PERMITTED USES

1. animal stables (excluding kennels)
2. crop processing & storage (materials produced on site)
3. crop production
4. farm (confined feeding)
5. grazing & pasture land
6. livestock raising & breeding
7. nursery
8. winery
9. dwelling, single-family (include manufacture homes)
- 10 public wellfield/water treatment facility
- 11 water tower
- 12 animal shelter
- 13 cemetery
- 14 fairgrounds
- 15 library
- 16 police, fire, or rescue station
- 17 golf course &/or country club (include driving range)
- 18 park &/or playgrounds
- 19 nature preserve/center
- 20 agricultural products terminal
- 21 residential facility for developmentally disable type 1
- 22 contractors warehouse

SPECIAL EXCEPTION

1. agricultural chemical sales, distribution, & storage
2. farm co-op facility
3. farm equipment sales and service
4. farmer's market (for sale of products grown off-site)
5. fertilizer sales, distribution, and storage
6. livestock auction/sales facility
7. seed sales, distribution, & storage
8. bed & breakfast facility
9. boarding house
- 10 child care home
- 11 group home
- 12 residential facility for developmentally disable type 2
- 13 residential facility for mentally ill
- 14 retirement facility
- 15 sewage treatment plant
- 16 telecommunications facility/tower
- 17 campground/RV park
- 18 airstrip (private)
- 19 church and other place of worship
- 20 government facility (non-office)
- 21 government office
- 22 heliport
- 23 hospital/medical center
- 24 penal or correctional institution
- 25 school (P-12)
- 26 greenhouse (commercial)
- 27 health spa
- 28 home occupation
- 29 kennel
- 30 retreat center
- 31 riding stables
- 32 seasonal hunting or fishing facility
- 33 shooting range (outdoor)
- 34 truck stop/travel center
- 35 veterinary office/animal clinic
- 36 mineral extraction and processing
- 37 power generation facility (commercial)
- 38 pet grooming establishment
- 39 equipment sales & rental
- 40 contractors storage yard

3.5 RURAL RESIDENTIAL (RR)

LOT STANDARDS

Minimum lot area – 2 acres (septic) or 1 acre (sewer)
Minimum lot width measured at build line – 125 ft.
Minimum front yard setback from R/W – 50 ft.
Minimum living area per dwelling – 1,200 SF
Minimum ground floor living area – 60%

Maximum lot coverage – 35%
Minimum rear yard setback – 15 ft.
Minimum side yard setback – 15 ft.
Maximum height – 40 ft.
Maximum primary structures per lot – 1 dwelling

PERMITTED USES

1. crop production
2. grazing & pasture land
3. livestock raising & breeding
4. single-family dwelling (includes manufacture homes)
5. public wellfield/water treatment facility
6. library
7. golf course &/or country club (include driving range)
8. nature preserve
9. park &/or playground (include athletic facility)
- 10 residential facility for developmentally disable type 1

SPECIAL EXCEPTION

1. animal stable (excluding kennels)
2. winery
3. bed and breakfast facility
4. boarding house
5. child care home
6. group home
7. residential facility for developmentally disabled type 2
8. residential facility for mentally ill
9. retirement facility
- 10 sewage treatment facility
- 11 telecommunications facility/tower
- 12 water tower
- 13 airstrip (private)
- 14 cemetery
- 15 church or other place of worship
- 16 community center
- 17 government facility (non-office)
- 18 government office
- 19 heliport
- 20 police, fire, or rescue station
- 21 school (P-12)
- 22 home occupations
- 23 kennel
- 24 retreat center
- 25 riding stables
- 26 seasonal hunting or fishing facility
- 27 shooting range (outdoor)
- 28 pet grooming establishment

3.6 RESIDENTIAL (R1.0)

LOT STANDARDS

Minimum lot area – 23,000 SF
Minimum lot width measured at build line – 125 ft.
Minimum front yard setback from R/W – 50 ft.
Minimum living area per dwelling – 1,200 SF
Minimum ground floor living area – 40%

Maximum lot coverage – 35%
Minimum rear yard setback – 15 ft.
Minimum side yard setback – 15 ft.
Maximum height – 35 ft.
Maximum primary structures per lot – 1 dwelling

