

## CHAPTER (XX) ZONE DESIGNATIONS

### Section 1: CREATION OF ZONES

In order to accomplish the LUDMO's purposes, San Juan County hereby divides its unincorporated areas into zones to implement the County's general and area plans as hereinafter set forth. In the preparation of the LUDMO, due and careful consideration was given, among other things, to the current San Juan County General Plan, current zoning, historic use, the relative quantities of the land needed for particular uses and the suitability of such uses, existing and probable future conditions within the County, and the character of each of the several zones with a view to conserving property values, encouraging the most appropriate use of land throughout the County, providing for the County's health, safety, and welfare, and to promote the other purposes established by state law.

Where any zoning designation covers land within the County's boundaries within State, tribal, or federal jurisdiction, such zoning shall apply only if the State, tribe, or federal government voluntarily accedes to the zoning or when such land is annexed into the County, becomes privately owned, or otherwise becomes subject to the County's land use jurisdiction it shall be deemed to be zoned as the same as the nearest geographic zone.

### Section 2: ZONING MAPS

A. **Zoning Maps** - The current official zoning map for San Juan County is the most recent zoning map, as it may be amended, approved by the San Juan County Commission and signed by the chairperson thereof. Zoning maps show the County divided into zones. The current official zoning map, as it may be amended, will be posted on the County's website and will be posted for inspection at the San Juan County Planning & Building Department during business hours. The currentness of the posted zoning maps will be assured by the San Juan County Planning Administrator. The current official zoning map and boundaries, notations, references, and other information shown thereon shall be as much a part of this LUDMO as if the information and matters set forth by the map were fully described herein. If the current official zoning map is amended or a new zoning map is adopted, the county Planning Administrator shall retain a digital copy of the previous zoning map.

B. **Current Controlling Map** - Regardless of the existence of purported copies of the current official zoning map, which may from time to time be made, amended, or published, the current official zoning map posted on the County's website and at the San Juan County Planning & Building Department shall be the final authority as to the current status of zoning.

C. **Uncertainty of Zone Line** - Where uncertainty exists with respect to the exact boundary of a zone, the following rules shall apply:

1. Where the uncertain boundary on the current official zoning map appears to be approximately a street or alley line, the centerline of the street or alley shall be construed to be the zone boundary;
2. Where the uncertain boundary appears to be approximately a lot or parcel line, the lot or parcel line shall be construed to be the zone boundary; and
3. Where the uncertain boundary appears to be a canal, ditch, or river, the centerline of the canal, ditch, or river shall be construed as the zone boundary.

**CHAPTER (XX)  
RESIDENTIAL ZONE (R)**

**Section 1: BOUNDARIES**

The boundaries of the Residential (R) Zone of San Juan County are designated by the current official zoning map and are incorporated by this reference.

**Section 2: PURPOSE**

The R Zone is a zone wherein residential uses are prioritized over all other uses. Any tangential use or accessory building in the zone is scrutinized against the zone's primary purpose for residential dwellings.

**Section 3: USES**

The R Zone uses are those corresponding uses listed in the Use Table. Uses not specifically listed in the table as permitted or allowed as a conditional use are prohibited.

**Section 4: LOT STANDARDS**

Lot Restrictions include:

A. One primary dwelling per lot.

B. The minimum spacing between a dwelling and any accessory buildings shall be 16 feet, with an additional 8 feet per story of the highest building for multiple story buildings.

**Section 5: PUBLIC WATER & SANITARY SEWER SYSTEMS**

If all or part of a proposed development is within the service area of an approved public water and/or sanitary sewer system, then the applicant must obtain a written certification from the public water service provider stating that it is able to, and will, provide an adequate supply of drinking water with adequate quantity, quality and sufficient pressure to meet the needs of the proposed development based on the projected water usage of the development. Individual or common wells or other private water systems and sanitary sewer or septic systems will be considered only when the development's boundary is outside the service area of an approved public water system able to serve the development.

**CHAPTER**

**9B**

**AGRICULTURAL ZONE (AG)**

**Section 1: BOUNDARIES**

The boundaries of the Agricultural (AG) Zone of San Juan County are designated by the current official zoning map and are incorporated by this reference.

**Section 2: PURPOSE**

The AG Zone is a zone wherein agricultural and rural uses are prioritized over all other uses. Any tangential use or accessory building in the zone is scrutinized against the zone's primary purpose. Agricultural Industry or Businesses, as defined, are to be located in areas to avoid the creation of nuisance to neighboring zones.

