

APPENDIX E: ZONING USE REGULATIONS (CHARTS)

Use Chart

Adopted February 17, 2015

Permitted Uses "P"

Conditional Uses "C"

AGRICULTURE	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Bulk Grain and/or Feed Storage	P										X	P			
Farms, General (Crops), Commercial	P	C	C								X				
Greenhouse (Non-Retail)	P	P	P	P							P				
Livestock Sales	P										X				
Orchard/Crop Propagation	P	P	C	C	C	C	C	C	C	C	P	C			
Plant Nursery (Commercial)	P								P	P	X	C			
Small Scale Farm	P	C	C			C	C	C	C	C	P				
Stable, Commercial	P	C									X				
Stables (Private, accessory use)	P	C	C								P				
Stables (Private, principal use)	P	C									X				
Garden (Non-Retail)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farm Animals (Exempt - FFA, 4H)	P	C	C	C	C	C	C	C	C	C	P	C			
Farm Animals (Non-Exempt)	P	C	C	C	C	C	C	C	C	C	P	C			

(Ordinance 1220.99 adopted 2/17/15)

RESIDENTIAL	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Accessory Bldg/Structure (Nonresidential)							P	P	P	P	P	P			
Accessory Bldg/Structure (Residential)	P	P	P	P	P	P					P				

Accessory Dwelling	P	C	C								P		P		
Caretaker's/Guard Residence	P	P	P								P				
Community or Group Home	C	C	C	C	C						P				
Duplex/Two-Family				P	P	P	P	P	P		P				
Garage Residential Conversion	P	P	C	C							P				
Garden Home/Townhome					P	P	P	P	P		P				
Home Occupation	P	P	P	P	P	P	P	P	P		P				
HUD-Code Manufactured Home	C			C	C	C					X				
Living Quarters on Site with a Business							P	P	P	P	P				
Multiple-Family Dwelling						P	P	P	P		P				
Residential Loft							P	P	P		P				
Rooming/Boarding House						P		P			P				
Single-Family Dwelling, Detached	P	P	P	P	P	P					P				
Single-Family Industrialized Housing	P	P	P	P	P	P					P				
Swimming Pool, Private	P	P	P	P	P	P	P	P	P		P				

(Ordinance 1220.99 adopted 2/17/15; Ordinance 2019-44 adopted 12/10/19)

OFFICE	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Armed Services Recruiting Center							P	P	P	P	P				
Bank										C	X				
Check Cashing Service								P	P	P	X				
Credit Agency							P	P	P	P	X				
Insurance Agency Offices							P	P	P	P	P				
Offices, General/Professional							P	P	P	P	P				
Office, Brokerage							P	P	P	P	P				

Services															
Offices, Health Services							P	P	P	P	P				
Offices, Legal Services							P	P	P	P	P				
Offices, Parole/Probation											X		P		
Offices, Professional							P	P	P	P	P				
Offices, Real Estate Office							P	P	P	P	P				
Saving & Loan										C	X				
Security Monitoring Company							P	P	P	P	X				
Telemarketing Center							P	P	P	P	X				

(Ordinance 1220.99 adopted 2/17/15)

PERSONAL & BUSINESS SERVICES	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO*	I	GUI	PR	PP
All-Terrain Vehicle									P	P	X				
Dealer (Sales Only)											X				
Ambulance Service (Private)										P	X				
Antique Shop								P	P	P	P				
Appliance Repair								P	P	P	X				
Art Dealer/Gallery								P	P	P	P				
Artisan's Shop	P							P	P	P	P				
Artist Studio	P	P	P	P	P	P	P	P	P	P	P				
Auto Sales (New & Used)									C	P	X				
Auto Supply Store									P	P	X				
Bakery or Confectionary (Retail)								P	P	P	P				
Bar								C	C	C	C				
Barbershop								P	P	P	P				
Beauty Shop								P	P	P	P				
Bed & Breakfast Inn or	C	C	C					P	P	P	P				

Facility																	
Bicycle Sales and Repair								P	P	P	P						
Book Store								P	P	P	P						
Building Materials Sales									C	P	X						
Cabinet/Counter/ Woodworking Shop (Custom) Retail										C	X	P					
Cabinet/Counter/ Woodworking Shop (Manufacturing) Wholesale											X	P					
Cafeteria							C	C	P	P	P						
Communication Equipment Repair										P	X						
Computer Sales								P	P	P	P						
Consignment Shop								P	P	P	P						
Convenience Store (With Gas Sales)									P	P	X						
Convenience Store (Without Gas Sales)								C	P	P	P						
Cooking School								P	P	P	P						
Dance/Drama/Music Studio or School								P	P	P	P						
Department Store									P	P	P						
Drapery, Blind Upholstery Store								P	P	P	P						
Exterminator Services										P	X						
Financial Services								P	P	P	P						
Florist Shop								P	P	P	P						
Food or Grocery Store (General)									P	P	P						
Food or Grocery Store (Limited)								P	P	P	P						
Funeral Home or Mortuary										P	X						
Furniture Store (New and/or Used)								P	P	P	X						