PERMITTED USES

1. crop production
2. grazing & pasture land
3. single-family dwelling (includes manufacture homes)
4. golf course &/or country club (includes driving range)
5. nature preserve/center
6. park &/or playgrounds (includes athletic facility)
7. library
8. residential facility for developmentally disable type 1

SPECIAL EXCEPTION

1. child care home
2. group home
3. residential facility for developmentally disables type 2
4. residential facility for the mentally ill
5. retirement facility
6. sewage treatment plant
7. telecommunications facility/tower
8. water tower
9. cemetery
- 10 church or other place of worship
- 11 community center
- 12 government facility (non-office)
- 13 government office
- 14 police, fire, or rescue station
- 15 school (P-12)
- 16 home occupations
- 17 kennel
- 18 pet grooming establishment

3.7 RESIDENTIAL (R2.5)

LOT STANDARDS

Minimum lot area – 14,000 SF
Minimum lot width measure at build line – 90 ft.
Minimum front yard setback from R/W – 40 ft.
Minimum living area per dwelling – 1,200 SF
Minimum ground floor living area – 40%

Maximum lot coverage – 35%
Minimum rear yard setback – 15 ft.
Minimum side yard setback – 15 ft.
Maximum height – 35 ft.
Maximum primary structures per lot – 1 dwelling

PERMITTED USES

1. single-family dwelling unit (includes manufacture home)
2. golf course &/or country club (include driving range)
3. nature preserve/center
4. park &/or playgrounds (including athletic facility)
5. library
6. residential facility for developmentally disabled type 1

SPECIAL EXCEPTION

1. child care home
2. two-family dwelling
3. group home
4. residential facility for developmentally disabled type 2
5. residential facility for mentally ill
6. retirement facility
7. sewage facility
8. telecommunications facility/tower
9. water tower
- 10 church or other place of worship
- 11 community center
- 12 government facility (non-office)
- 13 government office
- 14 police, fire, or rescue station
- 15 school (P-12)
- 16 home occupations
- 17 kennel
- 18 pet grooming establishment

3.8 RESIDENTIAL (R3.5)

LOT STANDARDS

Minimum lot area – 11,000 SF
Minimum lot width measured at build line – 80 ft.
Minimum front yard setback from R/W – 35 ft.
Minimum living area per dwelling – 1,100 SF
Minimum ground floor living area – 40%

Maximum lot coverage – 40%
Minimum rear yard setback – 15 ft.
Minimum side yard setback – 10 ft.
Maximum height – 35 ft.
Maximum primary structures per lot – 1 dwelling

PERMITTED USES

1. single-family dwelling (includes manufacture homes)
2. two-family dwellings
3. golf course &/or country club (includes driving range)
4. nature preserve/center
5. park &/or playgrounds (includes athletic facilities)
6. library
7. residential facility for developmentally disabled type 1

SPECIAL EXCEPTION

1. child care homes
2. group home
3. residential facility for developmentally disabled type 2
4. residential facility for mentally ill
5. retirement facility
6. sewage treatment plant
7. telecommunications facility/tower
8. water tower
9. church or other place of worship
- 10 community center
- 11 government facility (non-office)
- 12 government office
- 13 police, fire, or rescue station
- 14 school (P-12)
- 15 home occupation
- 16 kennel
- 17 pet grooming establishment

3.9 RESIDENTIAL (R5.0)

LOT STANDARDS

Minimum lot area – 7,500 SF
Minimum lot width measured at build line – 65 ft.
Minimum front yard setback from R/W – 35 ft.
Minimum living area per dwelling – 950 SF
Minimum ground floor living area – 40 %

Maximum lot coverage – 45%
Minimum rear yard setback – 15 ft.
Minimum side yard setback – 10 ft.
Maximum height – 35 ft.
Maximum primary structures per lot – 1 dwelling

PERMITTED USES

1. single-family dwelling (includes manufactured homes)
2. two-family dwellings
3. golf course &/or country club (includes driving range)
4. nature preserve/center
5. park &/or playgrounds (including athletic facilities)
6. library
7. residential facility for developmentally disabled type 1

