

2.8.12 - Table 1: Zoning Table of Permitted Uses

Note: Many commercial activities that are otherwise prohibited in this table may be allowed as Home Occupations (see Section 2.14) if they meet the requirements of that section.

Key: P = Permitted By Right; SU = Special Use Use Permit Only

Zoning District	R-2	R-1	R-15	R-MF	O&I	C-1	CB-1	IL	IH
ABC stores						P	P		
Accessory dwelling unit (guest house, pool house, garage apartment or in-house apartment) ¹	P	P	P	P					
Accessory uses and structures clearly incidental to a permitted residential use ²	P	P	P	P					
Airports and landing fields for fixed and rotary wing aircraft								SU	SU
Alcohol and alcoholic beverages manufacture							P		P
Amusement enterprises such as pool, bowling, roller rink when housed entirely within a permanent structure						P	P		
Animal Husbandry, Specialized - with a minimum lot area and setback twice the minimum required of the zoning district	CU	SU							
Antique shops						P	P		
Apartment complex or residential condominium complex				P					

¹ Accessory buildings must meet same setback requirements as principal buildings

² Accessory buildings must meet same setback requirements as principal buildings

Zoning District	R-2	R-1	R-15	R-MF	O&I	C-1	CB-1	IL	IH
Appliance distributors for wholesale								P	P
Appliance sales and service						P	P		
Art supply retail sales						P	P		
Arts and crafts fabrication and related sales	SU					P	P		
Asphalt manufacture or refining									P
Assembly halls, coliseums, gymnasiums and similar structures						SU	SU	P	P
Assembly of ammunition, for small arms only, from previously prepared parts								SU	SU
Assembly of machines, appliances and goods from previously prepared parts								P	P
Automobile and truck assembly								SU	P
Automobile and automobile accessory sales and service						P	P		
Automobile service stations including tune-ups, minor repairs, tire service, washing facilities (both manual and automatic) and similar services ³						P	P	P	P
Avocational farming	P	P	P						
Bait and tackle shops						P	P	P	P
Bake shops and similar food						P	P		

³ Fuel, oil, and similar pumps and appliances may be located in the minimum required front and side yards provided that none shall be located nearer than 15 feet to any street line and may be covered by an attached or free-standing unenclosed canopy, provided such canopy does not extend nearer than five feet to any property line and does not cover greater than 30% of the required yard area.

Zoning District	R-2	R-1	R-15	R-MF	O&I	C-1	CB-1	IL	IH
preparation intended primarily for retail sales on the premises for consumption either on or off premises									
Bakeries or baking plants								P	P
Banks, savings and loans, finance companies, credit agencies and similar financial institutions					P	P	P		
Beauty shops and salons						P	P		
Owner-occupied bed and breakfast homes with no more than 2 rooms (units) for rent for stays no longer than 7 consecutive days ⁴	P	P	P						
Bed and breakfast inns with no more than 6 rooms for rent ⁵	SU	SU	SU			P	P		
Bedding, carpet and pillow manufacturing, cleaning and renovating								P	P
Bicycle sales and repair						P	P		
Blacksmith or horseshoeing shops								P	P
Blueprinting and photostatting establishments						P	P	P	P
Boarding kennels ⁶	SU	SU				P	P		
Boat, trailer and other utility vehicle sales and service						P	P		
Boat storage facility						SU		P	P

⁴ May be located on legal non-conforming and conforming lots of record, provided the lot is at least 1.5 acres, and must meet the setback requirements of the district in which it is located.

⁵ Minimum lot area of 3 acres, and setback requirements are two times the requirements of the district in which it is located.

⁶ When located in residential zones requiring a Special Use Permit, the minimum lot size is 3 acres and the setback requirements are two times the requirements of the district in which it is located.

Zoning District	R-2	R-1	R-15	R-MF	O&I	C-1	CB-1	IL	IH
Book, stationery and office supply stores						P	P		
Bookbindery								P	P
Bottling works for soft drinks								P	P
Breeding kennels ⁷	SU					P			
Brick, tile, clay pipe and other clay products manufacture (excluding craft pottery)									P
Bus passenger stations						P	P		
Cabinet shops						P	P		
Candy products manufacture							P	P	P
Canvas and burlap products manufacture, sales and storage								P	P
Carpeting, flooring, tile and stone products sales						P			
Catering establishments						P	P		
Cement, lime, plaster manufacture									P
Cemeteries	SU	SU	SU		P				
Churches and other places of worship ⁸	SU	SU	SU	SU	SU	SU	SU		

⁷ Minimum lot area of 3 acres, and setback requirements are two times the requirements of the district in which it is located.

