

Table 2-1
Permitted and Conditional Uses by Zoning District
 P = Permitted C = Conditional Use X = Prohibited

| ACCESSORY USES GENERALLY | SEE SEC. | ZONING DISTRICT | | | | | | | | | | |
|--|---------------------|-----------------|-----------|-----------|------------------|------------------|-----------|------------|------------|-----------|-----------|-----------|
| | | RR | MH | HR | SR- 1 | SR- 2 | UR | MFR | O-I | CB | HB | LI |
| Accessory uses and structures not otherwise listed in this table, determined by the zoning administrator to be normally incidental to one or more permitted principal uses | 3-001 | P | P | P | P | P | P | P | P | P | P | P |
| Amateur radio tower | 3-004 | P | P | P | P | P | P | P | P | P | P | P |
| Collection bin | | X | X | X | X | X | X | X | X | P | P | P |
| Construction field office, temporary | 3-026 | P | P | P | P | P | P | P | P | P | P | P |
| Fallout shelter or underground bunker | 3-033 | P | P | P | P | P | X | X | X | P | X | P |
| Intermodal container, temporary | 3-045 | P | P | P | P | P | P | P | P | P | P | P |
| Parking space (surface), accessory to one or more permitted uses | | P | P | P | P | P | P | P | P | P | P | P |
| Produce stand, temporary | | C | C | X | X | X | X | X | X | P | P | X |
| Satellite dish antenna | 3-058 | P | P | P | P | P | P | P | P | P | P | P |
| Solar energy system, building mounted | 3-062 | P | P | P | P | P | P | P | P | P | P | P |
| Solar energy system, ground mounted | 3-063 | P | P | X | X | X | X | X | X | P | P | P |
| Utility substation or installation | | P | P | P | P | P | P | P | P | P | P | P |
| Wind turbine | | C | C | C | C | C | C | C | C | C | C | P |
| USES ACCESSORY TO PRINCIPAL DWELLING | SEE SEC. | RR | MH | HR | SR- 1 | SR- 2 | UR | MFR | O-I | CB | HB | LI |
| Accessory dwelling unit | 3-002 | P | P | C | P | P | X | X | P | X | P | X |
| Carport (freestanding) | 3-019 | P | P | X | P | P | X | X | X | X | X | X |
| Enclosure or structure for household pet(s) | 3-001 | P | P | P | P | P | P | P | P | X | X | X |
| Family day care home | 3-042 | P | P | P | P | P | P | P | P | X | X | X |
| Garage (private) | 3-001 | P | P | P | P | P | P | P | P | X | P | X |
| Greenhouse, private | 3-001 | P | P | X | X | X | X | X | X | X | X | X |
| Guest house | 3-041 | P | P | C | P | P | X | X | P | X | X | X |
| Home occupation | 3-042 | P | P | P | P | P | P | P | P | X | P | X |
| Pet, household domesticated | | P | P | P | P | P | P | P | P | X | P | X |
| Produce stand | | X | X | X | X | X | X | X | X | P | P | X |
| Recreation facility, private (pool, tennis court) (community recreation) | 3-054 | P | P | P | P | P | P | P | X | X | X | X |
| Recreational vehicle or boat storage, outside | 3-055 | P | P | P | X | X | X | X | X | X | X | X |
| Storage building or shed | 3-001 | P | P | P | P | P | P | P | P | X | P | X |
| Yard or garage sale | 3-076 | P | P | P | P | P | P | P | P | X | P | X |
| USES ACCESSORY TO NON- RESIDENTIAL USE | SEE SEC. | RR | MH | HR | SR- 1 | SR- 2 | UR | MFR | O-I | CB | HB | LI |
| Automated teller machine with drive-through | 3-010 | X | X | X | X | X | X | X | X | X | P | P |
| Automated teller machine without drive-through | 3-010 | X | X | X | X | X | X | X | P | P | P | P |
| Business services, accessory | 3-057 | X | X | X | X | X | X | X | P | P | P | P |
| Caretaker or night watchman residence | 3-018 | X | X | X | X | X | X | X | X | C | C | P |
| Cemetery, accessory to church/place of worship | 3-021 | X | X | X | X | X | X | X | P | X | P | P |