**Section 3: USES**

The AG Zone uses are those corresponding uses listed in the Use Table. Uses not specifically listed in the table as permitted or allowed as a conditional use are prohibited.

**Section 4: PUBLIC WATER & SANITARY SEWER SYSTEMS**

If all or part of a proposed development is within the service area of an approved public water and/or sanitary sewer system, then the applicant must obtain a written certification from the public water service provider stating that it is able to, and will, provide an adequate supply of drinking water with adequate quantity, quality and sufficient pressure to meet the needs of the proposed development based on the projected water usage of the development. Individual or common wells or other private water systems and sanitary sewer or septic systems will be considered only when the development's boundary is outside the service area of an approved public water system able to serve the development.

**CHAPTER (XX)**  
**HIGHWAY COMMERCIAL ZONE (HC)**

**Section 1: BOUNDARIES**

The boundaries of the Highway Commercial (HC) Zone of San Juan County are designated by the current official zoning map and are incorporated by this reference.

**Section 2: PURPOSE**

A zone bordering highways and main thoroughfares in San Juan County General Plan where commercial uses are permitted consistent with the goals of the area plan. Specific uses should include establishments offering goods and services to the traveling public, non-pedestrian-oriented retail, wholesale, service and repair activities that do not create unattractive, congested, or unsafe highway conditions with access provided primarily linked to the main thoroughfare with UDOT-approved access. The zone also seeks to protect, once developed, the travel corridor(s), encourage highway safety, reduce sprawl, and prevent overflow crowding of neighboring zones.

**Section 3: USES**

The HC Zone uses are those corresponding uses listed in the Use Table. Uses not specifically listed in the table as permitted or allowed as a conditional use are prohibited.

**Section 4: LOT STANDARDS**

All development in the HC Zone shall generally allow for a variety of uses and building types while maintaining the overall character of a highway commercial zone. This approach promotes better site layout and development relationships that match existing and proposed infrastructure investments.

A. **Access** - All Highway Commercial uses must have legal access to the adjoining highway, and comply with any conditional terms accounting for clustering, public safety, protection of the travel corridor, UDOT permissions/easements, and any other legal requirements.

B. **Height Restrictions** - No buildings erected in the HC zone shall be erected within 50 feet of an existing Residential Zone boundary. Buildings erected in the HC Zone within 100 feet of a Residential Zone boundary shall not exceed the corresponding Residential Zone height limitations.

**Section 5: PUBLIC WATER & SANITARY SEWER SYSTEMS**

If all or part of a proposed development is within the service area of an approved public water and/or sanitary sewer system, then the applicant must obtain a written certification from the public water service provider stating that it is able to, and will, provide an adequate supply of drinking water with adequate quantity, quality and sufficient pressure to meet the needs of the proposed development based on the projected water usage of the development. Individual or common wells or other private water systems and sanitary sewer or septic systems will be considered only when the development's boundary is outside the service area of an approved public water system able to serve the development.

**CHAPTER XX  
COMMUNITY COMMERCIAL ZONE (CC)**

**Section 1: BOUNDARIES**

The boundaries of the Community Commercial (CC) Zone of San Juan County are designated by the current official zoning map and are incorporated by this reference.

**Section 2: PURPOSE**

The CC Zone is for commercial use consistent with the goals of the San Juan County General Plan. The zone is intended to have commercial building sizes smaller than the HC Zone and to be designed for less vehicle traffic and less traffic impact on the zone's roads and those of the neighboring zones than the HC Zone. It should also encourage walkability.

**Section 3: USES**

The CC Zone uses are those corresponding uses listed in the Use Table. Uses not specifically listed in the table as permitted or allowed as a conditional use are prohibited.

**Section 4: LOT STANDARDS**

All development in the CC Zone shall generally allow for a variety of uses and building types while maintaining the overall character of a community commercial zone. This approach promotes better site layout and development relationships that match existing and proposed infrastructure investments.

A. **Height Restrictions** - No height variances will be permitted in the CC Zone within 100 feet of a Residential Zone boundary.

B. **Building Size Restrictions**

1. Buildings larger than a 10,000 square feet footprint are prohibited in the CC Zone.
2. Buildings larger than a 5,000 square feet but less than 10,000 square feet footprint are a conditional use in the CC Zone.

