

SECTION 17.12 - ZONING USE TABLE

ZONING CLASSIFICATIONS

1. AGRICULTURAL
2. INDUSTRIAL
3. INSTITUTIONAL
4. RECREATIONAL
5. RESIDENTIAL
6. RETAIN/SERVICE
7. SPECIAL/TEMPORARY

TABLE 1

USE TABLE¹

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c - special / conditional use permit

x - permitted by right

t - permitted with temporary use permit

RESIDENTIAL

NON RESIDENTIAL

R1	R1A	R2	R2A	R3	R3A	R3B	R4	R4A	R5	R6	AGRICULTURAL				CB	CBA	CT	CTL	SCB	GB	OR	LI	LIA	GI	AG	OS
											Animal Farm, Hatchery, or Breeding Station														c	
											Apiary														c	
											Conservation Club														c	
											Dairy Farm and Processing														c	
x	x	x	x	x	x	x	x	x	x	x	Field Crop or Sod Farm	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
											Grain Elevator													c	c	
											Greenhouse or Nursery								x	x	x				x	
											Medical Cannabis Cultivation Center										c			c		
											Orchard														x	
R1	R1A	R2	R2A	R3	R3A	R3B	R4	R4A	R5	R6	INDUSTRIAL				CB	CBA	CT	CTL	SCB	GB	OR	LI	LIA	GI	AG	OS
											Bulk Material Storage															
											Non Flammable or Non Toxic										x			x		
											Flammable and Toxic													c		
											Chemical, Pharmaceutical, or Scientific Product									c	x	c	x			

											Research												
											Construction Material Sales & Storage					x	x						
											Construction Material Production Including and excluding Concrete & Asphalt Mixing										c		
											Excavation of Earth Products											c	
											Food or Dairy Product Manufacturing, Processing or Packaging							x			x	c	
											Machine or Tool and Die Shop						c	x		c	x		
											Ornamental Iron or Sheet Metal Shop							x			x		
											Pilot Plant, Industrial						c	x		c	x		
											Plastics Manufacturing							x		c	x		
											Self Storage/Warehouse or Wholesaling, Enclosed						c		x		x		
											Welding Shop			c				x	x	x	x	x	
											Any Other Industrial Research, Production, Processing Uses								c	c	c		

Note ¹ For any use identified in this Table involving outdoor storage or display of construction or bulk materials, see Paragraph 17.20.020H12 of this code.

R1	R1A	R2	R2A	R3	R3A	R3B	R4	R4A	R5	R6	INSTITUTIONAL	CB	CBA	CT	CTL	SCB	GB	OR	LI	LIA	GI	AG	OS
											Aquarium												c
x	x	x	x	x	x	x	x	x	x	x	Arboretum or Botanical Garden	x	x	x	x	x	x	x	x	x	x	x	x
x	x	x	x	x	x	x	x	x	x	x	Cemetery												
x	x	x	x	x	x	x	x	x	x	x	Church or Other Place of Worship	x	x	x		x	x						
c	c	c	c	c	c	c	c				Other Church Related Uses			c		c	c						
											Commercial or Trade School or School for Specialized Training	c	c			x	x						
		x	x	x	x	x	x	x	x	x	Community Center	x	x	x		x	x						c
x	x	x	x	x	x	x	x	x	x	x	Convent and Monastery											x	
c	c	c	c	c	c	c	c	c	c	c	Hospital						x						
c	c	c	c	c	c	c	c	c	c	c	Library	x	x			x	x						
											Medical Lab or Clinic	x	x	x	x	x	x		x				
c	c	c	c	c	c	c	c	c	c	c	Museum	x	x	x	x	x							c
c	c	c	c	c	c	c	c	c	c	c	Nursery School or Other Child Care Facility	x	x	c		x	x						
c	c	c	c	c	c	c	x	c	x	x	Nursing or Convalescent Home	x		c									
											Personal Training Center including Dormitory							x	x				
											Post Office, Government Office	x	x			x	x						c
x	x	x	x	x	x	x	x	x	x	x	Public Open land, Refuge or Preserve												x
											Religious Retreat											x	
c	c	c	c	c	c	c	c	c	c	c	School for the Mentally Disturbed, Retarded, or Handicapped												
x	x	x	x	x	x	x	x	x	x	x	Schools, University, College, Seminary, High,	x	x			x	x	x				x	x

