

Permitted Uses	Residential Districts							Non-Residential Districts								Parking
	Low Density		High Density					Commercial				Industrial		Mixed-Use		
A. Agricultural & Animal Related	AG/30	SF-ED	SF-20/26	SF-10/24	TH	MF	MH	NS	CR	CC	BG	L I	H I	DTH	SBO	
1. Animal Boarding Kennel with Outside Pens	S									S			P			1 per 325 sq ft of main structure
2. Animal Boarding/ Kennel without Outside Pens	S							S	S	P*		P*	P*			1 per 325 sq ft
3. Animal Production	P*															Per approved Site Plan
4. Commercial Greenhouse or Nursery	P*							P*	<u>S*</u> P	S			P			1 per 300 sq ft of main structure
5. Crop Production	P*	P*														none
6. Stable (Commercial)	S*												P*			1 per 3 stalls

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E. Recreational, Entertainment & Amusement Cont.	AG/30	SF-ED	SF-20/26	SF-10/24	TH	MF	MH	NS	CR	CC	BG	L I	H I	DTH	SBO	
6. Golf Driving Range	S	S	S	S	S	S		S	S	S		S				1.25 per tee (L)
7. Health Club						P*	P*	P*	P	P		P	P			1 per 200 sq ft
8. Neighborhood Park or Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Per approved site plan (L)
9. Sexually Oriented Business													P*			1 per 150 sq ft (L)
10. Shooting Range, Indoor										S			P*			1 per 400 sq ft (L)
11. Theater									SP	SP		SS		SP	SP	1 per 200 sq ft

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F. Retail, Personal Service & Commercial	AG/30	SF-ED	SF-20/26	SF-10/24	TH	MF	MH	NS	CR	CC	BG	LI	HI	DTH	SBO	
1. Animal Clinic or Hospital	S							S	P	P						1 per 400 sq ft (L)
2. Automobile Rental								S	P*	P		P*	P			1 per 400 sq ft (L)
3. Automobile Repair, Major										S		S	P			1 per 400 sq ft (L)
4. Automobile Repair, Minor								S	S	S		P	P			1 per 300 sq ft (L)
5. Body Art Studio												P*	P*			1 per 150 sq ft (L)
6. Car Wash								S	S	S						Per approved SUP (L)
7. Club or Lodge (Non-profit)								P	P	P				P	P	1 per 200 sq ft (L)
8. Contractor's Maintenance Yard												S	P			1 per 500 sq ft main structure (L)
9. Dry Cleaning or Laundry, Drop-Off or Self Service								S* P	S* P	S* P		P	P	P*		1 per 350 sq ft
10. Cleaners (Commercial)										S		P*	P*			1 per 1000 sq ft (L)
11. Equipment Rental								S	S	S		P	P			1 per 500 sq ft

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F. Retail, Personal Service & Commercial Cont.	AG/30	SF-ED	SF-20/26	SF-10/24	TH	MF	MH	NS	CR	CC	BG	L I	H I	DTH	SBO	
12. Food Processing								S	P*	P		P				1 per 1000 sq ft
13. General Merchandise Store								P	P	P	P*	P		P	P	1 per 400 sq ft (L)
14. Grocery Store								S	P	P				P	P	1 per 300 sq ft (L)
15. Home Improvement Center, Lumber, Brick, or Building Materials										P		P	P			1 per 400 sq ft (L)
16. Household Equipment & Appliance Repair								P	P	P		P	P			1 per 500 sq ft (L)
17. Motor Vehicle Fueling Station								S	SP	SP		P	P			Per site plan (L)
18. Pawn Shop												P				1 per 250 sq ft (L)
19. Personal Service Use								P	P	P		P		P	P	1 per 250 sq ft (L)

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F. Retail, Personal Service & Commercial Cont.	AG/30	SF-ED	SF-20/26	SF-10/24	TH	MF	MH	NS	CR	CC	BG	L I	H I	DT H	SB O	
20. Restaurant with Drive-in or Drive-through Service									<u>S*</u> <u>P*</u>	<u>S*</u> <u>P*</u>		<u>P*</u>				1 per 150 sq ft (L)
21. Restaurant without Drive-in or Drive-through Service								P*	P*	P*	P*	P*	P*	P*	P*	1 per 100 sq ft (L)
22. Truck, Machinery & Heavy Equipment Sales, Service or Repair												S	P			1 per 600 sq ft of main structure (L)
23. Vehicle Display, Sales or Service										<u>SP</u>		<u>SP</u>				1 per 500 sq ft (L)
24. Beer & Wine Package Sales								P*	P*	P*		P*	P*	P*	P*	1 per 250 sq ft (L)
25. Antique Shop (Inside Sales)								S	P*	P*				P*	P*	1 per 250 sq ft (L)
26. Secondhand Goods								S		P*						1 per 250 sq ft (L)
27. Used Merchandise Resale/ Consignment or Thrift Shop								S		P*				P*	P*	1 per 250 sq ft (L)
28. Permanent Cosmetic Establishment								P*	P*	P*				P*	P*	1 per 250 sq ft (L)

