

<b>Table 1, Land Use Districts</b>		
MF	High Density Multi-Family Residential	This is a high-density multi-family district. Development in this district is typically at a density of 7 to 12 dwelling units per acre. Development in this district requires connection to public water and public sewers.
Commercial Districts		
LB	Local Business	This district is designed and located in neighborhoods to accommodate the primary needs of that locality. This district would place convenience and necessity facilities close to consumers in limited areas close to residences.
PB	Professional Business	This district is established as a buffer generally between commercial and residential districts permitting selected business and professional uses having limited contact with the public.
UB	Urban Business	This district is designed to address the needs of existing and future downtown development. This district carries virtually all of the characteristics of the GB District but without setbacks, buffer yards, or other design requirements common to suburban development.
GB	General Business	This district is designed to include central business districts in established urban places. This district would be used for most types of business and service uses.
AB	Accommodation Business	This district is established to include areas adjacent to Interstate interchanges and is designed to serve the needs of the public traveling on these major thoroughfares.
Industrial Districts and PUD's		
I1	Light Industry	This district is established to accommodate light industrial uses in which all operations, including storage of materials would be confined within a building, and would include warehousing operations.
I2	General Industry	This district is established for all types of industrial uses requiring both enclosed and unenclosed spaces for storage, manufacturing, and fabricating.
PUD	Planned Unit Development	This district is established to encourage improved land development and building site design, to encourage and allow a variety of innovative uses, building types and arrangements, to allow development of land areas so planned, located or situated as to merit and justify consideration as a PUD district.

### III. AUTHORIZED USES AND REQUIREMENTS

AUTHORIZED USES. The uses permitted in the Districts established by this ordinance are shown in Table 2, Authorized Uses. Where the District column is marked with an “X”, the use is permitted. Where the District column is marked with an “S”, the use may be permitted only as a Special Exception. Where the District column is marked with a “D”, the use may be permitted only after approval of a Development Plan by the APC.

- A. Where a district column is marked with an “SW”, the use may be permitted by Special Exception approval from the BZA subject to the issuance of a license or operating permit as approved by the Boone County Solid Waste Management District. Where a district column is marked with an “XW”, the use is permitted by right in the zoning district but is subject to the issuance of a license or operating permit as approved by the Boone County Solid Waste Management District.

For uses not listed, the Director shall attempt to determine if the requested use is similar to a permitted use. If the proposed use is determined to be similar to a permitted use, the permit shall be issued. If the Director determines that the use is not similar, then the application shall be denied. In case of uncertainty, the Director may refer the request for clarification or classification to the BZA for consideration in accordance with the provisions of the section on Uses Not Listed under the Duties of the Board of Zoning Appeals.

**Table 2, Authorized Uses**

USE	C	AP	AG	RE	R1	R2	R3	R4	MF	AB	LB	GB	UB	PB	I1	I2
<b>Education</b>																
Art & Music Schools												X	X	X		
Colleges & Universities					S	S	X	X	X						S	
Elementary & Secondary Schools			D		X	X	X	X	X		X	X	X	X		
Junior Colleges & Technical Institutes					S	S	X	X	X							
Libraries & Information Centers			D		X	X	X	X	X				X	X		
Trade or Business School												X	S	S	X	
<b>Non-Industrial Farm, Agricultural, Animal Related Uses</b>																
Animal Day Care Facility			S								X	X	X		X	X
@ Commercial Greenhouse		S	X									X			X	X
Kennel, Small			S								X	X			S	S
Kennel, Large			S												S	S
Kennel, Unlimited			S												S	S
@ Roadside Produce Stand		S	X								X	X			X	X
@ Sale Barn for Livestock		S	X												S	X
@ Veterinary Animal Hospital			S									X	X	X	X	X
Farm	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X
Hay, Grain, & Feed Stores		X	X								X	X			X	X

USE	C	AP	AG	RE	R1	R2	R3	R4	MF	AB	LB	GB	UB	PB	I1	I2
Landscape Contractor		S	S								S	S			S	S
Plant Nursery		S	X								X	X			X	X

