

ARTICLE 4 LAND USE TABLE

Section 4.01 Key Designations in Table of Uses.

SYMBOL	KEY	
P	Permitted Uses in the Zoning District	Principal Use
S		Special Use
A		Accessory Use
[Blank]	Prohibited Use in the District	

Section 4.02 Table of Permitted Uses by District.

The uses of land in the following table have been organized, for ease of use and convenience, into use groups based upon certain characteristics that the grouped uses may share. These use groups are described below:

1. **RURAL USES.** These uses primarily involve the keeping, breeding or use of animals; production or distribution of produce and farm-related products; and associated uses of a rural character or intensity.
2. **RESIDENTIAL USES.** These uses primarily involve housing of various types and densities, and associated uses typically found in a residential neighborhood.
3. **OFFICE, SERVICE, AND COMMUNITY USES.** Community uses are public-owned or operated uses; uses of a not-for-profit nature; uses that involve benefits or services generally provided to a significant portion of the population; or uses that serve as focal or gathering points for the community. Office or service uses are private-owned or operated uses; or uses of a for-profit nature, such as personal service establishments, medical and professional offices, workshops and studios, and similar associated uses.
4. **COMMERCIAL USES.** These are uses of a generally for-profit nature, and may include retail sales, food service, entertainment, repair services and similar associated uses.
5. **INDUSTRIAL, RESEARCH, AND LABORATORY USES.** These are uses of a light manufacturing, research, warehousing or wholesaling character; or that involve compounding, processing, packaging, assembly, storage or treatment of materials.
6. **OTHER USES.** These are uses that, because of unusual character, intensity or nuisance factors, do not fit well into the preceding use groups.

Type of District	Zoning District Name	Symbol
Rural	Agricultural-Conservation	A-1
Rural Residential	Estate Residential	R-1
	Rural Residential	R-2
Residential	Suburban Residential	R-3
	Urban Residential	R-4
	Manufactured Housing Park	MHP
Business	Local Commercial	C-1
	Special Commercial	C-2
	Industrial-Research	I-1
Other	Public/Semi-Public Services	PSP

Section 4.02 Table of Permitted Uses by District.

	SYMBOL		KEY		DISTRICTS										USE STANDARDS	
	P	S	Permitted Uses in the Zoning District	Principal Use												
	A	[Blank]		Special Use	Accessory Use											
	USES					A-1	R-1	R-2	R-3	R-4	MHP	C-1	C-2	I-1		PSP
RURAL USES																
Agricultural Service Establishments	S													P		Section 5.104
Bulk Feed and Fertilizer Supply Outlet	S										P					Section 5.102
Conservation Area or Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Farms for Production of Food, Feed or Fiber	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Farm-Based Tourism or Entertainment Activities	S															Section 5.101
Farm Implement Sales or Repair	S										P					Section 5.102
Farm Market	S										P			P		Section 5.102
Farm Products Direct Marketing Business	P	A	A	A	A	A	A	A	P	A	A	A	A	A	A	Section 5.103
Greenhouse	P	A	A	A	A	A	A	A	P	A	A	A	A	A	A	Section 5.105
Hunting Preserve	S														S	Section 5.305
Kennel	S	S	S						S							Section 5.106
Nursery or Tree Farm	P	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 5.105
Ponds for Farming, Landscaping or Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.107
Private Riding Arena or Boarding Stable	P	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 5.108
Public or Commercial Riding Stable	S														P	Section 5.109
Roadside Stand	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 5.110
Sportsman's Club or Gun Range	S														S	Section 5.305
Sod Farm	S															
Veterinary Clinic or Animal Hospital	P										P					Section 5.112

Section 4.02 Table of Permitted Uses by District.