Garden Shop (Inside Storage)								P	P	P	P				
General or Community Retail Store									P	P	P				
Gravestone/Tombstone Sales										P	X				
Hardware Store								P	P	P	P				
Home Improvement Center									P	P	X				
Laundry/Dry Cleaning										P	X				
Lawnmower Sales & Repair									P	P	X				
Live-in Security Quarters							P	P	P	P	P				
Locksmith								P	P	P	X				
Major Appliance Sales									P	P	X				
Market (Public)								P	P	P	P				
Mini-Warehouse - Self Storage										C	X				
Mobile food vendor - 10 days or less							P	P	P	P	P	P	P	P	P
Mobile food vendor - longer than 10 days							C	C	C	C	C	C	C		
Mobile food vendor court							C	C	C	C	C	C	C		
Motorcycle Dealer (Sales, Repair)									P	P	X				
Motel or Hotel									P	P	P				
Needlework Shop								P	P	P	P				
Pet Shop/Supplies								P	P	P	P				
Pharmacy								P	P	P	P				
Photocopying/Duplicating								P	P	P	P				
Photography Studio								P	P	P	P				
Plant Nursery (Retail Sales, Outdoors)									P	P	X				
Radio or Television Studio									P	P	X				

Recycling Center										C	X	P			
Restaurant (No Drive-Through Service)								P	P	P	P				
Restaurant (With Drive-Through)									P	P	X				
Security Systems Installation Company									C	P	X				
Sexually Oriented Business										C	X	C			
Shoe Repair								P	P	P	P				
Studio, Tattoo or Body Piercing								C	C	C	P				
Tailor Shop								P	P	P	P				
Tool & Machinery Rental (Indoor Storage)								P	P	P	X				
Tool & Machinery Rental (Outdoor Storage)										P	X				
Travel Agency							P	P	P	P	P				
Temporary Outdoor Sales/Promotion							C	P	P	P	P				
Upholstery Shop									P	P	P				
Used Merchandise/ Furniture								P	P	P	P				
Vacuum Cleaner Sales & Repair								P	P	P	X				
Veterinarian Clinic (Indoor Kennels)								P	P	P	P				
Woodworking Shop (Ornamental, Handmade)								P	P	P	P				

* Permitted in HO District per requirements of [Chapter 30, Article 30.05](#): Mobile Food Vendors.

(Ordinance 1220.99 adopted 2/17/15; Ordinance 1220.149 adopted 11/14/17; Ordinance 2018-09 adopted 4/10/18)

	Residential Uses						Nonresidential Uses								
TRANSPORTATION & AUTO SERVICES	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Antique Vehicle Restoration										P	X				
Auto Body Repair										P	X				
Auto Financing &								P	P	P	X				

Leasing															
Auto Muffler Shop										P	X				
Auto Paint Shop										P	X				
Auto Tire Sales & Repair									P	P	X				
Auto Upholstery Shop										P	X				
Auto Washing Facility, Attended									P	P	X				
Auto Washing Facility, Unattended									P	P	X				
Auto Wrecker Service										P	X				
Automobile Repair, Major										P	X				
Automobile Repair, Minor							C	C		P	X				
Heliport												P	P		
Helistop												P	P		
Limousine/Taxi Service										P	X				
Oil Change & Inspection									P	P	X				
Parking Lot, Commercial										C					
Parking Structure, Commercial							C	C	C	P	P				
Tire Dealer, Indoor Storage								P	P	P	X				

(Ordinance 1220.99 adopted 2/17/15; Ordinance 1220.140, att. B, adopted 4/11/17; Ordinance 1220.151 adopted 12/12/17)

AMUSEMENT/ RECREATION	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Amusement Arcade (Four or more devices)									P	P	P				
Amusement Services (Indoor)									P	P	P				
Amusement Services (Outdoor)									P	P	X				
Billiard/Pool Facility									P	P	P				
Bingo Hall									P	P	P			P	