**Section 5: PUBLIC WATER & SANITARY SEWER SYSTEMS**

If all or part of a proposed development is within the service area of an approved public water and/or sanitary sewer system, then the applicant must obtain a written certification from the public water service provider stating that it is able to, and will, provide an adequate supply of drinking water with adequate quantity, quality and sufficient pressure to meet the needs of the proposed development based on the projected water usage of the development. Individual or common wells or other private water systems and sanitary sewer or septic systems will be considered only when the development's boundary is outside the service area of an approved public water system able to serve the development.

RURAL RESIDENTIAL ZONE (RR)

**Section 1: BOUNDARIES**

The boundaries of the Multiple Use (MU) Zone of San Juan County are designated by the current official zoning map and are incorporated by this reference.

**Section 2: PURPOSE** The MU Zone is a zone wherein the land is suitable for varying and mixed uses and consistent with the San Juan County General Plan.

**Section 3: USES** The MU Zone uses are those corresponding uses listed in the Use Table. Uses not specifically listed in the table as permitted or allowed as a conditional use are prohibited.

**Section 4: PUBLIC WATER & SANITARY SEWER SYSTEMS** If all or part of a proposed development is within the service area of an approved public water and/or sanitary sewer system, then the applicant must obtain a written certification from the public water service provider stating that it is able to, and will, provide an adequate supply of drinking water with adequate quantity, quality and sufficient pressure to meet the needs of the proposed development based on the projected water usage of the development. Individual or common wells or other private water systems and sanitary sewer or septic systems will be considered only when the development's boundary is outside the service area of an approved public water system able to serve the development.

OPTION 2 LAND USE

## CHAPTER 9F INDUSTRIAL ZONE (I)

### **Section 1: BOUNDARIES**

The boundaries of the Industrial (I) Zone of San Juan County are designated by the current official zoning map and are incorporated by this reference.

### **Section 2: PURPOSE**

The primary purpose of the Industrial Zone (I) is to provide an area in San Juan County General Plan for the processing, assembling, manufacturing, warehousing and storage of materials, products, and goods.

### **Section 3: USES**

The I Zone uses are those corresponding uses listed in the Use Table. Uses not specifically listed in the table as permitted or allowed as a conditional use are prohibited.

### **Section 4: SITE PLAN REQUIRED**

A. Prior to the construction of any building in the I Zone, a site plan shall be submitted and approved by the Planning & Building Department. Site plans shall be drawn to scale and shall include the following information at a minimum:

1. The location of all existing and proposed buildings and structures on the site, with full dimensions showing distances between buildings and distances from buildings to adjacent property lines;
2. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used, together with the location of fences, walls, hedges, and decorative materials;
3. Preliminary elevations of main buildings showing the general appearance and type of external materials to be used;
4. Parking lot layout;
5. Solid waste storage location;
6. Site lighting;
7. Neighboring zones;
8. Irrigation plan;
9. Utility plan;
10. Water resources plan;
11. Sewer plan; and
12. Stormwater control plan.

### **Section 5: PARKING, LOADING, AND ACCESS**

Each use shall provide approved parking sufficient for the use according to Chapter 17, as well as safe and adequate pedestrian access to the building. All loading and unloading must be done in the area designated as part of the site plan approval.

### **Section 6: OTHER REQUIREMENTS**

Inasmuch as the I Zone is usually in proximity to a major highway, the following standards with respect to the appearance and maintenance of buildings and premises must be adhered to in the construction and maintenance of the buildings and grounds within the Zone:

- A. **Landscaping** - Any portion of the lot or parcel not included in the structure or parking areas must be appropriately landscaped. The front landscape strip shall be a minimum of 20 feet on any side adjacent to a public road. A minimum of 10% of the overall site shall be landscaped.
- B. **Refuse and Debris** - The entire site shall be kept free from refuse, debris, and waste material. All such refuse, garbage, debris, and waste material shall be kept in approved containers and stored within a building or enclosed within a sight-obscuring fence, wall, or screen of not less than six feet in height. Such containers shall not be located within the required front setback.
- C. **Storage** - All storage, except loading and unloading, shall be enclosed within a building, or if approved as a conditional use, contained within an area that is enclosed with a sight-obscuring fence at least six feet but no more than eight feet in height. Storage shall not be permitted to protrude above the sight-obscuring fence.
- D. **Maintenance** - All signs, structures, parking areas, landscaping, or other portions of the development that are visible from either an adjoining residential use or from a major public street or highway shall be kept in good repair and maintenance at all times. Failure to do so may be grounds for refusal to renew any permit or business license.

