

2.02.02 Table of Permitted Uses

Uses & Structures	A-R	R-1	R-2	R-3	R-4	RMF	O-1	C-1	C-2	M-1	M-2	M-3
Acid storage and manufacturing												SU
Adult entertainment establishment (subject to the County's Adult Amusements and Entertainment Ordinance)											P	P
Agriculture	P					P					P	
Airports	SU											
Airstrip, private	SU											
Ambulance or emergency service	SU											
Amusement or recreational activities commercial								P	P	P	P	
Animal hospital, commercial kennels, veterinary clinic or animal boarding place								SU	SU	P	P	
Animal processing facility	SU											
Antenna: satellite, television, radio, etc.	P	P	P	P	P	P						
Apothecary (drug sales only)								P	P			
Armory	SU									P	P	
Auto parts and tire stores								P	P	P		
Automobile, construction and commercial vehicle dealers (includes rental)												
a. Automobile, light truck and motorcycle dealers												
b. Antique auto dealers												
c. Commercial truck dealers												
d. Heavy equipment dealers												
e. Farm equipment dealers									P			
f. Motor home and recreational vehicle dealers												
g. All-terrain vehicle (ATV), golf cart and snowmobile dealers												
h. Boat and watercraft dealers												
i. Aircraft dealers												
j. Utility trailer dealers												
Automobile washateria									P			
Baking establishment											P	
Bank and financial institutions									P			
Bar, tavern, or nightclub								P	P			
Batching plant											SU	SU
Bed and breakfast inn	P							P				
Boardinghouse or roominghouse						P	SU					
Book binding, printing, engraving, blueprinting, photostatting, letter shop								P	P	P	P	
Bottling plant										P	P	
Building contractor and related activities: sale & storage of building supplies & materials									P	P		

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Bulk petroleum plant											P	
Bulk storage									SU	SU	SU	SU
Business offices such as insurance & real estate offices, where the nature of the business is primarily that of personal service								P	P			
Business or commercial school							P					
Business service centers								P	P			
Cabinet shop										P	P	
Campground / recreational vehicle park	SU											
Carnival, rodeo, horse show or athletic event, community fair or other event of interest to the public (subject to special event permit requirement)	P											
Cement, lime, gypsum, or plaster of Paris manufacture											P	
Cemetery	SU						P					
Ceramic products manufacture, limited to use of electric kilns											P	
Church, synagogue, chapel, or other place of religious worship	P	P	P	P	P	P	P	P	P	P	P	
Clinic							P	P	P			
Clothing & dry good stores								P	P			
Club or lodge						P	P					
Cold storage, ice plant, or freezer locker										P	P	
College, university, or private school							P					
College or university with dormitories, fraternity and/or sorority houses, when located on main campus	SU											
Commercial livestock processing											P	
Commercial or large scale slaughter of animals												SU
Congregated personal care home						P	P					
Cosmetic and pharmaceuticals manufacturing										P	P	
Crematory	SU											
Cultural facilities								P	P			
Dairy plant, ice cream manufacturing										P	P	
Dance school or studio								P	P			
Day care center	P					P						
Deck, patio, barbecue grill, or other such facility	P	P	P	P	P	P						
Department stores								P	P			
Distillation of bones, coal, petroleum, animal refuse, grain, tar, and wood												SU
Distilleries and breweries											P	P
Distribution of products or merchandise										P	P	
Drive-in restaurants								P	P			
Drive-in theater	SU							P	P			

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Drug stores								P	P			
Dry cleaning or laundering establishment								SU	P	P	P	
Dwelling, industrialized housing	P	P	P	P	P	P	P					
Dwelling, single-family detached	P	P	P	P	P	P	P					
Dwelling, manufactured homes	P			P	P							
Dwelling, multi-family: limited to townhomes, single-family attached, and cluster.						P						
Education or training facility									P	P	P	
Electrical appliance and equipment sales and repair										P	P	
Electronic manufacturing and assembly										P	P	
Experimental laboratory										SU	SU	
Explosives, including fireworks manufacture or storage in bulk quantities												SU
Fabricating shop such as woodworking or sheet metal shop										P	P	
Family personal care home	P	P	P	P		P	P					
Farmers market	SU								SU	SU		
Fat rendering, production of fats and oils from animals or vegetable products by boiling or distillation												SU
Feed, grain, or fertilizer manufacture or storage											P	
Feed, grain, or fertilizer wholesaling and storage										P	P	
Feed, seed, and insecticides and fertilizer retail sales								P	P	P	P	
Flee market									SU	SU	SU	SU
Flower shop								P	P			
Food processing plant											SU	
Food stores								P	P			
Foundry or forging of iron, steel, brass, copper, and other metals											SU	SU
Freezer lock service, ice storage								P	P	P	P	
Freight express office									P			
Fueling center									P	P		
Funeral home								P	P			
Garbage, waste animal parts, dead animal reductions or dumping												SU
Garden, noncommercial	P	P	P	P	P	P						
Garden, commercial	P											
Gas station								P	P	P		
Gasoline storage terminal											P	
Glass sales and storage								P	P	P	P	
Glue, size, or gelatin manufacture												SU
Golf course, planned as an integral part of the planned residential development												

