

ARTICLE 7 USE STANDARDS

7.1 Classification of Uses

7.1.1 Principal Uses

Allowed principal uses by district are listed in Table 6-1. Principal uses are further divided into categories based on the general nature of the use. The categories of principal uses are:

- (A) Agricultural Uses
- (B) Residential Uses
- (C) Civic, Government & Institutional Uses
- (D) Office & Service Uses
- (E) Retail & Wholesale Uses
- (F) Recreation & Entertainment Uses
- (G) Industrial, Transportation & Utility Uses

7.1.2 Accessory Uses

Accessory uses are allowed in conjunction with a permitted principal use in accordance with the standards established in Section 7.4, Accessory Uses.

7.1.3 Temporary Uses

Temporary uses are allowed in conformance with the regulations set forth in Section 7.5, Temporary Uses.

7.2 Administrative Use Determinations

7.2.1 Classification of Unlisted Uses

The listings of permitted and special uses in the various districts in this Ordinance are considered to be specific in regard to the types of uses intended for each of the districts. When a proposed use is not specifically listed in the Permitted Uses Table, the Ordinance Administrator shall determine the most similar use in the Table of Permitted Uses and classify the proposed use in the same manner with respect to whether it is permitted or prohibited in a specific district, as well as for the

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purposes of applying any special requirements or development standards to such use.

7.2.2 Final Determinations

Following his determination of the classification of a proposed unlisted use, the Ordinance Administrator shall make a written finding and keep a record of such findings to ensure consistent application of such administrative interpretations.

7.3 Principal Uses

Table 6-1 lists the principal uses that are permitted by right, permitted with a Special Use Permit, permitted subject to an Overlay District, or prohibited in each Base District. The following is a key to the notations in the Table of Permitted Uses:

7.3.1 Permitted Use (P)

A "P" in the table indicates that the use is permitted by right in the district.

7.3.2 Special Use (S)

A "S" in the table Indicates that the use requires the approval of a Special Use Permit by the Board of Planning and Adjustment.

7.3.3 Prohibited

A blank space under a zoning district column indicates that a use is not permitted in that district. Where a use is listed in the Table of Permitted Uses, but is not indicted as being permitted in any district, such use shall be prohibited throughout the jurisdiction of this Ordinance.

7.3.4 Special Requirements

An entry under this column in the table indicates the Section number of any special requirements applicable to the specified use.

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TABLE 6-1: Table of Permitted Principal Uses

<i>Agricultural Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Bona Fide Farms (Excluding ETJ)	P									
Equestrian Uses, Commercial	S									
Nurseries and Greenhouses (Commercial)								P	P	
Poultry Farms (Excluding ETJ)										
Produce Stands (on-site)	P									
Swine Farms (Excluding ETJ)										
<i>Residential Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Bed and Breakfast Inn	S	S		P		P	P	P		7.6.5
Customary Home Occupation	P	P	P	P						7.6.8
Dwelling, Single-family Detached	P	P	P	P						
Dwelling, Single-Family Attached, 2 Units (individual lot)			P	P						
Dwelling, Single Family Attached, 3 or more Units			P	P						7.6.15
Dwelling, Manufactured Home	P									7.6.11
Dwelling, Multi-Family Residential				S	P					7.6.15
Dwelling, Upper-story (within a Mixed-Use Building))					P	P	P	P		
Family Care Homes (6 or fewer residents)	P	P	P	P	P	P	P	P	P	
Family Day Care (6 or fewer persons)	S			S	P					
Temporary Healthcare Structure	P	P	P	P						7.6.26
<i>Civic, Government, & Institutional Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Cemeteries (as a principal use)	S							S		
Cemeteries (as an accessory to a Religious Institution)	P				P	P		P		
Clubs and Lodges (Social, Fraternal and Civic Groups)	S				P	P	P			
Colleges, Universities, & Associated Facilities					P		P			
Community Centers	S				P	P	P			
Confinement and Correctional Facilities									S	
Daycare Centers (Adult)	S			S	P	P		P		7.6.9
Daycare Centers (Child, including Preschools)	S				P	P		P		7.6.9
Emergency Services	S				P	P	P	P	P	