SPECIAL EXCEPTION

1. child care home
2. group home
3. nursing/assisted living facility
4. residential facility for developmentally disabled type 2
5. residential facility for mentally ill
6. retirement facility
7. sewage treatment facility
8. telecommunications facility/tower
9. water tower
- 10 home occupations
- 11 kennel
- 12 church or other place of worship
- 13 community center
- 14 government facility (non-office)
- 15 government office
- 16 police, fire, or rescue station
- 17 public bus/train terminal
- 18 school (P-12)
- 19 pet grooming establishment

3.10 MANUFACTURED HOME PARK (RMH)

LOT STANDARDS

Minimum lot area – 5 acre for park – 4,00SF for each lot
Minimum lot width measured at build line – 100 ft. (park)
30 ft. ea. site
Minimum front yard setback from R/W – 50 ft. (park) &
15 ft. from edge of pavement on internal roads
Minimum living area per dwelling – 720 SF
Minimum ground floor living area – 100%

PERMITTED USES

1. single-family dwelling (includes manufactured homes)
2. manufactured home park
3. golf course &/or country club (includes driving range)
4. nature preserve/center
5. park &/or playgrounds (including athletic facilities)
6. library
7. residential facility for developmentally disabled type 1

Maximum lot coverage – 50%
Rear yard setback – 50 ft from all properties outside the park
10 ft. from other park sites or facilities
Minimum side yard setback – 50 ft. from outside the park
10 ft. from other park home sites or facilities
Maximum height – 35 ft.
Maximum primary structures per site – 1 dwelling

SPECIAL EXCEPTION

1. child care home
2. group home
3. nursing/assisted living facility
4. Residential facility for developmentally disabled type 2
5. residential facility for mentally ill
6. retirement facility
7. sewage treatment facility
8. telecommunications facility/tower
9. water tower
- 10 church or other place of worship
- 11 community center
- 12 government facility (non-office)
- 13 government office
- 14 police, fire, or rescue station
15. school (P-12)
- 16 home occupations

3.11 MULTIFAMILY (RM)

LOT STANDARDS

Minimum lot area – 4,000 SF per 1 bedroom
5,000 SF per 2 bedrooms
6,000 SF per 3 bedrooms
Minimum lot width – 100 ft.
Minimum front yard setback from R/W – 40 ft.
Minimum ground floor living area – 750 SF

PERMITTED USES

1. multi-family dwellings (more than 2 family units)
2. two-family dwelling units
3. retirement facility
4. golf course &/or country club (includes driving range)
5. nature preserve/center
6. park &/or playground (includes athletic facilities)
7. library
8. residential facility for developmentally disabled type 1

Maximum lot coverage – 75%
Minimum rear yard setback – 50 ft.
Minimum side yard setback – 50 ft.
Maximum height – 45 ft.
Minimum living area per dwelling – 1000 SF average
Minimum building separation – 25 ft.

SPECIAL EXCEPTION

1. bed and breakfast facility
2. boarding house
3. child care home
4. group home
5. nursing/assisted living facility
6. residential facility for developmentally disabled type 2
7. residential facility for mentally ill
8. sewage treatment facility
9. telecommunications facility/tower
- 10 water tower
- 11 church or other place of worship
- 12 community center
- 13 government facility &/or office
- 14 police, fire, or rescue station
- 15 public bus/train terminal
- 16 school (P-12)
- 17 child care center
- 18 home occupation

3.12 COMMERCIAL NEIGHBORHOOD (CN)

LOT STANDARDS

Minimum lot area – 23,000 SF
Minimum lot width measured at build line – 100 ft.
Minimum front yard setback from R/W – 20 ft.
Maximum lot coverage – 75 %

Maximum lot area – 100,000 SF
Minimum rear yard setback – 20 ft.
Minimum side yard setback – 10 ft.
Maximum height – 45 ft.