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	P	Permitted Uses in the Zoning District	Principal Use		A-1	R-1	R-2	R-3	R-4	MHP	C-1	C-2	I-1	PSP		
	S		Special Use													
	A		Accessory Use													
[Blank]	Prohibited Use in the Zoning District															
USES					A-1	R-1	R-2	R-3	R-4	MHP	C-1	C-2	I-1	PSP		
RESIDENTIAL USES																
Accessory Dwelling	A	S	S	S	S		A									Section 5.201
Adult Foster Care Family Home or Small Group Home	P	P	P	P	P	P										
Adult Foster Care Large Group Home	S	S	S	S	P											Section 5.302
Bed and Breakfast Inn	S	S	S	S	S											Section 5.202
Child Day Care Home, Family	P	P	P	P	P	P										
Child Day Care Home, Group	S	S	S	S	S	S										Section 5.302
Child Foster Family Home or Family Group Home	P	P	P	P	P	P										
Elderly and Senior Housing - Independent					P											Section 5.206
Elderly Housing - Assisted Living Facilities					P						S					
Elderly Housing – Dependent, Nursing or Convalescent Care					P						P					
Farm Labor Housing	S				P											Section 5.203
Home Occupations listed in Section 5.204	A	A	A	A	A	A										Section 5.204
Home Occupations not listed in Section 5.204	S	S	S	S	S	S										Section 5.204
Manufactured Housing Parks						P										Section 5.205
Multiple-Family Housing, Townhouses, and Stacked Flats					P											Section 5.206
Single Family Dwellings, Detached	P	P	P	P	P	P										Section 5.207
Two-Family (Duplex) Dwellings				S	P											Section 5.206
State-Licensed and Other Managed Residential Facilities not otherwise listed in this table					S											

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	S		Special Use												
	A		Accessory Use												
[Blank]	Prohibited Use in the Zoning District		USES												
OFFICE, SERVICE, AND COMMUNITY USES															
Ambulance Station	S		S	S	S	S	S	S	S	P	P	P	P		
Barber Shop, Beauty Salon or Nail Care										P	P				
Cemetery	S												P	Section 5.301	
Day Care Center - Child or Adult										P			P	Section 5.302	
Fire and Police Stations	S	S	S	S	S	S	S	S	S	P	P	P	P		
Funeral Parlor or Mortuary										P	P			Section 5.303	
Government Offices										P	P		P		
Health Club or Fitness Center							A	A		P	P				
Hospital or Urgent Care Center										P	P		P		
Institutional Uses										P			P	Section 5.304	
Medical, Osteopathic, Chiropractic, Optical or Dental Office, Clinic or Laboratory; Massage Therapist or Physical Therapy Facility										P	P	A	A	Section 5.307	
Offices for Professional, Service or Administrative Uses										P	P	A	A		
Public Utility and Essential Service Uses	P	P	P	P	P	P	P	P	P	P	P	P	P		
Recreational Facilities – Private Membership or Restricted Access		S	S	S	S	S							P	Section 5.305	
Recreational Facilities - Publicly-Owned or Unrestricted Access		P	P	P	P	P							P		
Recreational Vehicle Parks and Campgrounds													P	Section 5.306	
Tattoo Parlor or Body Piercing Salon										S	P				
Workshop or Studio	A									P	P	A		Section 5.308	

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	S		Special Use													
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[Blank]	Prohibited Use in the Zoning District															
USES					A-1	R-1	R-2	R-3	R-4	MHP	C-1	C-2	I-1	PSP		
COMMERCIAL USES																
Amusement Center, Indoor											P	P				
Amusement Center, Outdoor											S	P				Section 5.401
Bakeries											P	P	P			Section 5.402
Bank, Credit Union or Similar Financial Institution											P	P	A			
Big Box COMMERCIAL USES (50,000+ square-foot gross floor area)											S	P				Section 5.403
Car Wash											S	P				Section 5.404
COMMERCIAL USES not otherwise listed in this table											S	P				
Dealership Showroom for Sale or Rental of Recreational Vehicles, Motor Vehicles, Construction Machinery or Similar Durable Goods											P	P				
Drive-In or Drive-Through Facilities											S	P				Section 5.406
Hardware, Home Improvement, or Building Supply Store											P	P				
Hotel or Inn											P	P				
Laundromat or Dry Cleaners											P	P	A			Section 5.405
Manufactured Housing Sales										P	S	P				Section 5.410
Motion Picture Cinema, Indoor											P	P				Section 5.407
Motion Picture Cinema, Outdoor											S	P		S		Section 5.407
Motor Vehicle Fueling Station											S	P	P			Section 5.408
Motor Vehicle Repair Station											S	S	P			Section 5.408
Motor Vehicle Service Center											S	P	P			Section 5.408
Open Air Business, Outdoor Display Area, Garden Center or Dealership Sales Lot											S	P				Section 5.410

