

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
C		Conditional 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	Recreation-Conservation District	R-C
	Agricultural District	A-1
	Agricultural District	A-2
Rural Residential	Single-Family Residential District	R-1
	Single-Family Residential District	R-2
Urban Residential	Single-Family Residential District	R-3
	Single-Family Residential District	R-4
	Manufactured Housing Park District	R-6
	Multiple-Family Residential District	R-7
Business	Neighborhood Commercial District	C-1
	General Commercial District	C-2
	Office District	O-1
Other	Public/Semi-Public Services District	PSP
Special	Planned Community District	PC
	Neighborhood Shopping Center District	NSC
	Village Center District	VC
	Medical Services District	MS
	Planned Manufacturing District	PM
	Open Space Preservation Overlay District	OSP

[See Section 7.301 for permitted land uses in the Planned Community (PC) Special District]

Uses	Districts															Use Standards	
	Rural			Residential				Business			Other	Special					
	R-C	A-1	A-2	R-1, R-2	R-3, R-4	R-6	R-7	C-1	C-2	O-1	PSP	PC	NSC	VC	MS		PM
RURAL USES																	
Agricultural Service Establishments		C															Section 5.101
Bulk Feed and Farm Supply Stores								P	P								Section 5.101
Conservation Area or Open Space, Game Refuges, Forest/Wetland Preserves, Trails, and Greenways	P	P	P								P						
Farms for Production of Food, Feed or Fiber	P	P	P														P
Farm-Based Tourism/Entertainment Activities	C	C	C														C
Farm Implement Sales or Repair		C							P								
Farm Products Direct Marketing Business (incl. U-Pick)	A	A	A														A
Greenhouse, Nursery or Tree Farm	A	P	P														A
Keeping of Animals, Non-Farm	P	P	P	A	A												P
Kennel	C	C	C						C								C
Private Riding Arena or Boarding Stable	A	P	P								P						A
Public or Commercial Riding Stable	C	C	C								C						C
Roadside Stand	A	A	A														A
Sod Farm	P	P	P														C
Veterinary Clinic or Animal Hospital		C	C					C	C	C			C	C			Section 5.110
RESIDENTIAL USES																	
Accessory Dwelling										C			A	A		A	Section 5.201
Adult Foster Care Family Home or Small Group Home	P	P	P	P	P												
Adult Foster Care Large Group Home				C	C		P										Section 5.304
Bed and Breakfast Inn		C	C	C									P				Section 5.202
Child Day Care Home, Family	P	P	P	P	P		P										
Child Day Care Home, Group	C	C	C	C	C		C										Section 5.304

Uses	Districts													Use Standards			
	Rural			Residential				Business			Other	Special					
	R-C	A-1	A-2	R-1, R-2	R-3, R-4	R-6	R-7	C-1	C-2	O-1	PSP	PC	NSC		VC	MS	PM
RESIDENTIAL USES (continued)																	
Child Foster Family Home or Family Group Home	P	P	P	P	P												
Dormitory Living Units														C			Section 5.206
Elderly and Senior Housing - Independent							P										Section 5.206
Elderly Housing - Assisted Living Facilities							C	P	P					P			Section 5.206
Elderly Housing – Dependent, Nursing or Rehabilitative Care							C	P	P					P			Section 5.206
Farm Labor Housing		A															Section 5.203
Home Occupations as permitted in Section 5.204	A	A	A	A	A		A						A				Section 5.204
Home Occupations not listed in Section 5.204	C	C	C	C	C		C						C				Section 5.204
Manufactured Housing Parks						P											Section 5.205
Multiple-Family Housing, Townhouse or Stacked Flat							P		C					C			Section 5.206
Single Family Dwellings, Detached	P	P	P	P	P		P						P				Section 5.207
Two-Family or Duplex Dwellings							P										Section 5.206
State-Licensed and Other Managed Residential Facilities not otherwise listed in this table														C			Section 5.206
OFFICE, SERVICE, AND COMMUNITY USES																	
Banks, Credit Unions, and Similar Financial Services								P	P	P				C	A		Section 5.301 Section 5.406
Barber Shop, Beauty Salon or Nail Care								P	P	A				A			Section 5.301
Campgrounds and Recreational Vehicle Parks	C															C	Section 5.302
Cemetery		C	C								P						Section 5.303
Copy Center								P	P	A					A		Section 5.301
Day Care Center - Child or Adult							C	P		A	P			P	A		Section 5.304