PERMITTED USES

1. farmer's market
2. secondary dwelling (on upper floors)
3. two-family dwelling
4. library
5. police, fire, and rescue station
6. nature preserve/center
7. park &/or playgrounds
8. administrative/professional office
9. antique shop
- 10 apparel/footwear store
- 11 art or photo gallery
- 12 bakery (retail)
- 13 bank/financial institution
- 14 barber/beauty shop
- 15 business/financial services office
- 16 child care center
- 17 convenience store (without gas station)
- 18 craft/fabric store
- 19 dance or martial arts studio
- 20 deli
- 21 dry cleaners (retail)
- 22 employment service
- 23 flower shop
- 24 gift shop
- 25 grocery store
- 26 health spa
- 27 ice cream shop
- 28 investment firm
- 29 jewelry store
- 30 meat market
- 31 news dealer/bookstore
- 32 office supply store
- 33 pharmacy
- 34 photographic studio
- 35 print shop/copy center
- 36 record/CD/musical
- 37 repair services (small appliance, jewelry, alterations etc)
- 38 restaurant
- 39 self-service laundry
- 40 shoe repair/tailor shop
- 41 stationery shop
- 42 tanning salon
- 43 theater
- 44 veterinary office/animal clinic (without outdoor kennel)
- 45 video/music store
- 46 residential facility for developmentally disabled type 1
- 47 pet grooming establishment

SPECIAL EXCEPTION

1. nursery
2. winery
3. boarding house
4. bed and breakfast facility
5. child care home
6. multi-family dwelling (more than 2 units)
7. nursing/assisted living facility
8. residential facility for developmentally disabled type 2
9. residential facility for mentally ill
- 10 retirement facility
- 11 sewage treatment facility
- 12 telecommunications facility/tower
- 13 water tower
- 14 community center
- 15 church or other places of worship
- 16 funeral home
- 17 government facility &/or office
- 18 lodge or private club
- 19 medical clinic
- 20 museum or gallery
- 21 parking lot or structure (as primary use)
- 22 post office
- 23 school (P-12)
- 24 trade or business school
- 25 public bus/train terminal
- 26 banquet or assembly hall
- 27 bar
- 28 billiard room or arcade
- 29 bowling alley
- 30 building finishes shop (Paint, carpet, wallpaper etc.)
- 31 fitness center
- 32 garden shop
- 33 gas station
- 34 gymnastics center
- 35 hardware store
- 36 home electronics/appliance store
- 37 home occupations
- 38 hotel/motel
- 39 liquor store
- 40 medical/dental office
- 41 microbrewery/brew-pub
- 42 miniature golf course
- 43 oil change shop
- 44 pet store
- 45 radio/TV station
- 46 retreat center
- 47 sporting goods shop
- 48 supermarket
- 49 variety store
- 50 home occupations
- 51 equipment sales & rental
- 52 tattooing /body piercing establishment
- 53 contractors warehouse

3.13 COMMERCIAL COMMUNITY (CC)

Minimum lot area – 1 acre

Minimum lot width measured at build line – 125 ft.

Minimum front yard setback from R/W – 50 ft.

Minimum living area per dwelling – 750 SF

Maximum lot coverage – 75%

Minimum rear yard setback – 20 ft.

Minimum side yard setback – 15 ft.

Maximum height – 45 ft.

PERMITTED USES

1. farmer's market
2. nursery
3. winery
4. secondary dwelling (on upper floors)
5. church or other place of worship
6. community center
7. child care center
8. funeral home
9. government facility &/or office
- 10 hospital/medical center
- 11 library
- 12 lodge or private club
- 13 medical clinic
- 14 parking lot or structure (as primary use)
- 15 police, fire, or rescue station
- 16 trade or business school
- 17 golf course &/or country club (including driving range)
- 18 nature preserve/center
- 19 park &/or playground (including athletic facility)
- 20 administrative/professional office
- 21 antique shop
- 22 apparel/footwear store
- 23 art or photo gallery
- 24 auto parts sales (without on-site repair)
- 25 auto repair and body shop
- 26 automobile/motorcycle sales and service
- 27 bakery (retail)
- 28 bank/financial institution
- 29 banquet or assembly hall
- 30 barber/beauty shop
- 31 bowling alley
- 32 building finishes shop (paint, carpet, wallpaper, etc.)
- 33 business/financial services office
- 34 car wash
- 35 child care center
- 36 conference center
- 37 convenience store (without gas station)
- 38 craft/fabric store
- 39 dance or martial arts studio
- 40 data processing/call center
- 41 deli
- 41 department store
- 42 dry cleaners (retail)
- 43 employment service
- 44 fitness center
- 45 flower &/or garden shop
- 46 gas-station
- 47 gift shop
- 48 greenhouse (commercial)
- 49 grocery store
- 50 gymnastics center
- 51 hardware store
- 52 health spa
- 53 hotel/motel
- 54 ice cream shop
- 55 investment firm
- 56 jewelry store
- 57 liquor store
- 58 meat market
- 59 medical/dental office