| Commercial vehicle parking | | X | X | X | X | X | X | X | P | P | P | P |

Article 2 Zoning Districts and Official Zoning Map

| COMMERCIAL USES | SEE SEC. | RR | MH | HR | SR-1 | SR-2 | UR | MFR | O-I | CB | HB | LI |
|--|----------|----|----|----|------|------|----|-----|-----|----|----|----|
| Adult entertainment establishment | | X | X | X | X | X | X | X | X | X | X | C |
| Animal hospital or veterinary clinic | | X | X | X | X | X | X | X | C | P | P | X |
| Art gallery | | X | X | X | X | X | X | X | P | P | P | X |
| Appliance repair or general merchandise repair | 3-006 | X | X | X | X | X | X | X | X | X | P | P |
| Auction house or auction yard | 3-009 | X | X | X | X | X | X | X | X | X | C | C |
| Automobile or other vehicle repair or maintenance or paint | 3-011 | X | X | X | X | X | X | X | X | X | P | P |
| Automobile or other vehicle sales, rental, lease, new | 3-012 | X | X | X | X | X | X | X | X | X | P | X |
| Automobile or other vehicle sales, rental, lease, pre-owned/used | 3-012 | X | X | X | X | X | X | X | X | X | P | X |
| Automobile (or other vehicle) service or wash | 3-013 | X | X | X | X | X | X | X | X | X | P | P |
| Bail bonding or bondsperson | | X | X | X | X | X | X | X | X | P | P | X |
| Bank or financial establishment | | X | X | X | X | X | X | X | P | P | P | X |
| Bed and breakfast inn | 3-015 | X | X | C | X | X | X | X | P | P | P | X |
| Body piercing | | X | X | X | X | X | X | X | X | X | P | X |
| Botanical garden | | X | X | X | X | X | X | X | X | X | P | X |
| Broadcasting, television, radio, movie studio | | X | X | X | X | X | X | X | P | P | P | P |
| Building materials sales | | X | X | X | X | X | X | X | X | X | P | P |
| Business service establishment | | X | X | X | X | X | X | X | P | P | P | P |
| Camp or campground | | X | X | X | X | X | X | X | X | X | C | X |
| Caterer (food preparation and delivery) | | X | X | X | X | X | X | X | P | P | P | P |
| Check cashing or payday loan establishment | | X | X | X | X | X | X | X | X | X | P | X |
| Clinic | | X | X | X | X | X | X | X | P | P | P | X |
| Consumer fireworks retail sales facility | | X | X | X | X | X | X | X | X | P | P | X |
| Consumer fireworks retail sales stand | | X | X | X | X | X | X | X | X | P | P | X |
| Community donation center, principal or accessory | 3-023 | X | X | X | X | X | X | X | X | P | P | P |
| Contractor's establishment | 3-027 | X | X | X | X | X | X | X | X | X | P | P |
| Convenience store with fuel pumps | 3-037 | X | X | X | X | X | X | X | X | P | P | X |
| Country club | | X | X | X | X | X | X | X | X | X | P | X |
| Courier or messenger | | X | X | X | X | X | X | X | P | P | P | P |
| Custom order shop | 3-030 | X | X | X | X | X | X | X | X | P | P | P |
| Data processing and hosting | | X | X | X | X | X | X | X | P | P | P | P |
| Drive-through, accessory | | X | X | X | X | X | X | X | X | X | P | X |
| Driving school, auto, truck, etc. | | X | X | X | X | X | X | X | X | X | X | P |
| Dry cleaner, laundry or laundromat | | X | X | X | X | X | X | X | X | P | P | X |
| Equipment rental | | X | X | X | X | X | X | X | X | X | P | P |
| Exterminator or pest control service | | X | X | X | X | X | X | X | C | P | P | P |
| Farm equipment and implement sales | | X | X | X | X | X | X | X | X | X | P | P |
| Flea, farmer, or other outdoor market | 3-035 | X | X | X | X | X | X | X | X | P | P | X |
| Funeral home, mortuary, or mausoleum | 3-028 | X | X | X | X | X | X | X | C | P | P | P |
| Gasoline service station | 3-038 | X | X | X | X | X | X | X | X | P | P | P |
