

ZONING

117.402.1. **PRINCIPAL USES.** [Amended 2-12-92 by Ord. No. 209; 1-13-93 by Ord. No. 221; 9-26-94 by Ord. No. 236; 3-12-03 by Ord. No. 311; 6-8-05 by Ord. No. 329; 1-11-06 by Ord. No. 332; 4-11-12 by Ord. No. 375; 8-14-13 by Ord. No. 389]

TABLE OF AUTHORIZED USES ZONING DISTRICTS WHERE USE IS AUTHORIZED, AND METHOD OF AUTHORIZATION

AGRICULTURE

	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
ANIMAL HOSPITAL, LARGE	C	N	N	N	N	N	C	C
ANIMAL HOSPITAL, SMALL	C	N	N	PD	C	N	C	C
Cemetery/Crematorium/Mausoleum	C	N	N	N	N	N	N	N
FARM (and farm residence) (excluding the raising of livestock Or horses)	R	N	N	N	N	N	N	R
Fish hatchery or farm	C	N	N	N	N	N	N	N
GARDEN CENTER	R	N	N	PD	N	N	N	N
Poultry hatchery or farm	C	N	N	N	N	N	N	N
Fur-bearing animal ranch	C	N	N	N	N	N	N	N
KENNEL/Animal Shelter	C	N	N	PD	N	N	C	C
NURSERY/GREENHOUSE	R	N	N	PD	N	N	N	N
Orchard	R	N	N	N	N	N	N	N
Rabbitry	C	N	N	N	N	N	N	C
Raising of livestock or horses (over 2 farm animals or horses)	C	N	N	N	N	N	N	N

CODES:

R - By Right

C - Condition

PD - Planned Development

SE - Special Exception

N - Not Permitted

ZONING

RESIDENTIAL

	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
SINGLE FAMILY DWELLING	R	R/PD	R/PD	N	R/PD	N	N	N
APARTMENT BUILDING DWELLING	N	N	N	PD	N	N	N	N
Convent or Monastery	R	R	R	PD	R	N	N	N
GROUP HOME	N	N	R	PD	R	N	N	N
GROUP CARE FACILITY	C	N	C	PD	C	N	N	N
HEALTH CARE FACILITY	C	C	C	PD	C	N	N	N
LOT LINE DWELLING (PRD Only)	N	N	PD	PD	PD	N	N	N
MOBLIE HOME PARK	C	N	N	N	N	N	N	N

	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
MULTIPLEX DWELLING	N	N	N	PD	N	N	N	N
NURSING HOME	C	N	C	PD	C	N	N	N
OIL AND GAS DEVELOPMENT [Added 01-12-11 by Ord. No. 370]	C	N	N	N	N	C	C	C
PATIO DWELLING (PRD Only)	N	N	N	PD	PD	N	N	N
BOARDING HOUSE	N	N	N	N	R	N	N	N
TOWN HOUSE DWELLING (PRD Only)	N	N	N	PD	PD	N	N	N
TWIN DWELLING (PRD Only)	N	N	N	PD	PD	N	N	N
VILLAGE DWELLING (PRD Only)	N	N	N	PD	PD	N	N	N
WEAK LINK DWELLING	N	N	N	PD	N	N	N	N

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ZONING

NON-RESIDENTIAL

	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
AMPHITHEATER	N	N	N	PD	R	N	N	N
AMUSEMENT ARCADE	N	N	N	PD	N	C	N	N
AMUSEMENT PARK, WATER PARK	N	N	N	PD	N	N	N	N
Auto Rental	N	N	N	PD	N	C	C	C
AUTOMOTIVE REPAIR	N	N	N	PD	C	N	C	C
AUTO SALVAGE/JUNKYARD	N	N	N	N	N	N	N	C
AVIATION-RELATED INDUSTRY (such as air cargo, cargo aircraft maintenance, cargo handling)	N	N	N	N	N	N	N	PD
BAR	N	N	N	PD	C	PD	N	N
Beverage Distributor	N	N	N	PD	C	N	C	N
BILLBOARD	N	N	N	N	N	N	C	N
Bio-Medical Operation	N	N	N	N	N	C	C	C
Blacksmith Shop/Ornamental Iron Workshop	N	N	N	N	N	N	R	R
Boatworks (custom building and repair)	N	N	N	N	N	N	R	R
Building materials sales or storage yard (excluding asphalt or concrete mixing)	N	N	N	PD	SE	N	R	R
BULK FUEL STORAGE	N	N	N	N	N	N	N	C
BULK MATERIALS OR MACHINERY STORAGE	R	N	N	N	N	N	N	R
BUS TERMINAL [Amended 01-09-02 by Ord. No. 302]	N	N	N	C	N	N	N	C
BUSINESS OR PROFESSIONAL OFFICE [Amended 03-12-08 by Ord. No. 351]	N	N	N	PD	R	R	C	C
Camp or campground with overnight camping, vacation cottages or rental cabins	C	N	N	N	N	N	N	N
Carpet and rug cleaning plant	N	N	N	N	N	N	N	R
Car Wash	N	N	N	C	N	N	N	C
Cemetery [Amended 06-08-05 by Ord. No. 329]	N	N	N	R	PD	N	N	N