SPECIAL EXCEPTION

1. bed and breakfast facility
2. boarding house
3. multi-family dwelling (more than 2 units)
4. nursing/assisted living facility
5. residential facility for developmentally disabled type 2
6. residential facility for mentally ill
7. retirement facility
8. communication service exchange
9. sewage treatment facility
- 10 telecommunications facility/tower
- 11 utility substation
- 12 water tower
- 13 commercial bus/train terminal
- 14 institution for developmentally disabled/mentally ill
- 15 museum or gallery
- 16 post office
- 17 school (P-12)
- 18 university or college
- 19 public bus/train terminal
- 20 driving range (as a primary use)
- 21 auction facility (excluding livestock)
- 22 bar
- 23 billiard room or arcade
- 24 building supply store
- 25 fireworks sales (permanent)
- 26 home electronics/appliance store
- 27 retreat center
- 28 shopping mall
- 29 home occupations
- 30 tattooing /body piercing establishment
- 31 equipment sales & rental
- 32 contractors warehouse
- 33 contractors storage yard
- 60 miniature golf course
- 61 news dealer/bookstore
- 62 night club
- 63 office supply store
- 64 oil change shop
- 65 pet store
- 66 pharmacy
- 67 photographic studio
- 68 print shop/copy center
- 69 radio/TV station
- 70 record/CD/musical instrument shop
- 71 repair services (small appliances, jewelry, alterations, etc.)
- 72 restaurant
- 73 self-service laundry
- 74 shoe repair/tailor shop
- 75 skating rink/swimming pool
- 76 sporting goods shop
- 77 stationery shop
- 78 tanning salon
- 79 theater
- 80 variety store
- 81 vehicle detailing/accessory shop
- 82 veterinary office/animal clinic (without outdoor kennels)
- 83 video/music store
- 84 residential facility for developmentally disabled type 1
- 85 pet grooming establishment
- 86 microbrewery/brew pub

3.14 COMMERCIAL REGIONAL (CR)

Minimum lot area – 2.5 acres
Minimum lot width measured at build line – 150 ft.
Minimum front yard setback from R/W – 50 ft.
Minimum living area per dwelling – 750 SF

Maximum lot coverage – 75%
Minimum rear yard setback – 30 ft.
Minimum side yard setback – 15 ft.
Maximum height – 55 ft.

PERMITTED USES

1. farm equipment sales & service
2. farmer's market
3. nursery
4. winery
5. secondary dwelling (on upper floors)
6. cemetery
7. church or other place of worship
8. community center
9. funeral home
- 10 government facility &/or office
- 11 hospital/medical center
- 12 library
- 13 lodge or private club
- 14 medical clinic
- 15 parking lot or structure (as a primary use)
- 16 police, fire, or rescue station
- 17 trade or business school
- 18 golf course &/or country club (including driving range)
- 19 nature preserve/center
- 20 park &/or playgrounds (including athletic facilities)
- 21 administrative/professional office
- 22 antique shop
- 23 apparel/footwear store
- 24 art or photo gallery
- 25 auction facility (excluding livestock)
- 26 auto parts sales (without on-site repair)
- 27 auto repair and body shop
- 28 automobile/motorcycle sales and service
- 29 bakery (retail)
- 30 bank/financial institution
- 31 banquet or assembly hall
- 32 bar
- 33 barber/beauty shop
- 34 billiard room or arcade
- 35 bowling
- 36 building finishes shop (paint, carpet, wallpaper, etc.)
- 37 building supply store
- 38 business/financial services office
- 39 car wash
- 40 child care center
- 41 conference center
- 42 convenience store (without gas station)
- 43 craft/fabric store
- 44 dance or martial arts studio
- 45 data processing/call center
- 46 deli
- 47 department store
- 48 dry cleaners (retail)
- 49 employment service
- 50 fitness center
- 51 flower &/or garden shop
- 52 gas-station
- 53 gift shop
- 54 greenhouse (commercial)
- 55 grocery store
- 56 gymnastics center
- 57 hardware store
- 58 health spa
- 59 home electronics/appliance store
- 60 hotel/motel