| Golf course, not part of residential subdivision | 3-039 | X | X | X | X | X | X | X | X | P | P | X |
| Greenhouse, landscape nursery | | X | X | X | X | X | X | X | X | X | P | P |
| Health care services | | X | X | X | X | X | X | X | P | P | P | P |
| Health and personal care stores | | X | X | X | X | X | X | X | X | P | P | X |
| Health spa (exercise gym, fitness center) | | X | X | X | X | X | X | X | X | P | P | P |
| Hospital | | X | X | X | X | X | X | X | C | X | P | P |

Article 2 Zoning Districts and Official Zoning Map

| P = Permitted C = Conditional Use X = Prohibited | SEE SEC. | RR | MH | HR | SR- 1 | SR- 2 | UR | MFR | O-I | CB | HB | LI |
|---|----------------|----|----|----|----------|----------|----|-----|-----|----|----|----|
| Insurance (office) | | X | X | X | X | X | X | X | P | P | P | X |
| Janitor or cleaning service | | X | X | X | X | X | X | X | X | X | P | P |
| Jewelry and silverware manufacturing (accessory to enclosed retail sales) | | X | X | X | X | X | X | X | X | P | P | X |
| Kennel or animal breeding facility | 3-047 3-017 | X | X | X | X | X | X | X | X | X | P | X |
| Landscaping company | | X | X | X | X | X | X | X | X | X | P | P |
| Linen or uniform supply | | X | X | X | X | X | X | X | X | X | P | P |
| Lodging service, including extended stay | | X | X | X | X | X | X | X | X | X | P | X |
| Manufactured or industrialized building sales | | X | X | X | X | X | X | X | X | X | P | P |
| Marina | | X | X | X | X | X | X | X | X | X | C | X |
| Micro-brewery or micro-distillery | | X | X | X | X | X | X | X | X | P | P | X |
| Mixed use building | | X | X | X | X | X | X | X | C | C | C | X |
| Museum | | X | X | X | X | X | X | X | P | P | P | P |
| Office | | X | X | X | X | X | X | X | P | P | P | P |
| Open air business | | X | X | X | X | X | X | X | X | P | P | C |
| Parking lot, off-site | | X | X | X | X | X | X | X | P | P | P | P |
| Parking lot for trucks, off-site | | X | X | X | X | X | X | X | X | X | P | P |
| Parking structure | | X | X | X | X | X | X | X | C | P | P | P |
| Pawn shop or pawnbroker | | X | X | X | X | X | X | X | X | X | P | X |
| Pay day loan establishment | | X | X | X | X | X | X | X | X | X | P | X |
| Personal service establishment | | X | X | X | X | X | X | X | P | P | P | X |
| Pet care (excludes animal boarding) | 3-047 | X | X | X | X | X | X | X | X | P | P | X |
| Printing, publishing or reproducing establishment | | X | X | X | X | X | X | X | P | P | P | P |
| Printing or publishing industry | | X | X | X | X | X | X | X | X | X | X | P |
| Professional, scientific or technical service (including research laboratory) | | X | X | X | X | X | X | X | P | P | P | P |
| Psychic service establishment | | X | X | X | X | X | X | X | X | X | P | X |
| Real estate (office) | | X | X | X | X | X | X | X | P | P | P | P |
| Recreation, commercial indoor | | X | X | X | X | X | X | X | X | P | P | P |
| Recreation, commercial outdoor | 3-022 | X | X | X | X | X | X | X | X | C | C | C |
| Recreational vehicle dealer | | X | X | X | X | X | X | X | X | X | P | P |
| Recycling collection center | | X | X | X | X | X | X | X | X | X | P | P |
| Research laboratory | | X | X | X | X | X | X | X | P | P | P | P |
| Restaurant, bar, or tavern without drive-through | | X | X | X | X | X | X | X | X | P | P | X |
| Restaurant, with drive-through | | X | X | X | X | X | X | X | X | P | P | X |
| Retail trade establishment, enclosed | | X | X | X | X | X | X | X | X | P | P | X |
| Retreat center | | X | X | X | X | X | X | X | C | P | P | X |