⁸ When located in residential zones (R-2, R-1, R-15 or R-MF), the minimum lot size is 3 acres, the minimum side and rear setbacks at 50 feet, and the minimum front setback is 25 feet greater than the front setback requirement of that district.

Zoning District	R-2	R-1	R-15	R-MF	O&I	C-1	CB-1	IL	IH
Dairy bars and ice cream shops intended primarily for retail sale on the premises for consumption either on or off premises						P	P		
Dairy products, processing, bottling and distribution, ice cream manufacture, all on a wholesale basis								P	P
Data Processing, hosting, and related services								P	P
Day care centers for 15 or fewer children	SU	SU	SU	SU	P	P	P		
Day care centers for more than 15 children					P	P	P		
Day care centers within the principal residence, to accommodate no more than 15 children at any one time ⁹	SU	SU	SU						
Drive-in or outdoor motion picture show							P	P	P
Drug stores						P	P		
Dry cleaning, pressing, and related retail service counter						P	P	P	P
Dwellings, single family, manufactured ¹⁰	P	P	P	P			P		
Dwellings, single family, site built or modular	P	P	P	P			P		
Dwellings, two-family (duplex)	P	P	P	P			P		

⁹ Minimum lot size is 1 acre, and setback requirements are two times the requirements of the district in which the site is located.

¹⁰ Minimum lot size is 1 acre per unit. See Chapter 4 for additional requirements.

Zoning District	R-2	R-1	R-15	R-MF	O&I	C-1	CB-1	IL	IH
Dwellings – attached townhomes, condominiums, or apartments				P			P		
Dwellings, manufacture of									P
Dye stuff manufacture and dyeing plants								SU	SU
Eating and drinking establishments						P	P		
Electric light or power generating station								P	P
Electronic Gaming Establishment ¹¹						SU	SU		
Emory cloth or sandpaper manufacturing								P	P
Enameling, japanning, lacquering or plating or galvanizing of metals									P
Event center, limited (see Section 2.15.7)						P	P		
Excelsior and fiber manufacture									P
Fabric shops						P	P		
Family care home with 6 persons or less	P	P	P	P	P				
Family care home with more than 6 persons					P				
Feed and seed processing								P	P
Feed and seed wholesale								P	P
Feed, seed, fertilizer retail sales						SU	SU	P	P
Felt manufacture									P
Fertilizer wholesale sales								P	P

¹¹ Must be located at a distance greater than 500 feet from any residence and/or residentially zoned property, religious assembly, licensed day care facility, public or private school, or another electronic gaming operation.

Zoning District	R-2	R-1	R-15	R-MF	O&I	C-1	CB-1	IL	IH
Fire stations and emergency medical service facilities with a minimum lot area of at least 3 acres and setbacks for all structures and high-intensity activity areas that are at least two times the required setbacks within that district	P	P	P	P					
Fire stations, emergency medical service facilities, police stations, and law enforcement offices ¹²	SU	SU	SU	SU	P	P	P	P	P
Flammable liquids, bulk plants and storage									P
Flea markets and rummage sales conducted either within a building or outdoors, provided that no principal building or sales area shall be located in the required yard						SU	SU	SU	SU
Florist greenhouses, cultivation facilities and warehousing for wholesale and related retail sales								P	P
Florist shops						P	P		
Food processing in wholesale quantities								P	P
Food stores, retail						P	P		

¹² Within the residential districts, fire stations and emergency medical facilities that meet the requirements of the use category described in the box above are not required to get Special Use Permits.