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<i>Civic, Government, & Institutional Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Government Offices and Facilities	S	S	S	S	P	P	P	P	P	
Group Care Facilities						S		S		
Hospitals					P	P		P		
Libraries, Museums, Art Galleries, & Similar Uses					P	P	P	P		
Nursing Homes and Similar Facilities	S				P	P		P		7.6.21
Post Offices					P	P	P	P		
Public Works Facilities					P	P	P	P	P	
Religious Institutions (assembly capacity less than 250)	P	P	P	P	P	P	P	P		
Religious Institutions (assembly capacity more than 250)	S				P	P	P	P		
Schools (K-12, Public & Private)	S	S	S	S	P	P	P	P		7.6.9
Schools (Trade & Vocational)					P	P	P	P	P	
Social Service Organizations and Facilities					P	P	P	P		
Transient Residential Facilities						S		S	S	7.6.27
<i>Office & Service Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Animal Services and Hospitals (No Outdoor Kennels)						P	P	P	P	7.6.2
Animal Services and Hospitals (With Outdoor Kennels)								S	P	7.6.2
Appliance and Home Furnishings Repair								P	P	
Automobile Parking, Commercial (as a Principal Use)					P		P	P	P	
Banks and Financial Services					P	P	P	P		7.6.6
Body Piercing & Tattoo Studios								P		
Car Washes (as a Principal Use)								P	P	
Contractors Offices (Building, Plumbing, Electric, etc.)								P	P	
Contractors Offices (with Outdoor Storage)								P	P	
Electronics Repair and Service							P	P	P	
Crematoriums								S	P	
Dry Cleaning and Laundry Services							P		P	
Funeral Homes and Mortuaries						P		P		
Home and Garden Equipment Repair								P	P	
Hotels and other Commercial Lodging								P		
Instructional Schools and Studios (Art, Dance, etc.)					P	P	P	P	S	

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<i>Office & Service Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Laundromats						P	P	P		
Motor Vehicle Services (No Outdoor Storage)								P	P	
Motor Vehicle Services (With Outdoor Storage)								S	P	
Medical, Dental, Chiropractic, Optical, Psychiatric Clinics and Related Offices and/or Laboratories					P	P	P	P		
Personal Service Uses (Barber and Beauty Shops, Salons, Tailors, Shoe Repair, Aestheticians, etc.)						P	P	P		
Photocopying and Printing Services (Excluding Industrial Printing Operations)						P	P	P		
Professional Offices (Architects, Accountants, Engineers, Attorneys, Counselors, Real Estate, etc.)						P	P	P		
Radio and Television Broadcast Studios						P	P	P	P	
Sound / Video Recording / Production Services / Studios						P	P	P	P	
Taxidermists	S							P	P	
<i>Retail & Wholesale Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Adult Oriented Businesses, Retail Sales								S	S	7.6.1
Alcohol Sales for Off-Premises Consumption							P	P		
Agricultural Supplies and Equipment Sales	S							P	P	
Appliance Stores								P		
Auction Houses								P	P	
Bakeries, Retail							P	P		
Building Supply / Material Sales								P	P	
Clothing Stores							P	P		
Consumer Electronics Stores							P	P		
Consignment Stores							P	P		
Drug Stores and Pharmacies							P	P		
Farmers Markets							P	P		
Florists							P	P		
Gasoline Stations (With or Without Convenience Stores)								P	P	
Grocery Stores							P	P		

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<i>Retail & Wholesale Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Hardware Stores							P	P	P	
Home Goods and Furnishings Stores								P		
Heavy Equipment Sales and Rental									P	
Lawn and Garden Stores								P	P	
Meat and Seafood Markets							P	P		
Motor Vehicle Parts and Accessories Dealers								P	P	
Motor Vehicle Sales and Rental								P	P	7.6.20
Pawn Shops								S		
Produce Markets							P	P		
Retail Sales Uses, General / Not Otherwise Specified							P	P		
Specialty Food and Beverage Stores							P	P		
Sporting Goods / Equipment Stores							P	P		
Tobacco Shops							P	P		
Wholesale Uses (no outdoor storage)									P	
Wholesale Uses (with outdoor storage)									P	
Wholesale Uses, Bulk Petroleum, Chemical and Gas									S	7.6.23
<i>Recreation & Entertainment Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Adult Oriented Businesses, other than Retail Sales								S	S	X
Auditorium, Indoor (under 250 seats)					P	P		P		
Auditorium, Indoor (250 seats or more)					P			P		
Banquet, Events Facility	S						P	P		
Bars and Taverns							S	S		7.6.4
Campgrounds (Excluding Recreational Vehicles)	S							S		7.6.22
Electronic Gaming									S	7.6.12
Fishing Lakes/Impoundments (Commercial Recreation)	P								P	7.6.22
Go Kart Tracks, Commercial Recreation - Outdoor									S	7.6.14
Go Kart Tracks, Commercial Recreation - Indoor								P	P	
Golf Course	S									7.6.22
Golf Course, Miniature								P		7.6.22
Golf Driving Range	S							S		7.6.22