											Jr. High and Elementary												
											Solid Waste Disposal Site										c		
											Training Center, Armed Forces						c	c	c	c	c	c	
R1	R1A	R2	R2A	R3	R3A	R3B	R4	R4A	R5	R6	RECREATIONAL	CB	CBA	CT	CTL	SCB	GB	OR	LI	LIA	GI	AG	OS
											Band Shell											c	c
											Bowling Alley	x	x			x	x						
											Camp, Day or Youth											x	x
											Carnival or Circus	t	t	t		t	t	t	t	t	t	t	
											Club Indoor	c	c			c	c						
											Club Outdoor					c	c						
											Fairground and Exposition Grounds					c	c					c	
											Game Room					x	x						
											Golf Course											x	x
											Golf Driving Range						c						
x	x	x	x	x	x	x	x	x	x	x	Government Owned Park											x	x
											Health Club or Gym	x	x			x	x						
											Miniature Golf						c						
											Park, Commercial						c						
x	x	x	x	x	x	x	x	x	x	x	Park, Public	x	x	x	x	x	x	x	x	x	x	x	x
x	x	x	x	x	x	x	x	x	x	x	Playground	x	x	x	x	x	x					x	X
c	c	c	c	c	c	c	c	c	c	c	Privately Owned Park											x	x
x	x	x	x	x	x	x	x	x	x	x	Recreational Facility (i.e. Ball field, Picnic Shelters, etc.)											x	X
											Skating Rink, Ice or Roller					x	x					c	C
											Sports Arena					c	c		c	c	c		
											Sports Training Facility					c	c		c	c	c	c	c
											Stable, Commercial of Private											c	c
R1	R1A	R2	R2A	R3	R3A	R3B	R4	R4A	R5	R6	RESIDENTIAL	CB	CBA	CT	CTL	SCB	GB	OR	LI	LIA	GI	AG	OS
							x		x	x	Apartment House												
											Apartments as Accessory Uses in Business Buildings but not on the ground floor	x	x	x	x								
c	c	c	c	c	c	c	c	c	c	c	Congregate Housing			c	c								
x	X	x	x	x	x	x	x	x	x	x	Group Family Household			x	x								
										c	Mobile Home Park												
c	C	c	c	c	c	c	c	c	c	c	Senior Citizen Facility	c	c	c	c	c	c	c	c	c	c	c	c
x	X	x	x	x	x	x	x	x	x	x	Single Family Dwelling			x	x								
							x	x	x	x	Two Family Dwelling			x									
R1	R1A	R2	R2A	R3	R3A	R3B	R4	R4A	R5	R6	RETAIL/SERVICE	CB	CBA	CT	CTL	SCB	GB	OR	LI	LIA	GI	AG	OS
											Agricultural Implement, Sales and Service					x	x						
											Apparel Store	x	x			x	x						

											Appliance Sales & Service	x	x	x			x	x						
											Automobile or Motorcycle Sales, Supply and Service (not including gas station)					x	x							
											Auto Storage and Salvage Yard								c			c		
											Automobile Washing					c	c							
											Barber or Beauty Shop	x	x	x	x	x	x							
											Beverage Distributor, Wholesale						x			x				
											Billiard Parlor	x	x			x	x							
											Boat Sales, Storage, Inside Repair, Rental					x	x							
											Bus Terminal Facility									c				
											Department Store	x	x			x	x							
											Drug Store	x	x			x	x							

											Equipment Rental, Indoor with Outdoor Storage					c	c		c	c				
											Equipment Rental, Indoor					x	x		x	x				
											Exterminating or Fumigation						x		x		x			
											Financial Institution Services	x	x			x	x							
											Financial Institution Services w/Drive-Thru	c	c			x	x							
											Firearm and Ammunition Sales					c	c		c					
											Fish or Meat Market, Retail	x	x			x	x							
											Funeral Home					x	x							
											Furniture Sales	x	x			x	x							
											Gas Station					c	c							
											Grocery or Food Store	x	x			x	x							
											Hardware Store	x	x			x	x							
											Hotel/Motel	x	x			x	x							
											Laundromat	x	x			x	x							
											Liquor Store	x	x			x	x							
c	c	c	c	c	c	c	c	c	c	c	Massage Therapy Establishment	c	c	c	c	c	c	c	c	c	c	c	c	c
											Medical Cannabis Dispensary					c	c							
											Monuments, Retail						x							
											Motion Picture Theater	x	x			x	x							
											Pet Sitting Services						x		x	x				
											Professional Office (i.e. Accountant, Attorney, Doctor, Insurance, etc.)	x	x	x	x	x	x	x						
											Restaurant, Non Drive-In	x	x	x		x	x	x						
											Restaurant, Fast Food					x	x							
											Sign Shop					x	x							
											Tavern, Nightclub	x	x			x	x							
											Truck Terminal ² (pre February 4, 2020)						x		x					
											Veterinary Clinic	x	x	x	x	x	x							