SPECIAL EXCEPTION

1. bed and breakfast facility
2. boarding house
3. multi-family dwelling (more than 2 units)
4. nursing/assisted living facility
5. residential facility for developmentally disabled type 2
6. residential facility for mentally ill
7. retirement facility
8. communication service exchange
9. sewage treatment facility
- 10 telecommunications facility/tower
- 11 utility substation
- 12 water tower
- 13 driving range (as a primary use)
- 14 animal shelter
- 15 commercial bus/train terminal
- 16 institutional facility for developmentally disabled/mentally ill
- 17 museum or gallery
- 18 post office
- 19 public bus/train terminal
- 20 school (P-12)
- 21 university or college
- 22 fireworks sales (permanent)
- 23 kennel
- 24 manufactured home sales
- 25 riding stables
- 26 seasonal hunting or fishing facility
- 27 shooting range (outdoor)
- 28 shooting/archery range (indoor)
- 29 truck stop/travel center
- 30 lumber yard
- 31 tool and dye shop
- 32 home occupations
- 33 equipment sales & rental
- 34 contractors warehouse
- 35 contractors storage yard
- 61 ice cream shop
- 62 investment firm
- 63 jewelry store
- 64 liquor store
- 65 meat market
- 66 medical/dental office
- 67 microbrewery/brew-pub
- 68 miniature golf course
- 69 news dealer/bookstore
- 70 night club
- 71 office supply store
- 72 oil change shop
- 73 pet store
- 74 pharmacy
- 75 photographic studio
- 76 printshop/copy center
- 77 radio/TV station
- 78 record/CD/musical instrument shop
- 79 recreational vehicle sales & service
- 80 repair services (small appliances, jewelry)
- 81 restaurant
- 82 retreat center
- 83 self-service laundry
- 84 shoe repair/tailor repair
- 85 shopping mall
- 86 skating rink/swimming pool
- 87 sporting goods store
- 88 stationary shop
- 89 supermarket
- 90 tanning salon
- 91 theater
- 92 variety store
- 93 vehicle detailing/
accessory shop
- 94 veterinary office/animal
clinic (no outside kennel)
- 95 video/music store
- 96 assembly facility
- 97 mini-warehouse/
self-storage facility
- 98 packaging facility
- 99 printing/publishing facility
- 100 residential facility for
developmentally disabled
type 1
- 101 tattooing/body piercing estab.
- 102 pet grooming establishment

3.15 INSTITUTIONAL (IN)

Minimum lot area – 1 acre
Minimum lot width measured at build line – 100 ft.
Minimum front yard setback from R/W – 50 ft.
Maximum height – 50 ft.

Maximum lot coverage – 50%
Minimum rear yard setback – 50 ft.
Minimum side yard setback – 25 ft.

PERMITTED USES

1. farmers market
2. nursing/assisted living facility
3. residential facility for developmentally disabled type 1&2
4. residential facility for mentally ill
5. communications service exchange
6. public wellfield/water treatment facility
7. utility substation
8. airport
9. cemetery
- 10 commercial bus/train terminal
- 11 community center
- 12 church or other place of worship
- 13 fairgrounds
- 14 funeral home
- 15 government facility &/or office
- 16 hospital/medical center
- 17 institutional facility for developmentally disabled/
mentally ill
- 18 library
- 19 medical clinic
- 20 museum or gallery
- 21 police, fire, or rescue station
- 22 post office
- 23 school (P-12)
- 24 trade or business school
- 25 university or college
- 26 nature preserve/center
- 27 park &/or playgrounds (including athletic facilities)
- 28 child care center
- 29 restaurant
- 30 retirement facility

SPECIAL EXCEPTION

1. boarding house
2. sewage treatment plant
3. telecommunications facility/tower
4. water tower
5. airstrip (private)
6. animal shelter
7. heliport
8. penal or correctional institution
9. public bus/train terminal
- 10 campground/RV park
- 11 driving range (as primary use)
- 12 golf course &/or country club (including driving range)
- 13 conference center
- 14 retreat center
- 15 riding stables
- 16 home occupations

3.16 INDUSTRIAL BUSINESS PARK (IBP)

Minimum lot area – 1 acre

Minimum lot width measured at build line – 250 ft.