| Riding academy or equestrian center | | X | X | X | X | X | X | X | X | X | P | X |
| Security service including locksmith | | X | X | X | X | X | X | X | C | P | P | P |
| Self-service storage facility (mini- warehouses) | 3-059 | X | X | X | X | X | X | X | X | X | P | P |
| Special event facility | | X | X | X | X | X | X | X | X | P | P | X |
| Stadium, sports arena, or amphitheater | 3-065 | X | X | X | X | X | X | X | X | C | C | C |
| Tattoo studio | | X | X | X | X | X | X | X | X | X | P | X |
| Taxi-cab or limousine or bus service, or vehicle for hire | | X | X | X | X | X | X | X | X | X | P | P |
| Taxidermist | | X | X | X | X | X | X | X | C | P | P | X |
| Tire shop or tire display | 3-070 | X | X | X | X | X | X | X | X | X | P | P |
| Tow service | 3-071 | X | X | X | X | X | X | X | X | X | P | P |

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|---|---------------------|-----------|-----------|-----------|------------------|------------------|-----------|------------|------------|-----------|-----------|-----------|
| Travel arrangement and reservation services | | X | X | X | X | X | X | X | P | P | P | P |
| Truck stop | | X | X | X | X | X | X | X | X | X | C | C |
| Utility company | | X | X | X | X | X | X | X | P | P | P | P |
| Vapor bar or vapor lounge | | X | X | X | X | X | X | X | X | X | P | X |
| Vehicle emission testing facility | 3-072 | X | X | X | X | X | X | X | X | X | P | P |
| GENERAL INDUSTRIAL USES | SEE SEC. | RR | MH | HR | SR- 1 | SR- 2 | UR | MFR | O-I | CB | HB | LI |
| Brewery | | X | X | X | X | X | X | X | X | X | X | P |
| Bulk storage | | X | X | X | X | X | X | X | X | X | X | C |
| Composting facility | | X | X | X | X | X | X | X | X | X | X | C |
| Co-generation facility | | X | X | X | X | X | X | X | X | X | X | C |
| Distillery | | X | X | X | X | X | X | X | X | X | X | P |
| Distribution center including truck terminals | | X | X | X | X | X | X | X | X | X | X | P |
| Dry cleaning plant | | X | X | X | X | X | X | X | X | X | X | P |
| Fuel dealer or fuel oil or gas distributor | | X | X | X | X | X | X | X | X | X | P | P |
| Hazardous waste materials or volatile organic liquid storage | | X | X | X | X | X | X | X | X | X | X | C |
| Incinerator | | X | X | X | X | X | X | X | X | X | X | C |
| Landfill, construction and demolition, inert waste, or sanitary (subtitle D) | | X | X | X | X | X | X | X | X | X | X | C |
| Lumber yard or sawmill | | X | X | X | X | X | X | X | X | X | C | P |
| Mining, quarrying, or resource extraction | 3-051 | X | X | X | X | X | X | X | X | X | X | C |
| Oil or gas extraction | | X | X | X | X | X | X | X | X | X | X | C |
| Pulp, paper, or paperboard mill | | X | X | X | X | X | X | X | X | X | X | X |
| Recovered materials processing facility | | X | X | X | X | X | X | X | X | X | X | P |
| Salvage yard (including junk) | | X | X | X | X | X | X | X | X | X | X | P |
| Solar farm | 3-064 | X | X | X | X | X | X | X | X | X | C | C |
| Solid waste transfer facility | | X | X | X | X | X | X | X | X | X | X | C |
| Warehouse or storage building | | X | X | X | X | X | X | X | X | C | P | P |
| Wastewater treatment plant (private) | | X | X | X | X | X | X | X | X | X | X | C |
| Welding | | X | X | X | X | X | X | X | X | X | P | P |
| Wholesale trade establishment | | X | X | X | X | X | X | X | X | X | C | P |
| Winery | | X | X | X | X | X | X | X | X | X | P | X |
| Wrecked motor vehicle compound | 3-075 | X | X | X | X | X | X | X | X | X | P | P |
| MANUFACTURING USES | SEE SEC. | RR | MH | HR | SR- 1 | SR- 2 | UR | MFR | O-I | CB | HB | LI |