- E. **Signs** - Any signs or other form of advertising must comply with the sign provisions of Chapter 16.
- F. **Buildings** - Metal buildings may be allowed in this zone. All metal buildings shall have vertical walls and shall be painted with neutral colors.
- G. Where applicable, the applicant must have approval from the San Juan County Health Department of all uses and site plans.

**Section 7: ALL PERMITS REQUIRED- NUISANCE**

All industrial uses shall comply with the necessary permitting or licensing processes of all regulating agencies: local, state, and federal. Failure to obtain or abide by required permitting and licensing is a public nuisance and is subject to enforcement action and any additional remedies under state and federal law.

OPTION 2 LAND USE

ZONE DESIGNATION USE TABLE

**KEY: "P" = PERMITTED USE (ALLOWED) "C" = CONDITIONAL USE PERMIT REQUIRED "--" = PROHIBITED (NOT ALLOWED) \*\*Any use not listed is not allowed. Any combination of permitted uses is a permitted use. Additional uses shall be requested as a Zoning Amendment.**

**Residential (R)  
Rural Residential RR-1 (2011)  
Residential Flex Planned Community  
RF District (2019 SVO)**

**Rural Residential (RR)  
Multiple Use MU-1 (2011)**

**Agriculture (AG)  
Agricultural AD-1 (2011)**

**Highway Commercial (HC)  
Business Flex Planned Community BF  
District 2019 SVO  
Highway Flex Planned Community HF  
District 2019 SVO  
Highway Commercial HC District 2019  
SVO**

**Industrial (I)  
Controlled Districts CD (2011)**

	Residential (R) Rural Residential RR-1 (2011) Residential Flex Planned Community RF District (2019 SVO)	Rural Residential (RR) Multiple Use MU-1 (2011)	Agriculture (AG) Agricultural AD-1 (2011)	Highway Commercial (HC) Business Flex Planned Community BF District 2019 SVO Highway Flex Planned Community HF District 2019 SVO Highway Commercial HC District 2019 SVO	Industrial (I) Controlled Districts CD (2011)
<b>Accessory Building(s)</b> *supports primary use and may not be used for human occupancy	P	P	P	P	P
<b>Agricultural Industry</b> *including animal feed yards, fur farms, production of agrochemicals, feed manufacturing, etc.	-	-	C	C	C
<b>Agricultural Production, Storage &amp; Sales</b> *including hay, grain, and other feeds	-	P	P	P	P
<b>Agricultural Commercial Farms &amp; Ranches</b> *including wholesale and retail space	-	C	P	P	P
<b>Air Transport Overlay Zone</b> *including airports, airstrips, heliports, and hangar homes	-	-	C	C	C
<b>Apiary (Commercial Beekeeping)</b>	-	C	P	P	P
<b>Auction House (livestock)</b>	-	C	P	P	P
<b>Automobile Sales / Rentals (new &amp; used)</b>	-	C	P	P	P
<b>Automotive Accessories / Farm Machinery / Equipment Sales</b>	-	C	P	P	P
<b>Automobile Service Stations / Auto Repair</b> *does not include a junk or salvage yards	-	C	P	P	P
<b>Aviary / Hatchery</b>	-	C	P	P	P
<b>Bakery Products / Commercial Manufacturing</b>	-	C	P	P	P
<b>Bakery / Confectionery / Deli Counters</b>	C	C	P	P	P
<b>Bank / Financial Institutions</b>	C	C	P	P	P
<b>Barber &amp; Beauty Shops / Cosmetic Services</b>	C	C	P	P	P
<b>Big Box Retail</b>	-	-	C	P	P
<b>Bicycle Shops</b>	C	C	P	P	P
<b>RV &amp; Boat Storage Yard</b>	-	C	P	P	P
<b>Bowling Alley</b>	-	C	P	P	P
<b>Building Materials / Hardware Stores</b>	-	C	P	P	P
<b>Bus Terminals</b>	-	C	P	P	P
<b>Butcher Shops</b>	C	P	P	P	P
<b>Cabinet / Woodworking Shops</b>	-	C	P	P	P

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**Residential (R)  
Rural Residential RR-1 (2011)  
Residential Flex Planned Community  
RF District (2019 SVO)**