**Government**

@ Penal or Correctional Institutions												S			S	S
@ Police, Postal, or Fire Station			D		X	X	X	X	X	X	X	X	X	X	X	X
Municipal or Government Buildings			D		S	X	X	X	X	X	X	X	X	X	X	X
Publicly Owned Park or Recreational Facility	X	X	D		X	X	X	X	X	X	X	X	X	X	X	X

**Industrial Uses**

@ Anhydrous Ammonia or Similar Liquefied Fertilizer Storage & Distribution		S	S												S	X
@ Auction Sales Yard (Excluding Livestock)												S			S	X
@ Commercial Facility for Breeding Non-Farm Fowl & Animals		X	X												S	X
@ Confined Feeding		X	X													
@ Contractors Storage															S	X
@ Industry, General																X
@ Junk Yard															S	X
@ Light Industrial Park															X	X
@ Liquefied Petroleum Gas, Bottled Gas Dealers															S	X
@ Manufacturing, Use, or Storage of Explosives															S	S
@ Mineral Extraction		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
@ Open Material Storage															S	X
@ Petroleum Tank Farm															S	X
@ Slaughter House		S	S												S	X
@ Truck Freight Terminal															X	X
@ Warehouse (General)												S			X	X
@ Warehouse (Grain Storage)		S	S									S			S	X
@ Wholesale Produce Terminal			S									S			X	X
Farm Product Processing												X	X		X	X
Food Processing												X	X		X	X
Fuel Dealers												X			X	X
Light Industry															X	X
Linen Supply												S			X	X

USE	C	AP	AG	RE	R1	R2	R3	R4	MF	AB	LB	GB	UB	PB	I1	I2
Warehousing, Storage, or Recycling of Hazardous Waste			*	*	*	*	*	*	*	*	*	*		*	*	*
Warehousing, Storage, or Recycling of Radioactive Waste			*	*	*	*	*	*	*	*	*	*		*	*	*
Wholesale Business												X			X	X

**Non-Profit Membership Organizations**

Business Associations												X	X	X	X	X
Charitable Institutions												X	X	X	X	X
Church or Temple			D		X	X	X	X	X	X	X	X	X	X		
Civic, Social, Religious, Political, or Fraternal Organizations			D									X	X	X	X	X

**Recreation, Amusement, Tourism**

@ Fairgrounds			X												X	X
@ Golf & Country Clubs					X	X	X	X	X						X	X
@ Golf Driving Range & Miniature Golf Course										X		X			X	X
@ Hotel or Motel										X		X	X		X	
@ Outdoor Recreation Facility		S	S												S	S
@ Outdoor Shooting Range, public or private		S	S												S	X
@ Public Camp Ground or Recreational Vehicle Park		S	S								S			S	S	S
@ Race Track															S	X
@ Stable, Private		X	X	X	X	X	S								X	X
@ Stadium, Coliseum															X	X
@ Theater, Outdoor			S						S		X				X	X
Bed and Breakfast			S		S	S	S	S	S	X	S	X	X			
Billiard & Pool Establishments												X	X			
Bowling Alleys												X	X		X	
Dance Halls, Studios & Schools												X	X			
Indoor Recreation Facility												X		X	X	X
Lodge or Private Club												X	X		X	
Motion Picture Theater												X	X			
Museum & Art Gallery												X	X	X		
Public Golf Course					X	X	X	X	X						X	X
Seasonal Hunting & Fishing Lodge		X	D													
Skating												X			X	
Stable, Public			X									X			X	X

**USE**

C	AP	AG	RE	R1	R2	R3	R4	MF	AB	LB	GB	UB	PB	I1	I2
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**Residential**