| Manufacturing, apparel | | X | X | X | X | X | X | X | X | X | X | P |
| Manufacturing, beverage and tobacco product | | X | X | X | X | X | X | X | X | X | X | P |
| Manufacturing, bread and bakery products | | X | X | X | X | X | X | X | X | X | X | P |
| Manufacturing, chemicals | | X | X | X | X | X | X | X | X | X | X | C |
| Manufacturing, computer and electronic, electrical equipment, appliance and component | | X | X | X | X | X | X | X | X | X | X | P |
| Manufacturing, concrete (excluding concrete batching plant) | | X | X | X | X | X | X | X | X | X | X | P |
| Manufacturing, concrete (including concrete batching plant) | | X | X | X | X | X | X | X | X | X | X | C |
| Manufacturing, explosives | | X | X | X | X | X | X | X | X | X | X | C |
| Manufacturing, food, not otherwise specified (excluding slaughtering and processing of animals) | | X | X | X | X | X | X | X | X | X | X | P |

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|--|---------------------|-----------|-----------|-----------|------------------|------------------|-----------|------------|------------|-----------|-----------|-----------|
| Manufacturing, food (including slaughtering and processing of animals) | | X | X | X | X | X | X | X | X | X | X | C |
| Manufacturing, furniture or related product | | X | X | X | X | X | X | X | X | X | X | P |
| Manufacturing, ice | | X | X | X | X | X | X | X | X | X | X | P |
| Manufacturing, leather or allied product | | X | X | X | X | X | X | X | X | X | X | P |
| Manufacturing, machinery | | X | X | X | X | X | X | X | X | X | X | P |
| Manufacturing, nonmetallic mineral products (including ceramics) | | X | X | X | X | X | X | X | X | X | X | P |
| Manufacturing, paint, coating, or adhesive | | X | X | X | X | X | X | X | X | X | X | C |
| Manufacturing, petroleum and coal products (including asphalt plant) | | X | X | X | X | X | X | X | X | X | X | C |
| Manufacturing, pharmaceuticals, medicines, and medical instruments | | X | X | X | X | X | X | X | X | X | X | P |
| Manufacturing, plastic and rubber products | | X | X | X | X | X | X | X | X | X | X | P |
| Manufacturing, primary metal or fabricated metal product | | X | X | X | X | X | X | X | X | X | X | P |
| Manufacturing, signs | | X | X | X | X | X | X | X | X | X | P | P |
| Manufacturing, textiles and textile products, including textile mill | | X | X | X | X | X | X | X | X | X | X | C |
| Manufacturing, transportation equipment (automobiles, boats, trucks, trailers, etc.) | | X | X | X | X | X | X | X | X | X | X | P |
| Manufacturing, wood products (excluding pulp paper, and paperboard mill) | | X | X | X | X | X | X | X | X | X | X | P |
| UTILITY, TEMPORARY AND OTHER USES | SEE SEC. | RR | MH | HR | SR-1 | SR-2 | UR | MFR | O-I | CB | HB | LI |
| Aircraft landing area (excludes helicopter pads) | 3-003 | X | X | X | X | X | X | X | X | X | X | C |
| Ambulance service | | X | X | X | X | X | X | X | X | X | P | P |
| Animal shelter (quasi-public or private) | 3-005 | X | X | X | X | X | X | X | X | X | P | P |
| Conservation area | | P | P | P | P | P | P | P | P | P | P | P |
| Community recreation, in conjunction with a residential subdivision or development | 3-054 | P | P | P | P | P | P | P | X | X | X | X |
| Small wireless facility | 3-061 | P | P | P | P | P | P | P | P | P | P | P |
| Power plant, private | | X | X | X | X | X | X | X | X | X | X | P |
| Temporary use or structure approved by the zoning administrator | | P | P | P | P | P | P | P | P | P | P | P |
| Utility substation | | P | P | P | P | P | P | P | P | P | P | P |