**Rural Residential (RR)  
Multiple Use MU-1 (2011)**

**Agriculture (AG)  
Agricultural AD-1 (2011)**

**Highway Commercial (HC)  
Business Flex Planned Community BF  
District 2019 SVO  
Highway Flex Planned Community HF  
District 2019 SVO  
Highway Commercial HC District 2019  
SVO**

**Industrial (I)  
Controlled Districts CD (2011)**

	Residential (R) Rural Residential RR-1 (2011) Residential Flex Planned Community RF District (2019 SVO)	Rural Residential (RR) Multiple Use MU-1 (2011)	Agriculture (AG) Agricultural AD-1 (2011)	Highway Commercial (HC) Business Flex Planned Community BF District 2019 SVO Highway Flex Planned Community HF District 2019 SVO Highway Commercial HC District 2019 SVO	Industrial (I) Controlled Districts CD (2011)
<b>Camp Parks / Resorts / Glamping</b>	-	C	C	C	C
<b>Cannery / Commercial Manufacturing</b>	-	-	C	P	P
<b>Childcare Center</b> *does not include home occupation childcare	C	C	C	C	-
<b>Chemical / Drug Manufacturing</b>	-	-	C	C	C
<b>Church / Temple / Place of Worship</b>	P	P	P	P	-
<b>Clinic / Health Care Services</b> *including medical, dental, therapy and others	C	P	P	P	P
<b>Concrete / Gypsum / Plaster Productions</b>	-	-	P	P	P
<b>Confectionery / Commercial Manufacturing</b>	-	C	P	P	P
<b>Contractor Services / Construction Yards</b>	-	C	P	P	P
<b>Dairies / Dairy Products Manufacturing</b>	-	C	P	P	P
<b>Dance / Yoga / Martial Arts Studio</b>	C	C	P	P	P
<b>Dwelling, Single-Family</b>	P	P	P	C	-
<b>Dwelling, Two-Family / Duplex</b>	P	P	P	C	-
<b>Dwelling, Multiple-Family / Apartments</b>	P	P	P	C	-
<b>Dwelling, Accessory Units (ADU's)</b>	P	P	P	C	-
<b>Dwelling, On-Site Staff Housing / Second Floor Units</b> *must be secondary to primary commercial use and cannot be subdivided to primary use	C	P	P	P	P
<b>Dwelling, Manufactured Home / Tiny Home</b> *units must be permanently affixed	P	P	P	P	-
<b>Dwelling, RV / Trailer for Long Term Use</b> *minimum lot size of 0.5 acre and are connected to approved water, power, and sewer/septic	P	P	P	P	-
<b>Educational Facility Public</b>	P	P	P	P	-
<b>Electric Vehicle Charging Stations (public use)</b>	C	C	C	P	P
<b>Enclosed Storage, Commercial</b>	-	C	P	P	P
<b>Energy Production, Commercial</b> *includes oil/gas, solar, wind farms, geothermal, biofuels, etc	-	-	C	C	C
<b>Equipment Rental &amp; Storage</b> *excluding vehicular/ATV rentals	-	C	P	P	P

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Residential Flex Planned Community  
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**Rural Residential (RR)  
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**Agribusiness (AG)  
Agribusiness AG-1 (2011)**

**Highway Commercial (HC)  
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**Industrial (I)  
Controlled Districts CD (2011)**

<b>Evaporation Ponds</b> *not associated with Type 3 Animal Density operations	-	C	C	C	C
<b>Event / Conference Centers</b>	-	C	P	P	P
<b>Fabrication of Apparel</b>	-	C	P	P	P
<b>Fabrication of Electronics</b>	-	C	P	P	P
<b>Fabrication of Manufactured or Tiny Homes</b>	-	C	P	P	P
<b>Fabrication of Metal Products</b>	-	C	P	P	P
<b>Flex Office and Warehousing</b>	-	C	P	P	P
<b>Food Preparations / Commercial Manufacturing</b>	-	C	C	C	C
<b>Forest Industry / Sawmills / Wood Products</b>	-	C	P	P	P
<b>Fuel Service Storage &amp; Sales (propane, etc.)</b>	-	C	P	P	P
<b>Funeral Home / Mortuary</b>	-	C	P	P	P
<b>Fur Goods Manufacturing / Taxidermy</b>	-	C	P	P	P
<b>Gas Stations / Truck Stops / Associated Convenience Stores &amp; Services</b>	-	C	C	P	P
<b>Golf Courses</b>	-	-	P	P	P
<b>Government Facilities</b>	C	P	P	P	P
<b>Gravel Pits / Critical Infrastructure</b> *Vested critical infrastructure materials operations as defined in Utah Code 17-27a-1001 et seq.	-	-	P	P	P
<b>Grocery Stores / Supermarkets</b>	C	C	P	P	P
<b>Gyms / Fitness Centers / Indoor Climbing</b>	C	P	P	P	P
<b>Home Occupations / Cottage Industries</b>	P	P	P	P	P
<b>Hospitals</b>	-	C	P	P	P
<b>Hotels / Motels</b>	-	C	C	P	C
<b>Junk / Salvage Yard</b>	-	C	C	C	P
<b>Kennels</b>	-	C	C	C	C
<b>Laundering / Dry Cleaning</b>	C	C	C	P	P
<b>Leather Works &amp; Products / Taxidermy</b>	C	C	P	P	P
<b>Manufacturing, General</b> *all other types not specifically designated elsewhere	-	-	C	C	C
<b>Manufacturing of Beverages</b>	-	C	C	P	P
<b>Manufacturing of Glass / Glassware</b>	-	C	C	P	P