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Golf course—public or private	SU											
Grain elevator											P	
Greenhouse and plant nursery (commercial)								P	P	P	P	
Group care home (6 or less residents)	P	P	P	P	P	P						
Group care home (more than 6 residents)								P	P			
Gun store								P	P			
Heavy agricultural equipment sales and repair											P	
Heavy manufacturing											SU	SU
Home furnishings and hardware								P	P	P	P	
Home occupation, Type I	P	P	P	P	P	P	P					
Home occupation, Type II	SU	SU	SU	SU	SU	SU	SU					
Hospital	SU							P	P			
Hotels									P			
Ice manufacture, including dry ice plant											P	
Immediate family member housing	SU											
Incinerators, commercial												SU
Intermediate care home						P	P					
Intermediate care home, nursing home, or personal care home												
Junkyard and salvage yards											SU	
Kennel	SU											
Laboratory serving professional requirements—medical, dental								P	P	P		
Landfill												SU
Launderette or washateria								P	P			
Library	SU							P	P			
Light manufacturing										SU		
Locksmith, gunsmith								P	P	P		
Lumber yard, coal storage yards, or other storage not specifically listed in this column										P	P	
Machine shop										P	P	
Manufactured home for temporary hardship meeting the development standards contained in Chapter 54 of the Code of Ordinances	SU	SU	SU	SU	SU							
Manufacturing activity which does not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard, or other objectionable conditions										P	P	
Manufacturing activity which may cause noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard, or other objectionable conditions.											SU	SU
Manufacturing in connection with the principal retail business or service on the lot									P			
Medical, dental, or similar clinic							P	P	P			

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Mineral exploration (commercial)												SU
Motels									P			
Motor vehicle impound lot									P			
Motorized race tracks	SU							SU	SU			
Music teaching studio (also see home occupation)	SU	SU	SU	SU	SU	SU	SU	P	P			
Neighborhood dry-cleaning plants											P	SU
Newspaper or magazine publication and distribution									P	P	P	
Nondepository credit intermediation businesses as specified under 2002 and 2007 NAICS Code 522298								SU				
Nursery school, day care center	SU					P						
Nursing home						P		P	P			
Off-street parking lot or parking garage									P	P	P	
Office									P			
Office equipment sales and service								P	P			
Paint, oil shellac, turpentine, or varnish manufacture												SU
Paper mills, chemical pulp manufacture												SU
Parking of one unoccupied RV and one pleasure boat	P	P	P	P	P							
Parking of one unoccupied travel trailer, motor coach, or pleasure boat						P						
Parks and playgrounds	P	P	P	P	P	P						
Pawn shops									P			
Personal service shops								P	P			
Pest control									P	P	P	
Petroleum bulk dist.										P	P	
Photography studio	SU	SU	SU	SU	SU	SU	SU	P	P			
Planing or saw mill											P	
Plumbing shop, other contractor, including open storage of materials when located in rear setback										P	P	
Potash works												SU
Poultry processing plant											P	SU
Printing, publishing, reproducing establishment									P	P	P	
Private garage or carport not to exceed the storage capacity of three automobiles per dwelling unit	P	P	P	P	P	P						
Private swimming pool and bathhouse or cabana	P	P	P	P	P	P						
Private tennis court and/or basketball facilities. If lighted, lights must be designed so that they do not intrude upon adjacent lots. Such a court may be surrounded by a fence up to ten feet high.	P	P	P	P	P	P						
Professional or business office meeting the following development standards: No wholesale or retail merchandise may be offered for sale.							P					
Public garage										P	P	