ZONING

	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
CHURCH	R	R	R	PD	R	N	N	N
Chemical Plant	N	N	N	N	N	N	N	C
CLINIC	N	N	N	PD	R	PD	N	N
COLLECTION AND RECYCLING FACILITY	N	N	N	N	N	N	SE	SE
Commercial Parking Lot	N	N	N	C	N	N	N	C
Community Garage	N	N	R	R	R	N	N	N
Concrete or Asphalt Batch Plant	N	N	N	N	N	N	N	C
CONSTRUCTION SHEDS or TRAILERS	R	R	R	R	R	R	R	R
CONVENIENCE STORE	N	N	C	PD	C	N	C	N
Convention Center	N	N	N	N	N	N	N	N
COMMERCIAL or TRADE SCHOOL	N	N	N	PD	N	C	C	N
DAY CAMP	C	N	N	PD	N	N	N	N
DAY CARE CENTER, ADULT and CHILD/NURSERY SCHOOL/PRE-SCHOOL	C	N	C	PD	C	C	C	N
DAY CARE HOME, ADULT and CHILD	N	C	C	PD	C	N	N	N
DISPENSARY [Added 04-13-17 by Ord. No. 369]	N	N	N	N	N	C	C	C
Drive-in Theater	N	N	N	PD	N	N	N	N
Dry Cleaning Plant serving more than one (1) outlet	N	N	N	N	N	N	R	R
Dyeing Plant	N	N	N	N	N	N	N	R
EMERGENCY SERVICES, PRIVATE	N	N	N	PD	N	N	N	N
ESSENTIAL SERVICES	R	R	R	R	R	R	R	R
EXTERMINATOR	N	N	N	N	N	N	R	R
EXTRACTION OF MINERALS	C	C	C	C	C	C	C	C
Fairground	R	N	N	PD	N	N	N	N
FINANCIAL INSTITUTION	N	N	N	PD	R	R	N	N
Food processing and packing plant	N	N	N	N	N	N	R	R

ZONING

	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
FUEL GENERATION PLANT	N	N	N	N	N	N	N	C
Furniture Refinishing Plant	N	N	N	N	N	N	R	R
GASOLINE SERVICE STATION	N	N	N	PD	C	N	C	C
GOLF COURSE AND COUNTRY CLUB	C	PD	PD	N	PD	PD	N	N
Golf Driving Range [Amended 2-14-96 by Ord. No. 242]	C	PD	PD	PD	N	PD	C	C
Miniature Golf [Amended 2-14-96 by Ord. No. 242]	C	N	N	PD	N	N	C	C
GROWER/PROCESSOR [Amended 04-13-17 by Ord. No. 409]	N	N	N	N	N	C	C	N
HEALTH AND FITNESS RELATED ESTABLISHMENT	N	N	N	PD	R	PD	N	N
HEAVY MANUFACTURING	N	N	N	N	N	N	N	PD
HOTEL/MOTEL [Amended 4-11-12 by Ord. No. 375]	N	N	N	PD/C	C	PD/C	N	N
HOSPITAL	N	N	N	PD	N	PD	N	N
INCINERATORS/LANDFILL	N	N	N	N	N	N	N	C
Large Mechanical Repair [Amended 8-9-95 by Ord. No. 243]	N	N	N	N	N	N	R	R
LARGE RETAIL	N	N	N	PD	N	PD	N	N
LAUNDRY AND DRYCLEANING ESTABLISHMENT	N	N	N	PD	R	R	R	R
LIGHT MANUFACTURING	N	N	N	PD	N	C	R	R
Light Mechanical Repair (e.g. bicycle, TV)	N	N	N	PD	R	R	R	N
Lodge for Fraternal Order	N	N	N	PD	N	N	N	N
MINI-WAREHOUSE	N	N	N	PD	N	N	C	C
Monument Works	N	N	N	N	N	N	R	R
Mortuary/Funeral Home	N	N	N	PD	R	N	N	N
NATURAL GAS COMPRESSOR STATIONS [Added 12-10-14 by Ord. No. 397]	N	N	N	N	N	N	N	C
NEWS AND MAGAZINE STORE	N	N	N	PD	N	C	N	N
NIGHTCLUB	N	N	N	PD	C	PD	N	N
NIGHTCLUB (ADULT ENTERTAINMENT)	N	N	N	N	N	N	N	C