@ Day Care Center		S	S					S	S		X	X	X	X	X	X
@ Minor Residential Subdivision			S	S	X	X	X	X		X	X	X	X	X	S	S
@ Mobile Home Park					D	D	D	D								
Customary Home Occupation (Accessory Use)		X	X	S	S	S	S	S	S	X	X	X	X	X	X	X
Dwelling - Multi-Family									D		D	D	D	D		
@ Dwelling - Single Family			S	X	X	X	X	X		X	X	X	X	X	S	S
Dwelling - Two Family						D	D	D		D	D	D	D	D		
Farm Seasonal Worker Housing		X	X												X	X
Fraternity, Sorority or Student Housing								D	D			D				
Group Residential Facility						S	X	X	X		X	X	X		S	
Major Residential Subdivision					X	X	X	X	X	X	X	X	X	X	S	S
Nursing Home								D	D		D	D		D	D	
Orphanage								D	D	D				D		
Temporary Mobile Home		X	X	X	X	X	X	X	X	X	X	X		X	X	X

**Retail, Trade, Food Stores**

@ Drive-In Restaurant										S	S	X	X			
Cafeteria, Restaurant										X	X	X	X			
Candy, Nut & Confectionary										X	X	X	X			
Carry Out Restaurant										S	S	X	X			
Dinner Theater												X	X			
Fruits & Vegetables										X	X	X	X			
Grocery, Bakery, Meat & Fish, Dairy Products, Health Foods											X	X	X			
Night Club										X		X	X			
Tavern											S	X	X			

**Retail, Trade, General Merchandise**

@ Shopping Center											D	D	D			
Antique Store											S	X	X			
Apparel Shop, Shoes, Custom Tailoring											X	X	X			
Bait Sales											X	X	X			
Bicycle Shops											X	X	X			
Boat Sales												X	S			
Book & Stationary Store											X	X	X	S		

USE	C	AP	AG	RE	R1	R2	R3	R4	MF	AB	LB	GB	UB	PB	I1	I2
Camera & Photographic Supply												X	X			
China, Glassware, Metalware											S	X	X			
Department Store												X	X		X	
Drapery, Curtain & Upholstery											S	X	X			
Drug Store											S	X	X	S		
Electrical Supply Store												X	X		X	X
Farm & Garden Supply												X	X		X	
Farm Implements & Equipment Sales												X			X	X
Floor Coverings											S	X	X			
Florists, Furriers											X	X	X			
Gift, Novelty & Souvenir Shops										S		X	X			
Hardware or Variety Store											X	X	X		X	
Hobby, Toy & Game Shops												X	X			
Household Appliances, Furniture											S	X	X			
Jewelry Store												X	X			
Liquor Store											S	X	X			
Lumber & Building Materials Dealer												X			S	X
Monument Sales												X	X		X	
Music & Video Stores											S	X	X			
News Dealers										X	X	X	X	X		
Paint, Glass & Wallpaper Store												X	X		X	
Pet Shops												X	X			
Plumbing, Heating & Air Conditioning Dealer												X	X		X	X
Sporting Goods												X	X			
Studio Business		S	S		S	S	S	S	S			X	X	X	X	
Tobacco Stores												X	X	X		

**Services, General**

Accounting, Auditing, & Bookkeeping Service												X	X	X	X	X
Advertising Agencies												X	X	X		
Agricultural Credit Institutions											X	X	X	X		
Attorney Services											X	X	X	X		
Auto License Bureaus											X	X	X	X		
Banks & Branch Banks											X	X	X	X	X	
Blueprinting & Photocopying											S	X	X		X	
Bond & Mortgage Company, Savings & Loan, Installment Sales, Finance											X	X	X	X		

USE	C	AP	AG	RE	R1	R2	R3	R4	MF	AB	LB	GB	UB	PB	I1	I2
Clothing Rental												X	X			
Coin Operated Laundry & Dry-cleaning											X	X	X			
Collection Agencies												X	X	X		
Commercial Testing Laboratories												X			X	X
Counselor-At-Law											X	X	X	X		
Detective Agencies & Protective Services												X	X	X		
Diaper Service												X	S		X	
Disinfecting & Exterminating Services												X	X			
Dressmaking											X	X	X			
Electrical Repair Shop											S	X	X		X	X
Engineering & Architectural Service												X	X	X	X	X
Insurance Agents, Brokers & Service											X	X	X	X		
Newspaper Publishing												X	X	X	X	
Private Employment Agencies												X	X	X		
Professional Office											X	X	X	X	X	
Real Estate Service												X	X	X	X	
Reupholster & Furniture Repair											S	X	X		X	X
Shoe Repair											X	X	X			
Stenographic Service												X	X	X		
Stock Brokers & Dealers											X	X	X	X		
Tailoring & Pressing Shops											X	X	X		X	
Temporary Help Supply Services												X	X	X		
Watch, Clock & Jewelry Repair											S	X	X			