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Publicly owned and operated park or recreation area	P	P	P	P	P	P	P					
Race tracks and similar amusement or recreational activities (commercial), carried on outside a building which produce noise and/or noxious fumes, such as drag racing strips, race tracks, motorcycle races or ATV (all terrain vehicle) courses, and uses of a similar nature	SU								SU			
Radio or television tower	SU											
Radio or television transmission tower over 35 feet high										SU	SU	
Radio station									P			
Radio transmission tower less than 35 feet high											P	
Railroad classification and repair yard											P	SU
Railroad freight station										SU	SU	SU
Railroad or bus passenger station								P	P	P		
Railroad setback											P	
Raising or sale of livestock	P									SU	SU	
Recovered materials processing and solid waste handling facilities												SU
Recreation area owned, operated, and maintained by the owner(s) of the permitted use, exclusively for the use of residents and their guests	P	P	P	P	P	P						
Recycling center											SU	
Repair garage; paint and body shop									SU	P	P	
Residential manufactured housing sales room and sales lot										P		
Restaurants and food catering service								P	P			
Retail business, other								SU	SU			
Retail or service business greater than 45,000 gross square feet								SU				
Retail or service business greater than 150,000 gross square feet									SU			
Retail uses in conjunction with and normally appurtenant to office/institutional uses, including florist shop, cafeteria, snack shop, pharmacy, or gift shop when located within an office or medical building							P					
Roadside stands for sale of agricultural products grown on the premises, but not to exceed 500 square feet in floor area	P											
Rock, sand, or gravel distribution or storage											P	
Roofing operation											P	
Satellite dish antennas and television antennas							P					
School—elementary, middle, high—public or private, kindergarten	SU					P	P					
Scrap metal processor												SU
Self-storage facility								SU	P	P	P	

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Shell home display yards										P		
Shooting range, indoor	P								P	P	P	
Shooting range, outdoor	SU											
Shrubbery sales								P	P	P		
Sign painting and fabricating shop										P	P	
Smelting of tin, copper, zinc, or iron ores												SU
Solar energy farm	SU								SU	SU	SU	SU
Solid waste landfill or incineration												SU
Spa, massage parlor, or other personal care services as specified under 2007 NAICS Code 812199. These include: a. Baths, steam or Turkish b. Color consulting services (i.e., personal care services) c. Day spas d. Depilatory (i.e., hair removal) salons e. Ear piercing services f. Electrolysis (i.e., hair removal) salons g. Hair removal (i.e., depilatory, electrolysis) services h. Hair replacement services (except by offices of physicians) i. Hair weaving services j. Make-up salons, permanent k. Massage parlors l. Saunas m. Scalp treating services n. Steam baths o. Sun tanning salons p. Tanning salons q. Tattoo parlors r. Turkish bathhouses s. Turkish baths												
Special events facility	P							P				
Specialty shops								P	P			
Talon, grease, or lard manufacture or refining from or of animal fat												SU
Tanning, curing, or storage of raw hides or skins												SU
Tattoo parlors									SU			
Taxi services or related services as specified under 2002 and 2007 NAICS Code 485310								SU				
Taxidermist	SU									P		
Textile manufacturing plant											SU	SU
Theatre								P	P			
Tinsmith operation											P	
Tire recapping											SU	SU

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Truck stop									P	P		
Truck terminal											P	
Upholstery shop								P	P	P		
Use requiring a license for removal of asbestos-containing material												SU
Use requiring a state permit for the collection, transfer, or disposal of radioactive equipment, supplies, etc.												SU
Use requiring a state permit for the collection, transfer, or disposal of solid waste												SU
Use requiring a state permit for the generation, transport, storage, treatment, and/or disposal of hazardous waste												SU
Use requiring a state permit for the storage of petroleum products or certain chemicals underground												SU
Use requiring an EPD wastewater discharge permit												SU
Utility substation	P	P	P	P	P	P	P	P	P	P	P	P
Wholesale and warehousing operation										P	P	

2.02.03 Dimensional standards for building height and location

The following Table of Lot Standards shows the Minimum Lot Size; Minimum Floor Area Per Dwelling Unit; Minimum Lot Width; Minimum Front Yard Setback from Right-of-Way of Street for Arterial Streets, Collector Streets, and Other Streets; Minimum Side Setback; Maximum Building Height; and Minimum Rear Setback for lots in each zoning classification. No lot shall be used or created in a manner that violates any of the regulations shown in the Table of Lot Standards for that lot’s particular zoning classification, except by grant of variance.