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I. Wholesale, Distribution & Storage	AG/30	SF-ED	SF-20/26	SF-10/24	TH	MF	MH	NS	CR	CC	BG	L I	H I	DTH	SBO	
1. Auto Auction													S			Per approved site plan (L)
2. Contractor's Maintenance Yard										<u>S*</u> <u>P*</u>		P	P			Per approved site plan (L)
3. Freight Terminal													P			Per approved site plan (L)
4. Landfill													S			Per approved SUP
5. Livestock Auction Pens or Sheds													S			Per approved SUP (L)
6. Mini-Warehouse (Self-Storage)												S	S			1 per 20 units
7. Office Showroom / Warehouse									S	P		P	P*		P	1 per 750 sq ft (L)
8. Outside Storage												P	P			Per approved site plan (L)
9. Recycling Collection Center									S	S		S	P			Per approved site plan (L)
10. Warehouse/ Distribution Center												S	P			1 per 1500 sq ft (L)

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5.2.A.4

4. Commercial Greenhouse or Nursery

- a. **Definition:** Commercial greenhouse & nursery means a facility for the cultivation of plants within a protected environment on a commercial basis.

b. **Additional Provisions:**

AG District: Limited retail sales are permitted on-site subject to the following conditions:

- (1) Retail sales are permitted at all times as part of the commercial greenhouse and nursery use when the retail sales do not exceed 10 percent of the total greenhouse floor area.
- (2) Up to 100 percent of the total greenhouse floor area may be devoted to retail sales activities during an occasional greenhouse sale. No more than 4 occasional greenhouse sales may be conducted during any 12 month period. Each occasional greenhouse sale shall be limited in duration to no more than 3 consecutive calendar days.

~~NS & CR Districts:~~

- (1) Use shall be limited to 5,000 square feet of land area.
- (2) Inside retail sales permitted.
- (3) All outside storage shall be screened from adjacent properties and streets.

5.2.F.8

~~8. Contractor's Maintenance Yard~~

~~Definition:~~ ~~Contractor's maintenance yard means a facility for the storage and maintenance of contractor's supplies and operational equipment.~~

5.2.F.9

9. Dry Cleaning or Laundry, Drop-Off or Self Service

- a. **Definition:** Dry cleaning, laundry store means a facility for the cleaning of garments, principally for individuals. This use may be either:

- (1) a facility where patrons do their own cleaning; or
- (2) a facility where the cleaning is done by employees of the establishment.

b. **Additional Provisions:**

- (1) The minimum stacking space for the first vehicle stop for a commercial drive-through shall be 100-feet, and 40-feet thereafter, for any other stops.

- (2) **~~DTH: No drive-through window service.~~**

5.2.F.17

17. Motor Vehicle Fueling Station

- a. **Definition:** Motor Vehicle Fueling Station means a building or covered premises used for the dispensing and sale of fuels or oils and accessories for the motor vehicle trade, together with automatic car wash facilities.
- b. **Additional Provisions:**
NS, CR, CC Districts:
 - (1) SUP required and the additional conditions in 2 through 5 below.
 - (2) All commercial activities and operations shall be conducted entirely within an enclosed structure, except as follows:
 - (a) The dispensing of petroleum products, water and air from pump islands.
 - (b) The sale of items via vending machines which shall be located next to the main structure.
 - (3) Pump islands shall be located a minimum of 45 feet from a street right-of-way line. A canopy or roof structure over a pump island may be located no closer than 35 feet from the street right-of-way line.
 - (4) One off-street stacking space is required for each pump and water/air dispenser.
 - (5) No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles shall be located in any open area outside the main structure.
 - (6) Noise from bells or loudspeakers shall not be audible beyond the property line at any time.

5.2.F.20

20. Restaurant with Drive-in or Drive-through Service

- a. **Definition:** Restaurant with drive-in or drive through service means
 - (1) A restaurant with drive-in service is an establishment principally for the sale and consumption of food where food service is provided to customers in motor vehicles for consumption on the premises.
 - (2) A restaurant with drive-through service is an establishment principally for the sale and consumption of food which has direct window service allowing customers in motor vehicles to pick up food for off-premises consumption. This use applies for the pick-up of delivery service and / or customer pre-orders of food for off-premises consumption.
- b. **Additional Provisions:**
 - (1) The minimum stacking space for the first vehicle stop for a commercial drive-through shall be a minimum of 100-feet, and a minimum of 40-feet thereafter, for any other stops.

- (2) CR District: Drive through and stacking area shall not be located adjacent to residential uses.
- (3) The “Additional Provisions” listed in paragraph 21, subpart e., below, for “Restaurants without Drive-in or Drive-through Service” shall apply to Restaurants with Drive-in or Drive-through Service that sell alcohol.