Uses	Districts													Use Standards			
	Rural			Residential				Business			Other	Special					
	R-C	A-1	A-2	R-1, R-2	R-3, R-4	R-6	R-7	C-1	C-2	O-1	PSP	PC	NSC		VC	MS	PM
OFFICE, SERVICE, AND COMMUNITY USES (continued)																	
Funeral Parlor or Mortuary									P	P							
Government Offices								P	P	P	P				P	P	
Health Club or Fitness Center					A	A	A		P	P	A				A	A	Section 5.301
Hospital or Urgent Care Center										P					P		
Institutional Uses								C	C	P	P				A		Section 5.306
Landscaping and Maintenance Operations		C	C														Section 5.307
Medical, Osteopathic, Chiropractic, Optical or Dental Office, Clinic or Laboratory; Massage Therapist or Physical Therapy Facility exceeding 4,000 square-feet in floor area per building								C	P	P			P	P	P	A	Section 5.309
Medical, Osteopathic, Chiropractic, Optical or Dental Office, Clinic or Laboratory; Massage Therapist or Physical Therapy Facility up to 4,000 square-feet in floor area per building								P	P	P			P	P	P	A	Section 5.309
Medical, Optical or Radiology Laboratories									P	P					P	P	
Offices for Business, Professional, Executive, Service or Administrative Uses exceeding 4,000 square-feet in floor area per building								C	P	P			P	P	P	P	
Offices for Business, Professional, Executive, Service or Administrative Uses up to 4,000 square-feet in floor area per building								P	P	P			P	P	P	P	
Offices of a Plumber, Electrician, and Similar Skilled Trades Contractor									P	C							
Pharmacies, Drugstores, and Medical Supply Stores								P	P	C			P		P	A	Section 5.301 Section 5.406

Uses	Districts														Use Standards			
	Rural			Residential				Business			Other	Special						
	R-C	A-1	A-2	R-1, R-2	R-3, R-4	R-6	R-7	C-1	C-2	O-1	PSP	PC	NSC	VC		MS	PM	OSP
OFFICE, SERVICE, AND COMMUNITY USES (continued)																		
Police, Fire, and Ambulance Stations	C	C	C	C	C	C	C	P	P	P	P				P	P	C	
Recreational Facilities – Private Membership or Restricted Access	C		C	C	C		C				P				C	C	C	Section 5.308
Recreational Facilities - Publicly-Owned or Unrestricted Access	C	C	C	C	C		C	P	P		P				C	C	P	
Snow Removal Operations		P	P															Section 5.307
Workshops and Studios for Art, Photography, Crafts, Repairs, and Similar Activities								C	P	C			P	P				
COMMERCIAL USES																		
Amusement Center, Indoor									C									Section 5.402
Amusement Center, Outdoor									C									Section 5.402
Antique Sales and Repair								P	P				P					
Bakeries								P	P							P		Section 5.403
Big Box Commercial Uses									C									Section 5.404
Bookstores and Music Shops								P	P				P	P				Section 5.404
Broadcasting Studios, including Radio and Television									P	C								
Car Wash								C	P									Section 5.405
Coffee and Tea Shops								P	P	A			P	C				Section 5.401
COMMERCIAL USES not otherwise listed in this table								C										
Convenience Stores, Not Including Sales of Alcoholic Beverages								P	P				P					Section 5.401
Convenience Stores Selling Alcoholic Beverages								C	C				P					

Uses	Districts														Use Standards		
	Rural			Residential				Business			Other	Special					
	R-C	A-1	A-2	R-1, R-2	R-3, R-4	R-6	R-7	C-1	C-2	O-1	PSP	PC	NSC	VC		MS	PM
COMMERCIAL USES (continued)																	
Dealership Showroom for Sales or Rentals of Motor Vehicles, Construction or Farming Machinery, or Similar Durable Goods									P								
Drive-In or Drive-Through Facilities for Financial Institutions and government offices								C	C	C	A				C		
Drive-In or Drive-Through Facilities for Restaurants and Food Service Establishments									C								
Drive-In or Drive-Through Facilities for Pharmacies, Drugstores, and Other Retail Sales								C	C								
Flower and Plant Shops								P	P			P	P	A			
Furniture, Appliance, and Department Stores								C	P								
Gift Shops								P	P			P	P	A			
Grocery Stores, Meat and Fish Market, Delicatessen, Ice Cream and Dairy Market, and Health Food Store								P	P			P	P				
Hardware, Garden Supply, and Home Improvement Store								C	P			P					
Hotel or Inn									P						C		
Laundromat or Dry Cleaners								P	P			P					
Manufactured Housing Sales						C			P								
Motion Picture Cinema, Indoor									P								
Motion Picture Cinema, Outdoor																	
Motor Vehicle Fueling Station									C			C					
Motor Vehicle Repair Station									C								
Motor Vehicle Service Center									P								