ZONING

	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
OIL & GAS DEVELOPMENT *on parcel of land that exceeds thirty (30) acres [Added 01-12-11 by Ord. No. 370] [Revised 12-12-12 by Ord. No. 384]	C	C*	N	N	N	C	C	C
OIL & GAS IMPOUNDMENTS (including fresh water and waste water impoundments) [Added 10-12-14 by Ord. No. 395]	N	N	N	N	N	N	N	C
PERSONAL SERVICES	N	N	PD	PD	R	N	N	N
PHARMACY	N	N	N	PD	R	R	N	N
PILOT PLANT, (HIGH IMPACT)	N	N	N	N	N	N	N	C
PILOT PLANT, (LOW IMPACT)	N	N	N	PD	N	SE	SE	R
Printing/Publishing Plant	N	N	PD	N	C	C	R	N
PRIVATE RECREATION FACILITY	N	N	N	PD	C	C	N	N
Public Garage	N	N	N	R	R	R	R	R
Public Office	N	N	N	PD	R	R	N	N
PUBLIC or SEMI-PUBLIC Park or Recreation Facility	C	C	C	PD	C	C	C	C
Public Service Building or Garage (e.g. ambulance, fire, police, rescue)	SE	SE	SE	PD	SE	SE	SE	SE
Race Track (e.g. auto, dog, go-kart, harness, horse, motorcycle)	N	N	N	PD	N	N	N	N
RESTAURANT, DRIVE-IN	N	N	N	PD	N	C	C	N
RESTAURANT, FAST FOOD	N	N	N	C	R	R	R	N
RESTAURANT (STANDARD)	N	N	N	PD	C	PD	N	N
Scientific laboratory (e.g., research, testing or experimental)	N	N	N	PD	N	C	C	N
School - PUBLIC or PRIVATE	SE	SE	SE	PD	SE	SE	SE	SE
SHOPPING CENTER: REGIONAL - Over 500,000 s.f. NEIGHBORHOOD - less than 150,000 s.f. COMMUNITY - 150,000 to 500,000 s.f.	N N N	N N N	N N N	PD PD PD	PD PD PD	PD PD PD	N N N	N N N
SMALL RETAIL	N	N	N	PD	R	N	N	N

ZONING

	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
Sports Arena	N	N	N	PD	N	N	N	N
Theater (indoor)	N	N	N	PD	PD	PD	N	N
Trade Shop (including cabinet, carpentry, planing, plumbing, refinishing and paneling) [Amended 8-9-95 by Ord. No. 243]	N	N	N	PD	SE	N	R	N
TRUCK TERMINAL	N	N	N	N	N	N	C	R
Utility or Broadcasting Stations or Towers [Added 7-9-97 by Ord. No. 260]	N	N	N	N	N	N	N	C
VEHICLE SALES [Added 8-9-95 by Ord. No. 243]	N	N	N	PD	N	C	C	N
WAREHOUSE [Amended 3-12-03 by Ord. No. 311]	N	N	N	PD	N	R	R	R
Wholesale Business and Storage [Amended 3-12-03 by Ord. No. 311]	N	N	N	PD	N	R	R	R
Wind Energy System [Added 06-11-08 by Ord. No. 354]	C	C	C	C	C	C	C	C
Utility Grid Wind Energy System [Added 06-11-08 by Ord. No. 354]	N	N	N	N	N	N	N	C