Zoning District	R-2	R-1	R-15	R-MF	O&I	C-1	CB-1	IL	IH
Foundries casting nonferrous metals, where conducted wholly within an enclosed structure, except for open air storage, and having a total furnace capacity of not more than 1,000 aluminum pounds								P	P
Foundries producing iron and steel products									P
Frozen food lockers								P	P
Funeral homes, undertaking establishments, embalming including crematoria					P	P	P	P	P
Fur storage (no sales)						P		P	P
Furniture Manufacturing								P	P
Furniture stores						P	P		
Furrier, retail sales (can include storage)						P	P		
Garbage and waste incinerators (except hazardous waste)									SU
Gas storage in bulk									P
Gases or liquefied petroleum gases in approved portable metal cylinders								P	P
Gas and Petroleum Processing									SU
General, professional, medical and governmental offices					P	P	P	P	P
Gift shops						P	P		
Golf courses and tennis clubs, public or private ¹³	SU	SU	SU	SU	P	P			

¹³ Within the residential districts that require a Special Use Permit, the minimum lot size shall be 5 acres, and all buildings, structures and high-intensity activity areas shall be set back a minimum of two times the minimum setback requirements for the district in which it is located.

Zoning District	R-2	R-1	R-15	R-MF	O&I	C-1	CB-1	IL	IH
Government offices and facilities	P	P	P	P	P	P	P	P	P
Grain elevators								P	P
Grounds and facilities for hunting and fishing clubs ¹⁴	SU	SU							
Grounds and facilities for non-profit clubs ¹⁵	SU	SU	SU	SU	SU				
Grounds and facilities for open air games or sports						SU	SU	P	P
Hardware, appliances, electrical and similar items for retail sale						P	P		
Heating, plumbing, electrical, cabinet and similar shops						P	P		
Heavy manufacturing, processing or assembly not otherwise named herein, provided no operations are carried on, or are likely to be carried on, which will create smoke, fumes, noise, odor or dust which will be detrimental to the health, safety or general welfare of the community									SU
Home occupations, when conducted in accordance with the provisions of Section 2.14 of this Ordinance	P	P	P	P					
Horticulture, specialized ¹⁶	P	P	P	P		P	P		
Hosiery manufacture								P	P

¹⁴ The minimum lot size shall be 20 acres, and all buildings, structures and high-intensity activity areas shall be set back a minimum of two times the minimum setback requirements for the district in which it is located.

¹⁵ The minimum lot size shall be 3 acres, and all buildings, structures and high-intensity activity areas shall be set back a minimum of two times the minimum setback requirements for the district in which it is located.

¹⁶ Within residential districts (R-2, R-1, R-15, R-MF), the minimum lot size shall be 3 acres, and all buildings, structures and high-intensity activity areas shall be set back a minimum of two times the minimum setback requirements for the district in which it is located.

Zoning District	R-2	R-1	R-15	R-MF	O&I	C-1	CB-1	IL	IH
Hospital, health and welfare centers, nursing homes and/or convalescent homes					P	P	P		
Hotels, motels and inns (see definition for permitted accessory uses)						P	P		
Ice manufacture, storage and sales								P	P
Industrial chemical manufacture									P
Inert debris landfill and land clearing ¹⁷	SU	SU	SU	SU	SU	SU	SU	SU	P
Insulation material manufacture and sale									P
Interior design shops						P	P		
Jail and penal institutions								P	P
Jewelry and watch sales and service, goldsmith						P	P		
Junkyards and auto wrecking ¹⁸								SU	P
Kindergartens and nurseries (see daycares)									
Laboratories for research and testing								P	P
Laboratories, dental, medical or optical						P	P		
Landscape design business						P	P		
Land clearing and inert debris landfill (For beneficial fill see "Inert Debris")								SU	SU
Landscaping and grading business						P	P	P	P

¹⁷ Personal home-owners use of inert debris landfill materials (beneficial fill) not to exceed two (2) acres in size, within residential-zoned districts, is exempt from requiring a Special Use Permit.

¹⁸ These uses may only be conducted within an enclosure not less than 6 feet in height, and with a solidity of not less than 60% outside any required yard area.