											All Other Retail Uses Not Presently Included	x	X	c	c	x	x						
R1	R1A	R2	R2A	R3	R3A	R3B	R4	R4A	R5	R6	SPECIAL/TEMPORARY	CB	CBA	CT	CTL	SCB	GB	OR	LI	LIA	GI	AG	OS
											Airport or Heliport						c	c	c		c	c	
											Alternative Fuel Center								c				
											Amphitheater											c	
t	t	t	t	t	t	t	t	t	t	t	Christmas Tree Sales	t	t	t		t	t	t	t	t	t	t	
t	t	t	t	t	t	t	t	t	t	t	Contractor's Project Office	t	t	t		t	t	t	t	t	t	t	
											Hatchery, Fish or Chicken											c	
											Military Camp											c	
											Mixed Use Development on a lot containing 50 or more acres, pursuant to a Planned Unit Development.											c	
											Outdoor Clothing Drop Off Stations					t	t		t	t	t		
t	t	t	t	t	t	t	t	t	t	t	Outdoor Storage Containers	t	t	t	t	t	t	t	t	t	t		
C	c	c	c	c	c	c	c	c	c	c	Personal Wireless Services ^{3, 4, 5} Antennas with or without support. Structures and related electronic equipment and equipment structures	c	c	c	c	c	c	c	c	c	c	c	c
											Public and Private Utilities		c	c		c	c	c	c	c	c	c	c
t	t	t	t	t	t	t	t	t	t	t	Real Estate Project Sales Office	t	t	t		t	t	t	t	t	t	t	
t	t	t	t	t	t	t	t	t	t	t	Sidewalk or Parking Lots Sales, Tent Sales & Other Outdoor Commercial Events	t	t	t	t	t	t	t	t	t	t	t	t
x	x	x	x	x	x	x	x	x	x	x	Solar Energy Systems: Building Mounted (BMSE)	c	c	c	c	c	c	c	c	c	c	c	c
x	x	x	x	x	x	x	x	x	x	x	Solar Energy Systems: Building Integrated (BISE)	c	c	c	c	c	c	c	c	c	c	c	c
c	c	c	c	c	c	c	c	c	c	c	Solar Energy Systems: Ground Mounted (GMSE)					c	c	c	c	c	c	c	c
x	x	x	x	x	x	x	x	x	x	x	Solar Energy Systems: Self Contained (SCES)					c	c	c	c	c	c	c	c
											Tents								t	t	t		
											Wholesale Brewery Production Activities	c											
											Wind Energy Systems: Building Mounted					c	c	c	c	c	c		
											Wind Energy Systems: Small					c	c	c	c	c	c		

Note: ¹ - Residential uses will be allowed as an accessory use. No accessory residence will be more than 1000 square feet in size.

Note: ² - Truck terminals are prohibited in all zoning classifications after February 4, 2020.

Note ³ - All personal wireless services antennas with or without antenna support structures, and related electronic equipment and equipment structures shall be allowed as a special permit only subject to the standards contained in Section 17.24.010 of this Code and shall be deemed a principal use on a lot even where that lot contains an other than principal use.

Note:⁴- See Section 17.20.030H12 of this Code.

Note⁵ - See Section 17.24.C12

Note – No outdoor storage of non-motorized equipment – i.e. pallets, trailers, soil, unplanted landscaping material, will be allowed in any zone. Non-motorized equipment materials that is associated with a construction project may temporarily be stored on the lot where construction is underway for the duration of the construction project.

Note: A Special Use Permit shall be required for any public park to be located in the LC-NC/SE and LCNC/GI zoning classification.