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USES					A-1	R-1	R-2	R-3	R-4	MHP	C-1	C-2	I-1	PSP			
COMMERCIAL USES (continued)																	
Outdoor Café or Eating Area											P	P				Section 5.409	
Pharmacies, Drugstores and Medical Supply Stores											P	P	A	A		Section 5.405	
Restaurants and Food Service Establishments											P	P	A				
Retail Stores											P	P					
Showroom for Display or Sales of Products Created On-Site											P	P	A			Section 5.405	
Tavern, Pub, Brewpub, Cocktail Lounge or Night Club											S	P					
INDUSTRIAL, RESEARCH, AND LABORATORY USES																	
Blacksmithing, Furniture or Cabinet Repair or Manufacture, Woodworking Shops, and Similar Uses											S			A	A	P	Section 5.501
Blast Furnaces, Incinerators, Lumber Mills, Power Generation Plants, and Similar Uses																S	Section 5.503
Crematorium														S	S	P	Section 5.501 Section 5.503
Distribution Facilities and Truck Terminals																S	Section 5.504
Dry Cleaning - Central Cleaning/Processing Plant																S	Section 5.503
Feed or Flour Mills, Smoking, Curing or Packing Plants and similar Food and Farm Product Processing Uses																P	Section 5.104
Electroplating, Paint Mixing or Spraying, Metal Casting, Smelting, Plating, Dyeing or Similar Uses																S	Section 5.503

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INDUSTRIAL, RESEARCH, AND LABORATORY USES (continued)																
Fabrication or Assembly of Motor Vehicles, Recreational Vehicles, Boats, Trailers, Bicycles, Electronic Components and Equipment, Manufactured/Modular Housing, and Similar Products															P	
Hazardous Materials Storage															S	Section 5.502
Machine, Welding, and Sheet Metal Shops, Stone Finishing and Carving, and Similar Uses															P	
Manufacture, Compounding, Processing, Packaging, or Treatment of Pharmaceuticals, Toiletries, Hardware, and Similar Products															P	
Manufacture of Products from Metal, Clay, Fabric, Glass, Tile, Terra Cotta, Bone, Leather, Paper, Plastics or Similar Materials															P	
Manufacture, Processing, Production or Wholesale Storage of Chemicals, Petroleum or Paper Products, Cement, Lime, Gypsum, Glue, Soap, Soda, Compound, Salt, Potash or Similar Materials															S	Section 5.503
Outdoor Storage, General														S	P	Section 5.504
Outdoor Storage of Recreational Vehicles or Similar Items					S								S	S	P	Section 5.506
Outdoor Storage Yard for Motor Vehicles, Construction or Farming Machinery, Manufactured Houses or Similar Items															S	Section 5.505
Outdoor Dismantling or Recycling Yard for Motor Vehicles, Machinery, Manufactured Houses or Similar Items															S	Section 5.505
Research and Development Facilities and Testing Laboratories					S								S	S	P	Section 5.501

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INDUSTRIAL, RESEARCH, AND LABORATORY USES (continued)																
Self-Storage Warehouses	S										S	S	P			Section 5.506
Slaughterhouse, Rendering Plant or Similar Facility													S			Section 5.507
Stamping Plants; Rolling Mills; Injection Molding Facilities, and Shearing, Punching, and Automatic Screw Machines													S			Section 5.503
Warehouses and Non-Farm Bulk Indoor Storage													P			
OTHER USES																
Adult Entertainment Uses and Sexually-Oriented Businesses												S				Section 5.601
Aircraft Landing Strips	S													P		Section 5.602
Composting Centers	S												S	S		Section 5.603
Extractive Operations, Sand and Gravel Pits	S															Section 5.604
Private Off-Road Courses	S															Section 5.605
Public Works or Road Maintenance Yards													S	P		Section 5.504
Racetracks														S		Section 5.606
Recycling Collection Facility													P	P		Section 5.504
Temporary Structures for Construction Purposes	P	P	P	P	P	A	P	P	P	P	P	P	P	P	P	
Topsoil Removal or Stockpiling on Sites Under Development	S	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 5.607

Effective Date: February 1, 2008

Article 4
Land Use Table