Uses	Districts													Use Standards			
	Rural			Residential				Business			Other	Special					
	R-C	A-1	A-2	R-1, R-2	R-3, R-4	R-6	R-7	C-1	C-2	O-1	PSP	PC	NSC		VC	MS	PM
COMMERCIAL USES (continued)																	
Open Air Business, Outdoor Display Area, Dealership Outdoor Sales Lot, or Garden Center									C								Section 5.410
Outdoor Café or Eating Area								C	C				C	C			Section 5.409
Outdoor Sales, Temporary								P	P				P	P			Section 5.412
Restaurants and Food Service Establishments, Not Including Sales of Alcoholic Beverages								P	P				P	P	A	A	Section 5.401 Section 5.406
Restaurants and Food Service Establishments Selling Alcoholic Beverages								C	C				C	C			
Retail Sales								P	P				P		A	A	
Showroom for Display or Sales of Products Created by the Business or Operation										A						A	Section 5.411
Tavern, Pub, Brewpub, Cocktail Lounge, Nightclub, or Similar Establishment									C								
INDUSTRIAL, RESEARCH, AND LABORATORY USES																	
Blacksmithing, Furniture or Cabinet Repair or Manufacture, Woodworking Shops, and Similar Uses																P	
Contractor's Establishments and Equipment Yards																P	Section 5.503
Crematorium																C	Section 5.501
Distribution Facilities and Truck Terminals																C	Section 5.503
Dry Cleaning - Central Cleaning/Processing Plant																C	Section 5.501
Material Recovery Facilities																C	Section 5.502
Manufacturing, Processing, or Treatment of Food Products, Pharmaceuticals, Cosmetics, and Similar Items																P	

Uses	Districts														Use Standards		
	Rural			Residential				Business			Other	Special					
	R-C	A-1	A-2	R-1, R-2	R-3, R-4	R-6	R-7	C-1	C-2	O-1	PSP	PC	NSC	VC		MS	PM
INDUSTRIAL, RESEARCH, AND LABORATORY USES (continued)																	
Manufacturing, Processing, or Assembling of Appliances, Wiring Devices, Electronic Components and Equipment, Fabricated Metal Products, Transportation Equipment, and Similar Items																P	
Manufacturing, Processing, or Assembling of Automated Production Equipment; Measuring, Analyzing, and Controlling Instruments; Computing Equipment; Optical Equipment; Time-keeping Devices; and Similar Items																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																C	Section 5.501
Outdoor Storage, General																P	Section 5.503
Outdoor Storage, Dismantling or Recycling of Motor or Recreational Vehicles, Boats, Construction or Farming Machinery, Manufactured Houses or Similar Items																C	Section 5.502
Outdoor Storage of Recreational Vehicles									C							C	Section 5.504
Packaging Operations																P	
Pilot Plant Operations, and Prototype or Pilot Processing, Manufacturing or Assembly																P	
Printing, Publishing, Bookbinding, and Allied Industries																P	
Production of Genetic Materials																P	

Uses	Districts																Use Standards
	Rural			Residential				Business			Other	Special					
	R-C	A-1	A-2	R-1, R-2	R-3, R-4	R-6	R-7	C-1	C-2	O-1	PSP	PC	NSC	VC	MS	PM	
INDUSTRIAL, RESEARCH, AND LABORATORY USES (continued)																	
Research and Development Facilities, Technical Centers, and Laboratories															P	P	
Self-Storage Warehouses									C							P	Section 5.504
Slaughterhouse, Rendering Plant or Similar Facility																C	Section 5.501
Warehouses and Non-Farm Bulk Indoor Storage																A	
OTHER USES																	
Accessory Structures and Uses	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	
Composting Centers											C						Section 5.601
Concrete and Asphalt Mixing Plants															C		Section 5.501
Controlled Uses									P								Section 5.602
Extractive and Earth Removal Operations		C	C														Section 5.603
Off-Street Parking Lots	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	Article 8.0
Public Works or Road Maintenance Yards											C						Section 5.503
Stormwater Management Impoundments, Drainageways, and Related Improvements	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	
Temporary Structures for Construction Purposes				P	P	P	P	P	P	P	P		P	P	P	P	
Utility Transmission and Distribution Lines and Pipelines in Existing Easements or Rights-of-Way	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	Section 5.604
Utility Transmission and Distribution Lines and Pipelines not in Existing Easements or Rights-of-Way	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	Section 5.604

Uses	Districts														Use Standards		
	Rural			Residential				Business			Other	Special					
	R-C	A-1	A-2	R-1, R-2	R-3, R-4	R-6	R-7	C-1	C-2	O-1	PSP	PC	NSC	VC		MS	PM
OTHER USES (continued)																	
Volatile Farm-Based Biofuel Production Facility With an Annual Production Capacity of Up To 100,000 Gallons of Biofuel		P	P														Section 5.605
Volatile Farm-Based Biofuel Production Facility With an Annual Production Capacity of Between 100,000 and 500,000 Gallons of Biofuel		C	C														Section 5.605

[See Section 7.301 for permitted land uses in the Planned Community (PC) Special District]

[amended 4/20/2009, Ord. 174-02; 4/1/2011, Ord. 174-05; and 12/16/2013, Ord. 174-14]]

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**Article 4
Land Use Table**