**Services, Medical**

@ Convalescent Homes								D	D					D		
@ Clinic											X	X	X	X		
@ Hospitals								X	X		X			X		
Blood Banks												X	X	X		
Life Care Facility								X	X					X	X	
Medical & Dental Laboratories												X	X	X		
Medical Office											X	X	X	X		

**Services, Personal**

@ Cemetery or Crematory		X	X												X	X
Barber Shop, Beauty Shop											X	X	X	X		
Mortuary												X	X	X		
Photographic Studio												X	X			

USE	C	AP	AG	RE	R1	R2	R3	R4	MF	AB	LB	GB	UB	PB	I1	I2
Reducing & Health Salons												X	X		X	

**Solid Waste Disposal Facilities**

@ Compost/Digester Facility		SW	SW												SW	SW
@ Composting Facility		XW	XW	XW	XW	XW	XW	XW	XW	SW	SW	SW		XW	XW	XW
@ Construction/Demolition Site			SW												SW	SW
@ Incinerator		SW	SW												SW	SW
@ Resource Recovery Facility		SW	SW													
@ Sanitary Landfill, Privately Owned			SW												SW	SW
@ Sanitary Landfill, Publicly Owned			XW												XW	XW
@ Transfer Station		SW	SW												XW	XW
Landfill, Hazardous Waste or Radioactive Waste			*	*	*	*	*	*	*	*	*	*		*	*	*
Long Term Permitted Clean Fill Disposal Site			XW	XW	XW	SW					SW	XW		XW	XW	XW
Long Term Permitted Clean Fill Processing Site			XW	XW	XW	SW				SW	SW	XW		XW	XW	XW
Restricted Waste Site			SW	*	*	*	*	*	*	*	*	*		*	*	*
Temporary Permitted Clean Fill Disposal Site			XW	XW	XW	XW	XW	XW	XW	XW	XW	XW		XW	XW	XW
Temporary Permitted Clean Fill Land Reclamation Site			XW	XW	XW	XW	XW	XW	XW	XW	XW	XW		XW	XW	XW
Temporary Permitted Clean Fill Processing Site			XW	XW	XW	XW	XW	XW	XW	XW	XW	XW		XW	XW	XW

**Utilities, Transportation, Communications**

@ Airport or Heliport			S												S	S
@ Public Water Wells, Water Stations, Filtration Plants, Reservoirs, & Storage Tanks	S	X	X		X	X	X	X	X	X	X	X	X	X	X	X
@ Telephone Exchange, or Public Utility Station	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X
@ Wireless Communication Facility		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Mass Transit Station			X	X	X	X	X	X	X	X	X	X	X	X	X	X
Off-Premises Signs										X		X			X	X
Radio or Television Station or Studio												X		X	X	X
Transmission Lines for Utilities	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

**Vehicle Dealers, Repair, & Services**

@ Automatic Car Wash										X	S	X	X		X	X
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USE	C	AP	AG	RE	R1	R2	R3	R4	MF	AB	LB	GB	UB	PB	I1	I2
@ Parking Lot										X	X	X	X	X	X	X
@ Truck Service Center										X		X	S		X	X
Automobile Body Shop & Painting												S	S		S	X
Automobile or Motorcycle Sales												X	X		X	X
Automobile Parts Supply												X	X		X	
Automobile Repair, Service Station										X	S	X	X		X	X
Mobile Home, Travel Trailer, Camper Sales & Service												X	S		X	X
Parking Garage												X	X	X	X	X
Passenger Car Rental										S		X	X		X	X
Storage & Dismantling of Disabled Vehicles																X
Tire, Battery & Accessory Dealers										S	S	X	X		X	
Truck Sales, Rental, Leasing, Repair												X	X		X	X