Minimum front yard setback from R/W – 50 ft.

Maximum height – 50 ft.

Maximum lot coverage – 75%

Minimum rear yard setback – 50 ft.

Minimum side yard setback – 25 ft.

PERMITTED USES

1. animal stable (excluding kennels)
2. crop production
3. farm equipment sales and service
4. nursery
5. winery
6. communication service exchange
7. utility substation
8. water tower
9. church or other place of worship
- 10 funeral home
- 11 government facility &/or office
- 12 heliport
- 13 hospital/medical center
- 14 medical clinic
- 15 parking lot or structure(as a primary use)
- 16 police, fire, or rescue station
- 17 post office
- 18 trade or business school
- 19 university or college
- 20 nature preserve/center
- 21 administrative/professional office
- 22 auction facility (excluding livestock)
- 23 baker (retail)
- 24 barber/beauty shop
- 25 building finishes shop (paint, carpet, wallpaper, etc.)
- 26 building supply store
- 27 business/financial services office
- 28 conference center
- 29 dance or martial arts studio
- 30 data processing/call center
- 31 deli
- 32 dry cleaners (retail)
- 33 employment service
- 34 fitness center
- 35 greenhouse (commercial)
- 36 gymnastics center
- 37 health spa
- 38 hotel/motel
- 39 ice cream shop
- 40 investment firm
- 41 photographic studio
- 42 print shop/copy center
- 43 radio/TV station
- 44 restaurant
- 45 self-service laundry
- 46 shoe repair/tailor shop
- 47 tanning salon
- 48 veterinary office/animal clinic (no outdoor kennel)
- 49 assembling facility
- 50 boar/RV storage facility (outdoor)
- 51 contractor's warehouse
- 52 lumber yard
- 53 mini-warehouse self storage facility
- 54 packaging facility

SPECIAL EXCEPTION

1. sewage treatment plant
2. telecommunications facility/tower
3. airport
4. airstrip (private)
5. animal shelter
6. library
7. public bus/train terminal
8. auto repair & body shop
9. automobile/motorcycle sales & service
- 10 bar
- 11 billiard room or arcade
- 12 child care center
- 13 firework sales
- 14 kennel
- 15 manufactured home sales
- 16 microbrewery/brew-pub
- 17 night club
- 18 recreational vehicle sales & service
- 19 shooting/archery range (indoor)
- 20 skating rink/swimming pool
- 21 vehicle detailing/accessory shop
- 22 fabricational facility
- 23 food & beverage production
- 24 manufacturing facility
- 25 home occupations
- 26tattooing/body piercing establishment
- 27 equipment sales & rental
- 28 contractors storage yard

- 55 printing/publishing facility
- 56 research and development facility
- 57 tool and dye shop
- 58 warehouse & distribution facility
- 59 wholesale distribution facility
- 60 pet grooming establishment

3.17 INDUSTRIAL LIGHT (IL)

Minimum lot area – 2 acre
Minimum lot width measured at build line – 125 ft.
Minimum front yard setback from R/W – 50 ft.
Maximum height – 50 ft.

Maximum lot coverage – 75%
Minimum rear yard setback – 50 ft.
Minimum side yard setback – 25 ft.