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<i>Recreation & Entertainment Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Gyms and Fitness Centers						P	P	P		
Parks, Public	P	P	P	P	P	P	P	P	P	
Racetrack/Drag Strip/Motorsports Facility										
Recreation Facilities and Amusements (Indoor)								P	P	
Recreation Facilities, Outdoor, Other	S							P	P	7.6.22
Recreation Facilities (Spectator, Excluding Motorsports)					P			S	P	7.6.22
Recreational Vehicle Parks/Campgrounds								S	P	7.6.24
Restaurants (no drive-through)							P	P		
Restaurants (with drive-through)								P		
Shooting Ranges (Indoor)									P	7.6.25
Shooting Ranges (Outdoor)										
Swim Clubs / Pools	P	P	P	P	P	P		P		7.6.22
Tennis Clubs	P	P	P	P	P	P		P	P	7.6.22
Theater (Drive-in)									S	
Theater, Indoor					P	P	P	P		
<i>Industrial, Warehousing, Transportation, & Utility Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Airports & Heliports										
Animal Slaughtering and Processing										
Asphalt Plants									P	7.6.3
Automobile Parts Manufacturing									P	
Bakeries, Industrial									P	
Breweries, Wineries and Cideries									S	7.6.7
Brick Manufacturing									P	
Concrete Plants and Casting Operations									P	
Data Centers									P	
Dairies									P	
Distribution Centers and Freight Terminals									S	7.6.10
Electric Utility Substations	S	S	S	S	S	S	S	P	P	

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<i>Industrial, Warehousing, Transportation, & Utility Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Electronics Manufacturing									P	
Feed and Flour Mills									P	
Food Processing and Manufacturing									P	
Furniture Manufacturing									P	
Junkyards, Salvage Yards, and Similar Uses									S	7.6.16
Landfills (Construction & Demolition or LCID)									S	7.6.17
Landfill (Sanitary)										
Laundry and Dry Cleaning, Industrial									S	
Machine and Welding Shops									P	
Manufacturing, Processing, & Assembly, Other (Inside Fully Enclosed Building with no Off-Site Industrial Process Impacts)									P	
Manufacturing, Processing, & Assembly, Other (Outside of an Enclosed Building, or which Creates Off-Site Industrial Process Impacts)									S	
Metal Products Manufacturing / Foundries									S	
Micro-Brewery / Winery / Cidery							S	S	S	7.6.18
Mining & Quarrying Operations									S	7.6.19
Painting and Lacquering Operations									S	
Paper Product Manufacturing										
Power Generation/Production Facilities (Excluding Solar)									S	
Power Generation/Production, Solar (Solar Farms)									P	
Printing, Industrial									P	
Refineries, Chemical and Petroleum Products										
Sawmills									S	
Septic Tank Service and Repair									P	
Solid Waste Transfer Station										
Smelting Operations										

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<i>Industrial, Warehousing, Transportation, & Utility Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Stone Products Processing and Manufacturing									P	
Textile and Apparel Manufacturing									P	
Tobacco Manufacturing									P	
Truck Stops									P	
Vehicle Storage Yard (Operable Vehicles)									P	
Warehouses, Self-Storage									P	
Warehouses, Hazardous or Flammable Material									S	
Warehouse Uses (excluding Self Storage Warehouses and Hazardous or Flammable Material)									P	
Wastewater Treatment Plants	S								S	7.6.28
Water Storage Tanks and Towers	P	P	P	P	P	P	P	P	P	
Water Treatment Plants	S								P	7.6.28
Wireless Telecommunications Towers	S	S	S	S	S	S	S	P	P	7.6.29
Wood Product Processing and Manufacturing (Excluding Paper Products)									S	