

3.2 Land Uses



- A. Land Uses Specified:** Each land use is either a permitted, non-permitted or a special exception use in each zoning district. A general list of permitted and special exception uses for each district are noted in the "Permitted Uses" and "Special Exceptions" columns accompanying the description of each district in this Article. Specific land uses within each general category are listed in the Land Use Matrix that begins on this page.
- B. Unlisted or Questionable Land Uses:** Any use not listed as a permitted use or special exception use is considered non-permitted. The Planning Director may determine into which category any questionable use is placed if it is not specifically listed but is similar to another use that is a permitted or a special exception use. This determination may be appealed to the Board of Zoning Appeals consistent with the provisions of Chapter 11.5 for Appeals of Administrative Decisions.

See Also:

*Chapter 11.5,
Appeals of Administrative
Decisions*

Primary Land Use P Permitted Use S Special Exception Use	Zoning District														
	A	RR	RSN	RS	RTN	RT	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL



Agriculture Uses																	
agricultural product sales, distribution, & storage facility																	
fertilizer sales, distribution, & storage																	S
seed sales, distribution, & storage	S																
farm co-op. facility																	
animal boarding/stables (excluding kennels)	P	S															
farm (confined feeding)	P																
farm (general)																	
farm dwelling																	
grazing & pasture land	P	P	P	P		P	P	P		P	P	P		P	P	P	
livestock raising & breeding																	
crop production																	
crop processing & storage (materials produced on-site)																	
farm equipment sales and service	S											P		S	P	S	
farmer's market	S								P		P	P	P				
greenhouse (commercial)	P																S
livestock auction/sales facility	S																S
winery	P	S							P		P	P					









































Communications/Utilities Uses																	
communication service exchange										S		S	P	P	P	P	P
public wellfield/water treatment facility	P	P											P				
sewage treatment plant													P				
telecommunications facility/tower	P								S		S	S	S	P	P	P	
utility substation										S	S	S	P	P	P	P	
water tower	P	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	















































































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






































































































































3.2 Land Uses (cont.)

Zoning Districts

Primary Land Use  Permitted Use  Special Exception Use	Zoning District														
	A	RR	RSN	RS	RTN	RT	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL

Park Uses																
campground/RV park																
driving range (as a primary use)																
golf course and/or country club (including driving range)																
nature preserve/center																
park and/or playgrounds (including athletic facilities)																

Residential Uses																
bed and breakfast facility																
boarding house																
mobile home / manufactured home park																
dwelling, multi-family (more than 2 dwelling units)																
dwelling, secondary (on upper floors of other use)																
dwelling, single-family (includes manuf. home types I & II)																
dwelling, two-family																
fraternity/sorority house																
nursing/assisted living facility																
residential facility for the developmentally disabled type I																
residential facility for the developmentally disabled type II																
residential facility for the mentally ill																
retirement facility																

Institutional/Public Uses																
airport																
animal shelter																
cemetery																
church or other place of worship																
community center																
day-care center																
fairgrounds																
funeral home																
government facility (non-office)																
government office																
heliport																
hospital/medical center																
institution for the developmentally disabled/mentally ill																
library																
lodge or private club																
medical clinic																
museum or gallery																
parking lot or garage (as a primary use)																
penal or correctional institution																
police, fire, or rescue station																
post office																
school (P-12)																
trade or business school																
university or college																

3.2 Land Uses (cont.)



Primary Land Use Permitted Use Special Exception Use	Zoning District														
	A	RR	RSN	RS	RTN	RT	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL



Zoning Districts

Commercial Uses																	
adult uses																	
auto-oriented uses (small scale)																	
gas station																	
car wash																	
auto-oriented uses (medium scale)																	
auto repair and body shop																	
vehicle detailing/accessory shop																	
oil change shop																	
auto-oriented uses (large scale)																	
automobile/motorcycle sales and service																	
recreational vehicle sales and service																	
mass transit terminal/station (excluding a public bus stop)																	
conference center																	
data processing / call center																	
fireworks sales (permanent)																	
health spa																	
hotel																	
kennel																	
liquor store																	
mobile/manufactured home sales																	
office uses																	
administrative/professional office																	
bank/financial institution																	
medical/dental office																	
radio/TV station																	
veterinary office/animal clinic (without outdoor kennels)																	
print shop/copy center																	
business/financial services office																	
investment firm																	
employment service																	
personal service uses																	
barber/beauty shop																	
dry cleaners (retail)																	
photographic studio																	
self-service laundry																	
shoe repair/tailor shop																	
dance or martial arts studio																	
gymnastics center																	
tanning salon																	
fitness center																	
recreation uses (small scale)																	
billiard room or arcade																	
night club																	
microbrewery/brew-pub																	
bar																	

3

3.2 Land Uses (cont.)

Zoning Districts

Primary Land Use  Permitted Use  Special Exception Use	Zoning District														
	A	RR	RSN	RS	RTN	RT	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL

Commercial Uses																
recreation uses (medium scale)																
bowling alley																
theater																
banquet or assembly hall									P		P	P				
miniature golf course																
shooting/archery range (indoor)																
skating rink/swimming pool																
recreational uses (large scale)																
seasonal hunting or fishing facility	S	S														
shooting range (outdoor)																
restaurant																
									P	P	P	P		S		
retail uses (small scale)																
video/music store																
art or photo gallery																
bakery (retail)																
deli																
flower shop																
gift shop						S			P	P	P	P				
news dealer/bookstore																
stationary shop																
ice cream shop																
convenience store (without gas station)																
jewelry store																
antique shop																
meat market																
retail uses (medium scale)																
craft/fabric store																
apparel/footwear store																
record/CD/musical instrument shop																
sporting goods shop																
pharmacy									P		P	P				
grocery store																
garden shop																
variety store																
auto parts sales (without on-site repair)																
building finishes shop (paint, carpet, wallpaper, etc.)																
repair services (small appliances, jewelry, alterations, etc.)																
pet store																
retail uses (large scale)																
auction facility (excluding livestock)																
supermarket																
department store																
shopping mall									S		P	P				
hardware store																
home electronics/appliance store																
office supply store																
building supply store																
retreat center																
	S	S							P		P	P	S			
truck stop / travel center																
												S			S	S

3.2 Land Uses (cont.)



Primary Land Use Permitted Use Special Exception Use	Zoning District														
	A	RR	RSN	RS	RTN	RT	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL

Industrial Uses																
agricultural products terminal																
animal & animal products processing																
boat/RV storage facility (outdoor)																
concrete/asphalt production facility																
contractor's warehouse/storage facility																
dry cleaners (commercial)																
food & beverage production																
general industrial production																
manufacturing facility																
fabrication facility																
hazardous materials production																
bottle gas storage & distribution																
explosive manufacturing and storage																
petroleum and chemical processing and storage																
light industrial assembly & distribution																
packaging facility																
assembly facility																
printing/publishing facility																
light industrial processing & distribution																
lumber yard																
tool and dye shop																
mineral extraction and processing																
mini-warehouse self-storage facility																
power generation facility (commercial)																
research and development facility																
truck freight terminal																
truck sales & service center																
warehouse & distribution facility																
wholesale facility																
waste disposal facility																
incinerator																
junk/scrap metal yard																
sanitary landfill																
refuse dump / transfer station																
inoperable vehicle storage																

Zoning Districts