PERMITTED USES

1. crop processing & storage (materials produced on site)
2. crop production
3. farm equipment sales & service
4. communication service exchange
5. utility substation
6. water tower
7. church or other place of worship
8. heliport
9. medical clinic
- 10 parking lot or structure (as a primary use)
- 11 police, fire, or rescue station
- 12 trade or business school
- 13 nature preserve/center
- 14 administrative/professional office
- 15 building finishes shop (paint, carpet, wallpaper, etc.)
- 16 business/financial services office
- 17 conference center
- 18 data processing/call center
- 19 employment service
- 20 investment service
- 21 print shop/copy center
- 22 radio/TV station
- 23 recreational vehicle sales & service
- 24 vehicle detailing/accessory shop
- 25 assembly facility
- 26 contractor's warehouse
- 27 lumber yard
- 28 mini-warehouse self-storage facility
- 29 packaging facility
- 30 research & development facility
- 31 tool and dye shop
- 32 warehouse & distribution facility
- 33 wholesale distribution facility
- 34 printing /publishing
- 35 building supply store
- 36 pet grooming establishment
- 37 equipment sales & rental

SPECIAL EXCEPTION

1. agricultural chemical sales, distribution, & storage
2. farm co-op facility
3. fertilizer sales, distribution, & storage
4. livestock raising & breeding
5. seed sales, distribution, & storage
6. sewage treatment plant
7. telecommunications facility/tower
8. airport
9. airstrip (private)
- 10 animal shelter
- 11 government facility &/or office
- 12 penal or correctional institution
- 13 public bus/train terminal
- 14 auto repair and body shop
- 15 child care center
- 16 kennel
- 17 manufactured home sales
- 18 truck stop/travel center
- 19 boat/RV storage facility (outdoor)
- 20 fabrication facility
- 21 food & beverage production
- 22 manufacturing facility
- 23 power generation facility (commercial)
- 24 semi-tractor/trailer storage
- 25 truck freight terminal
- 26 truck sales & service center
- 27 home occupations
- 28 contractors storage yard

3.18 INDUSTRIAL GENERAL (IG)

Minimum lot area – 5 acres
Minimum lot width measured at build line – 125 ft
Minimum front yard setback from R/W – 100 ft
Maximum height – 50 ft.

Maximum lot coverage – 75%
Minimum rear yard setback – 100 ft
Minimum side yard setback – 50 ft

PERMITTED USES

1. crop processing & storage (materials produced on site)
2. grazing & pasture land
3. communication service exchange
4. utility substation
5. water tower
6. heliport
7. medical clinic
8. parking lot or structure (as a primary use)
9. police, fire, or rescue station
- 10 trade or business school
- 11 nature preserve/center
- 12 administrative/professional office
- 13 conference center
- 14 data processing/call center
- 15 radio/TV station
- 16 agricultural products terminal
- 17 assembly facility
- 18 fabrication facility
- 19 food & beverage production
- 20 lumber yard
- 21 manufacturing facility
- 22 mini-warehouse self-storage facility
- 23 packaging facility
- 24 printing/publishing facility
- 25 research and development facility
- 26 tool and dye shop
- 27 truck freight terminal
- 28 warehouse & distribution facility
- 29 wholesale distribution facility
- 30 pet grooming establishment
- 31 equipment sales & rental
- 32 contractors warehouse

SPECIAL EXCEPTION

1. agricultural chemical sales, distribution, & storage
2. crop production
3. farm co-op facility
4. fertilizer sales, distribution, & storage
5. livestock auction/sales facility
6. livestock raising & breeding
7. nursery
8. seed sales, distribution, & storage
9. farm equipment sales and service
- 10 winery
- 11 sewage treatment facility
- 12 telecommunications facility/tower
- 13 airport
- 14 airstrip (private)
- 15 government facility &/or office
- 16 penal or correctional institution
- 17 public bus/train terminal
- 18 adult uses
- 19 child care center
- 20 indoor/outdoor recreation facility
- 21 motocross facility
- 22 truck stop/travel center
- 23 animal & animal products processing
- 24 boat/RV storage facility (outdoor)
- 25 bottle gas storage & distribution
- 26 concrete/asphalt production facility
- 27 contractors storage yard
- 28 explosive manufacturing and storage
- 29 inoperable vehicle storage
- 30 junk/scrap metal yard
- 31 mineral extraction & processing
- 32 petroleum & chemical processing & storage
- 33 power generation facility (commercial)
- 34 refuse dump/transfer station
- 35 sanitary landfill
- 36 semi-tractor/trailer storage
- 37 truck sales & service center
- 38 waster incinerator
- 39 home occupations