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Manufacturing of Grain Mill Products	-	C	P	P	P
Manufacturing of Hardware Products	-	C	P	P	P
Manufacturing of Heating / Plumbing Equipment	-	C	P	P	P
Manufacturing of Meat Products	-	C	P	P	P
Manufacturing of Paper Products	-	C	P	P	P
Manufacturing of Rubber Products	-	C	P	P	P
Manufacturing of Scientific Instruments	-	C	P	P	P
Manufacturing of Telecommunication Equipment	-	C	P	P	P
Manufacturing of Textiles	-	C	P	P	P
Marine Equipment Sales & Service	-	C	P	P	P
Media Productions	C	C	P	P	P
Mining	-	-	C	C	C
Mining, Raw Processing / Separation	-	-	C	C	C
Movie Theater	-	C	C	P	P
Nursery / Greenhouses / Farm Stands	C	P	P	P	P
Nursing / Rehabilitation Homes / Assisted Living / Group Homes / Adult Care Facilities	C	C	C	P	P
Office Space	C	C	P	P	P
Paint / Powder Coating Shops	-	C	P	P	P
Park / Open Space, Public	P	P	P	P	P
Parks, Private	C	C	P	P	P
Pet Stores / Pet Grooming	C	P	P	P	P
Printing / Publishing	-	C	P	P	P
Public Uses or Quasi Public Uses *dams/reservoirs, cemeteries, libraries, fire stations, community centers, non-profit institutions, etc.	-	C	C	C	C
Public Utility Support Buildings	C	C	C	C	C
Raceways	-	-	C	C	C
Restaurants, Fast Food / Drive-Through	C	C	C	P	C
Restaurants, Food Truck Vendors *not including temporary permitted events	C	C	P	P	C
Restaurants, Dine-In Seating	C	C	P	P	C

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<b>Retail, General</b> *all other types not designated elsewhere	-	C	C	P	P
<b>Retail, Wholesale Products</b>	-	C	C	P	P
<b>RV Camp / Hunting Camp (seasonal)</b> *with use of 180 days per calendar year	-	P	P	P	P
<b>RV &amp; Trailer Parks</b> *3 or more RV's/Camp Trailers unit hook ups on a parcel	-	C	C	P	C
<b>RV Storage Yards</b>	-	C	P	P	P
<b>Sales Office for Manufactured Homes</b>	-	C	C	P	C
<b>Sexually Oriented Businesses / Adult Entertainment</b>	-	-	-	-	P
<b>Short Term Rentals / Overnight Accommodations</b>	-	P	P	P	P
<b>Signs</b>	P	P	P	P	P
<b>Silviculture (timber production)</b>	-	C	P	P	P
<b>Stables / Arenas / Boarding Stalls (Equine Services)</b>	-	C	P	P	P
<b>Stone Products Manufacturing</b>	-	-	C	P	P
<b>Storage Yard</b> *all other types not specifically designated elsewhere	-	C	C	P	P
<b>Telecommunication Towers</b>	C	C	C	C	C
<b>Temporary Buildings</b> *uses incidental to construction work, including living quarters of guards or night-watch; such buildings must be removed upon completion of the construction work.	C	C	C	C	C
<b>Transfer Stations &amp; Landfills</b>	-	-	C	C	C
<b>Veterinarian / Animal Clinics</b>	-	C	P	P	P