Bowling Center									P	P	P			P	
Broadcast Station (With Tower)											X	P			
Country Club (Private)									P		X				
Dance Hall									P	P	P			P	
Day Camp for Children	C	C					C		P	P					
Civic/Conference Center											P		P		
Dinner Theater									P	P	P				
Driving Range														P	
Fairgrounds/Exhibition Area	C													P	
Gaming Club (private)								C	C	C					
Golf Course (Miniature)									P	P				P	
Golf Course (Public, Private)	C								P	P				P	
Health Club							C	P	P	P	P			P	
Motion-Picture Studio, Commercial										P		P			
Motion-Picture Theater									P	P	P				
Museum								P	P	P	P				
Park accessory uses															P
Park and/or Playground	P	P	P	P	P	P	P	P	P	P	P				P
Psychic Reading Services								P	P	P	P				
Rodeo Grounds	C									C		C			
Skating Rink										P				P	
Tennis Court	P	P	P	P	P	P					P			P	
Theater (Stage)									P	P	P			P	
Video Rentals/Sales								P	P	P	P				

(Ordinance 1220.99 adopted 2/17/15; Ordinance 2020-01 adopted 1/14/20)

	Residential Uses						Nonresidential Uses								
INSTITUTIONAL/ GOVERNMENT	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP

Assisted Living Facility						C		C	C	C	P				
Broadcast Tower (Commercial)												C			
Cemetery or Mausoleum	C												P		
Child Day-Care Facility	C	C	C	C	C	C	C	P	P	P	P				
Church, Religious Assembly	P	P	P	P	P	P	P	P	P	P	P		P		
Civic Club							P	P	P	P	P				
Community Center (Municipal)											P		P		
Electrical Generating Plant												P	P		
Electrical Substation												P	P		
Emergency Care Clinic									P	P					
Fire Station	P	P	P	P	P	P	P	P	P	P			P		
Fraternal Lodge or Union							P	P	P	P	P				
Government Building (Mun, St, Fed)										P	P		P		
Group Day-Care Home	C	C	C	C	C	C	C	P	P	P					
Medical Clinic or Office							P	P	P	P	P				
Wireless Communications Tower	C	C	C			C	C	C	C	C		C			
Heliport												P			
Home for the Aged, Residential	C	C	C	C	C	C	C	C	P	P	P				
Hospice								C	P	P	P				
Hospital (Acute Care, General)							C	C	P	P					
Library							P	P	P	P	P		P		
Maternity Home							C	C	P	P	P				
Nursing/Convalescent Home							C	C	P	P					
Orphanage						C	C	C	P	P	P				
Philanthropic Organization							P	P	P	P	P				

Post Office	P	P	P	P	P	P	P	P	P	P	P		P		
Radio, Television, Microwave Tower									C	C		C			
School, K Through 12 (public or private)	P	P	P	P	P	P	P	P	P	P	P		P		
Sewage Pumping Station	C	C	C	C	C	C	C	C	C	C	P	P	P		
Telephone Switching/ Exchange Bldg.							C	C	C	P	P		P		
Wastewater Treatment Plant	C	C	C	C	C	C	C	C	C	C		C	P		
Water Supply (Elevated Storage Tank)	C	C	C	C	C	C	C	C	C	C	P	C	P		
Water Supply Facility (Private)	P	P	P	P	P	P		C	C	C		C	P		

	Residential Uses						Nonresidential Uses								
COMM. & WHOLESALE TRADE	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Book Bindery										P	P				
Feed & Grain Store									P	P					
Furniture Manufacture												P			
Heating & Air- Conditioning Sales/Service									P	P					
Pawnshop									C	C					
Propane Sales (Retail)										P					
Taxidermist										P					
Transfer Station/Refuse Pickup												P			
Veterinarian (Outdoor Kennels or Pens)	C									P					
Warehouse/Office										C		P			
Welding Shop										C		P			

	Residential Uses						Nonresidential Uses								
LIGHT	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP

INDUSTRIAL/MFG.															
Contractor's Office (No Outside Storage.									P	P	P	P	P		
Contractor's Office (with Outside Storage)											C		P		
Contractor's Temporary On-site Office	C	C	C	C	C	C	C	C	C	C	C	P	C		
Electronic Assembly											C		P		
Engine Repair or Manufacture													P		
Laboratory Equipment Manufacture													P		
Machine Shop													P		
Maintenance & Repair Services for Bldgs.											P				
Open Storage/Outside Storage	C										C		P		
Plumbing Shop										P	P				
Research Lab (Nonhazardous)										C	C		P		
Sand/Gravel/Stone Sales or Storage	C										C		P		
Sand/Gravel Quarrying													C		
Sign Manufacturing											C	P	P		
Stone/Clay/Glass Manufacturing											C		P		

(Ordinance 1220.99 adopted 2/17/15)