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117.402.2. **ACCESSORY USES.** [Amended 1-13-93 by Ord. No. 221; 6-8-05 Ord. No. 329; 1-11-06 Ord. No. 332; 6-13-07 Ord. No. 343]

TABLE OF ACCESSORY USES

	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
Administration BUILDING (D)	R	N	N	C	C	C	C	C
Air-Conditioning Unit	R	R	R	R	R	R	R	R
AMUSEMENT ARCADE	N	N	N	C	C	N	N	N
Radio and TV Antenna	C	C	C	C	C	C	C	C
BED AND BREAKFAST	R	R	R	N	R	N	N	N
CARETAKER'S RESIDENCE	SE	N	N	SE	SE	N	SE	SE
CHILD DAY CARE CENTER Accessory to Business or Professional Office	N	N	N	PD	C	C	C	N

ZONING

	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
Accessory Commercial Use in Conjunction with a Residential Use	N	SE	SE	SE	SE	N	N	N
Conversion Apartment (E)	N	N	N	R	R	N	N	N
DRIVE-IN SERVICE	N	N	N	C	C	C	C	C
Dumpster	R	N	R	R	R	R	R	R
EMPLOYEE DINING FACILITY	R	N	N	R	R	R	R	R
FENCE	R	R	R	R	R	R	R	R
Freestanding Chimney	N	N	N	N	N	N	R	R
GARAGE and CARPORT (A)	R	R	R	R	R	N	N	N
GREENHOUSE	R	R	R	R	R	N	N	N
HOME OCCUPATION	R	R	R	R	R	N	N	N
Keeping of Bees	R	R	R	R	R	N	N	N
Keeping of Chickens	R	R	R	R	R	N	N	N
Keeping of Rabbits	R	R	R	R	R	N	N	N
Keeping of Poultry, other than Chickens	R	R	R	N	N	N	N	N
Oil and Gas Development *on parcel of land that exceeds thirty (30) acres. [Amended 01-12-11 by Ord. No. 370] [Revised 12-12-12 by Ord. No. 384]	C	C*	N	N	N	C	C	C
Outdoor Storage, Sales or Display Areas	R	N	N	SE	SE	N	SE	R
Public Garages	N	N	N	R	R	R	R	R
Private Automobile Collection [Amended 6-8-05 by Ord. No. 329]	R	R	R	R	N	N	N	N
PRIVATE KENNEL	R	SE	N	N	N	N	N	N
Restaurants in conjunction with Non-Residential USES	N	N	N	SE	N	SE	N	N
Satellite Dish Antenna	R	R	R	R	R	R	R	R
Second Floor Apartment (B)	N	N	N	R	R	N	N	N

ZONING

	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
SIGN (Except for BILLBOARD)	R	R	R	R	R	R	R	R
Stabling of Horses	R	C	C	N	N	N	N	N
STORAGE SHED	R	R	R	R	R	R	R	R
STORAGE STRUCTURE	R	N	N	N	N	N	N	N
Swimming Pool (A)	R	R	R	R	R	N	N	N
Swimming Pool (C)	C	C	C	C	C	C	C	C
Tennis Court (A)	R	R	R	R	R	N	N	N
Tennis Court (C)	R	R	R	R	R	R	R	R
Wind Energy System	C	C	C	C	C	C	C	C
Wireless Communication Facilities [Added 12-10-14 by Ord. No. 396]								
- Primary Tower Based	N	N	N	N	N	N	N	C
- Secondary Tower Based (out right-of-way)	C	C	C	C	C	C	C	C
- Secondary Tower Based (in right-of-way)	C	C	C	C	C	C	C	C
- Non-Tower Based (out right-of-way)	C	C	C	C	C	C	C	C
- Non-Tower Based (in right-of-way)	C	C	C	C	C	C	C	C

(A) Accessory to SINGLE-FAMILY DWELLING.

(B) Apartment where the first floor is devoted to a commercial use.

(C) Accessory to PUBLIC or SEMI-PUBLIC USE.

(D) Associated with a principal permitted use.

(E) Conversion Apartment Floor Area Requirements. Minimum floor area per dwelling unit shall be as shown below in determining floor area. Only areas used for living quarters shall be counted; utility rooms, garages, carports, porches, halls stairway and basements are to be excluded.

Number of Bedrooms

0
1
2
3
4
5

Minimum Floor Area

500 square feet
650 square feet
750 square feet
850 square feet
950 square feet
1050 square feet