| Wireless telecommunication facility or equipment (cell tower, antenna, installation) (excluding small wireless facilities) | 3-074 | X | X | X | X | X | X | X | X | X | C | C |
| AGRICULTURAL USES | SEE SEC. | RR | MH | HR | SR-1 | SR-2 | UR | MFR | O-I | CB | HB | LI |
| Animal quarters (for livestock) | | C | C | X | X | X | X | X | X | X | X | X |
| Backyard chickens | 3-014 | P | P | X | X | X | X | X | X | X | X | X |
| Crop production | | P | P | P | X | X | X | X | X | X | X | X |
| Forestry | | P | P | P | P | P | P | P | P | P | P | P |
| Riding stable | | C | C | X | X | X | X | X | X | X | P | X |
| Timber harvesting | 3-069 | P | P | P | P | P | P | P | P | P | P | P |

**Table 2-2
Dimensional Requirements by Zoning District**

| | RR | MH | HR | SR-1 | SR-2 | UR | MFR | O-I | CB | HB | LI |
|---|---|--------|--------|--------|--------|--------|--------------------------|------------------------------------|------|--------|--------|
| LOT SIZE, DENSITY, LOT WIDTH AND COVERAGE REQUIREMENTS | | | | | | | | | | | |
| Minimum lot size (sq. ft.) | 30,000 | 30,000 | 15,000 | 15,000 | 12,500 | 7,500* | 10,000 | 15,000 | None | 20,000 | 30,000 |
| Minimum land area per dwelling (sq. ft.); (maximum density, units per acre) | (see minimum lot size requirement) | | | | | | 5,445 (8 units per acre) | (see minimum lot size requirement) | | | |
| Minimum lot width (ft.) | 100 | 100 | 100 | 100 | 80 | 60 | 70 | 100 | None | 100 | 100 |
| Maximum building coverage (%) | 30 | 30 | 35 | 35 | 40 | 50 | 45 | 40 | None | 60 | 80 |
| BUILDING HEIGHT AND SIZE REQUIREMENTS | | | | | | | | | | | |
| Maximum building height (# of stories) | 2 | 2 | 2 | 3 | 3 | 3 | 3 | 2 | 5 | 4 | 2 |
| Maximum building height (ft.) | 40 | 35 | 40 | 40 | 40 | 40 | 50 | 40 | 60 | 50 | 50 |
| Minimum heated floor area per dwelling unit (sq. ft.) | 1,100 | 1,100 | 1,800 | 1,250 | 1,400 | 1,600 | 700 | NP | NP | NP | NP |
| PRINCIPAL BUILDING SETBACKS/YARD REQUIREMENTS (MINIMUM) | | | | | | | | | | | |
| Front (ft.) | 50 | 60 | 35 | 35 | 30 | 25 | 35 | 35 | None | 35 | 35 |
| Side (ft.) | 20 | 20 | 15 | 10 | 10 | 5 | 15 | 10 | None | 10 | 10 |
| Rear (ft.) | 40 | 40 | 30 | 30 | 30 | 25 | 25 | 20 | None | 20 | 20 |
| From alley (ft.) | 20 | 20 | 20 | 20 | 20 | 15 | 15 | 10 | None | 10 | 10 |
| From railroad right of way (ft.) | 30 | 30 | 30 | 30 | 30 | 25 | 25 | 20 | None | None | None |
| ACCESSORY BUILDING SETBACKS/YARD REQUIREMENTS (MINIMUM) | | | | | | | | | | | |
| Side (ft.) | 10 | 10 | 5 | 5 | 5 | 5 | 10 | 5 | None | 5 | 5 |
| Rear (ft.) | 15 | 15 | 10 | 10 | 10 | 10 | 15 | 10 | None | 10 | 10 |
| From alley (ft.) | 10 | 10 | None | None | 10 | 10 | 10 | 10 | None | 5 | 5 |
| From railroad right of way (ft.) | 10 | 10 | None | None | 10 | 10 | 10 | 10 | None | None | None |
| PRINCIPAL OR ACCESSORY BUILDING SETBACK WHEN ABUTTING A RESIDENTIAL DISTRICT OTHER THAN MFR (MIN.) | | | | | | | | | | | |
| Side (ft.) | See other applicable setbacks established in this table | | | | | | 30 | 20 | None | 30 | 30 |
| Rear (ft.) | See other applicable setbacks established in this table | | | | | | 30 | 20 | None | 30 | 30 |
| LANDSCAPING REQUIREMENTS (MINIMUM) (NON-SINGLE-FAMILY RESIDENTIAL USE ONLY) | | | | | | | | | | | |
| Front (abutting right of way) | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | None | 10 | 10 |
| Minimum landscaped open space (%) | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | None | 15 | 15 |
| Natural buffer when abutting a residential district other than MFR (ft.) | N/A | N/A | N/A | N/A | N/A | N/A | 20 | 10 | None | 20 | 25 |