Zoning District	R-2	R-1	R-15	R-MF	O&I	C-1	CB-1	IL	IH
Major utilities								P	P
Minor utilities ¹⁹	P	P	P	P	P	P	P	P	P
Mixed use building					SU	SU	SU		
Mixing plants for concrete, or paving materials and manufacture of concrete products									P
Mobile home parks	Mobile Home Parks, defined as more than three manufactured dwellings under single ownership, are not permitted in any district.								
Mobile home sales and service						SU	SU	P	P
Motorcycle sales and service						SU	SU	P	P
Mulch – grinding, screening (sifting and separating of particles), mixing, blending, processing and dyeing of mulch								SU	P
Music stores, including repair and craft manufacture	SU					P	P		
Natural Gas compressor station	SU	SU	SU	SU	SU	SU	SU	SU	SU
Newsstands						P	P		
Oil and Gas Exploration, Development and Production	SU	SU	SU	SU	SU	SU	SU	SU	SU
Office, business/professional or governmental					P	P	P		
Office, engineering supply and similar sales and services including blueprinting, photostatting and similar services					P	P	P		

¹⁹ Any noise-producing equipment must be stored within a structure, or must be set back a minimum of 50 feet from any public right-of-way or property line.

Zoning District	R-2	R-1	R-15	R-MF	O&I	C-1	CB-1	IL	IH
Open air sales and service of accessory buildings and gazeboes and similar free-standing structures						SU	SU		
Open air sales or displays from a temporary building or structure						SU	SU	P	P
Optical and scientific instrument, jewelry and clock, musical instrument manufacture								P	P
Owner-occupied bed and breakfast homes with no more than two (2) rooms (units) for rent for stays no longer than seven (7) consecutive days and may be located on legal, non-conforming and conforming lots of record, on at least one and one half (1.5) acres, which may have standard setbacks as set in the district in which it is located.	P	P	P						
Opticians and optical sales and service						P	P		
Oxygen manufacture and/or storage									P
Paint and enamel manufacture not employing a boiling process									P
Paint retail shops						P	P		
Paper, cardboard and building board manufacture									SU
Pawnshops and secondhand stores						P	P		
Pet shops						P	P		

Zoning District	R-2	R-1	R-15	R-MF	O&I	C-1	CB-1	IL	IH
Pharmaceutical products manufacture								P	P
Photographic studios, camera shops						P	P		
Recreational facilities (gyms, yoga studios, et cetera)						P	P		
Planing or sawmills								P	P
Plastics manufacture									P
Plating works									P
Plumbing shop and yard								P	P
Post offices					P	P	P		
Pottery (hand crafted) and related retail						P	P		
Pottery, porcelain and vitreous china manufacture									P
Printing and publishing offices and sales						P	P		
Printing, publishing and reproduction establishments							P	P	P
Private recreation camps and grounds ²⁰						P			
Public or private recreation camps and grounds ²¹	SU	SU							
Public or private schools, training and conference centers ²²	P	P	P	P	P	SU	SU	P	P
Public parks and recreation areas, including marinas and concessions ²³	SU	SU	SU	SU					

²⁰ Minimum lot size is 10 acres, and all buildings, structures, and high-intensity activity areas must be set back at least 50 feet from all property line/boundary areas.

²¹ Minimum lot size is 20 acres, and all buildings, structures, and high-intensity activity areas must be set back at least two times the minimum setbacks required within the district.

²² Within residential zones (R-2, R-1, R-15, R-MF), the minimum lot size shall be 3 acres and all buildings, structures and high-intensity activity areas must be set back at least two times the minimum setbacks required within the district.

²³ Minimum lot size is 3 acres, and all buildings, structures, and high-intensity activity areas must be set back at least two times the minimum setbacks required within the district.

Zoning District	R-2	R-1	R-15	R-MF	O&I	C-1	CB-1	IL	IH
Sanitary landfill, excluding the burning of trash out of doors									SU
Schools, public and private with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located	SU	SU	SU						
Scrap paper or rag storage, sorting or baling, when conducted within a building								P	P
Secretarial and job service offices					P	P	P		
Self-storage facility/mini-warehouse storage facility with related retail and services (i.e. moving truck rental)						SU	SU	P	
Sexually oriented businesses (see also Section 2.15.8)								P	P
Sheet metal shops								P	P
Sign manufacture, painting and maintenance						P	P	P	
Soap, detergent and washing compound manufacture									P
Solar farm less than 2 acres (see also Section 2.15.6)	P	P	P	P	P			P	P
Solar farm greater than 2 acres (see also Section 2.15.6)	SU	SU	SU	SU	SU			SU	SU
Sporting goods sales						P	P		

