

APPENDIX A. LISTING OF PERMITTED AND CONDITIONAL USES

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Use Category	Specific Use Type	Zoning Districts														
		AG	R-1A	R-1B	R-1C	R-2	R-3	R-M	C-0	C-1	C-2	C-3	DSD	I-1	I-2	P-R
1. RESIDENTIAL																
A. Household living	1. Single-family dwelling, detached	P	P	P	P	P	P	P	C	C	C		P			
	2. Single-family dwelling, attached	P	P	P	P	P	P	P	C							
	3. Duplex					C	C	C	C	C	C					
	4. Multi-family dwelling						C	C	C	C	C					
	5. Condominiums						C	C	C	C	C		C			
	6. Apartments						C	C	C	C	C		C			
	7. Boarding house								P	P	P					
	8. Manufactured and/or mobile home park	C						C								
B. Group Living	1. Residential care and/or assisted living facility					C	C	C	C	C	C		C			
	2. Group home facility for 8 or fewer persons	P	P	P	P	P	P	P	P	P	P		P			
	3. Group home facility for more than 8 persons							C	C	C	C		C			
	4. Dormitory								C	C	C		C			
2. INSTITUTIONAL AND CIVIC																
A. Cemetery	1. Cemetery - not less than 20 acres is required for establishment or enlargement	P											C	P	P	
B. Community services	1. Senior center or community activity center							C	C	P	P	P	C	P	P	
	2. Philanthropic or religious affiliated club, institution or organization										P	P	C			
	3. Animal control center															C
C. Cultural facilities	1. Museums, art galleries	P						C	C		P	P	P	C	P	P
	2. Art display, outdoor	P						C	C		P	P	P	C	P	P
	3. Opera houses, concert hall										P	P	P	C	P	P
	4. Library	P	C	C	C	C	C	P	P	P	P		C	P	P	
D. Day care for adults or children	1. Adult day care							C	C	C	C	C		C	C	
	2. Child day care									C	C	C	C	C	C	
E. Detention facilities	1. Detention facilities: privately operated jails or honor camps, private reformatories or juvenile													C	C	
	2. Private probation offices									C	P	P	P	P	P	

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F. Health care facilities	1. Clinics (outpatient) - medical or dental offices or clinics; counseling centers								P	P	P	P	C	P	P	
	2. Chiropractors, State-licensed massage therapy,								P	P	P	P	C	P	P	
	3. Medical, dental or X-ray non-patient facilities								P	P	P	P	C	P	P	
	4. Substance abuse treatment facility - inpatient and/or outpatient								C	C	C		C	C	C	
	5. Hospital or other inpatient facility/non-substance abuse counseling center								C	C	C			C	C	
	6. Nursing home/convalescent care								C	C	C		C			
G. Parks and open space, recreation and entertainment	1. Recreational facility, public	C	C	C	C	C			C	C	C		C	C	C	C
	2. Recreational facility, private	C	C	C	C	C			C	C	C		C	C	C	C
	3. Amusement park	C												C	C	
	4. Athletic fields, private	C	C	C	C	C			C	C	C			C	C	P
	5. Athletic fields, public															P
	6. Commercially operated outdoor recreation facilities including only the following: batting cage, driving range, golf center, miniature golf or golf course, water slide or go-kart track	C									C	C			C	C
	7. Cinema theatre - indoor										P	P	P	C	P	P
	8. Theatre, drive-in										C	C			C	C
	9. Indoor athletic and exercise clubs; sports and recreation clubs, gymnasiums, boys and girls clubs; except gun clubs and shooting clubs										C	C		C	C	C
	10. Billiard, pool hall, video arcade									C	C	C	C	C	C	C
	11. Indoor shooting range, target range, trap or skeet shooting - all operations														C	C
	12. Outdoor shooting range, target range, trap or skeet shooting - outdoor operations															

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H. Private clubs, lodges	1. Lodge or other private club									C	C			C	C		
I. Religious or religious assembly	1. Church or place of worship, including residential components such as convents and monasteries	P	P	P	P	P	P	P	P	P	P	C	P	P	P		
J. Schools	1. Private and parochial with boarding on-site																
	2. Private and parochial - no boarding	P	P	P	P	P	C	C	P	P	P		C	P	P		
	3. Public schools, elementary, middle and secondary	P	P	P	P	P	P	P	P	P	P		C	P	P		
	4. Dance/art/music								P	P	P	P	C	P	P		
	5. Vocational and technical schools; business schools; post-secondary colleges,								P	P	P	P	C	P	P		
	6. All other educational institutions on a site not less than 5 acres																
K. Telecommunications facilities	1. Telecommunication towers and facilities	C							C	C	C	C	C	C	C	C	
L. Utility, basic	1. Service lines, gas regulators and utility service facilities		C	C	C	C				C	C			P	P		
	2. Telephone switching stations and electric											C		C	C		
M. Utility corridors	1. Pipelines for oil and gas or other passageways for bulk transport of energy products																
3. COMMERCIAL USE																	
A. Entertainment Event, major	1. Indoor entertainment facility	C								C	P	P	C	C	C	C	P
	2. Outdoor facilities	C								C	C	C	C		C	C	P
	a. Fairgrounds																P
B. Lodging	1. Hotels and motels										P	P		C	P	P	
	2. Bed and breakfast inn									P	P	P		C			
	3. RV parks and campgrounds																C
	4. Hunting and fishing resorts	C															
C. Offices	1. Professional business office other than health care									P	P	P	P	C	P	P	
D. Parking facilities	1. Commercial automobile parking facility, garage or lot										P	P	P	C	P	P	
E. Printing and publishing	1. Offset letterpress, wholesale publishing,														P	P	
	2. Newspaper publishing														P	P	

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F. Laboratories and research	1. Industrial, medical, research -- testing or experimental laboratory (non-patient)														P	P
	2. Medical research facility, including biological and genetic industrial research facility, including hazardous or combustible materials															
G. Retail sales and service	1. Alcohol sales -- retail package liquor										C	C	C	C	P	P
	2. Animal clinic/hospital -- veterinarian	P									C	C		C	P	P
	3. Automobile categories (see vehicle service, vehicle sales and leasing sections)															
	4. Bakery -- commercial or wholesale bakery with limited walk-in retail trade										C	C	C	C	P	P
	5. Bakery -- retail trade								P	P	P	P	C	P	P	
	6. Beverage bottling works														C	C
	7. Bank, credit union and financial institutions								P	P	P	P	C	P	P	
	8. Bar, tavern, nightclub (less than 2,500 square feet)										C	C		C	C	C
	9. Bar, tavern, nightclub (more than 2,500 square feet)									C	C	C	C	C	C	C
	10. Contractors and trade shops -- off-site operation and storage (storefront only)										P	P		C	P	P
	11. Contractors and trade shops -- indoor operations and outdoor storage (including storage of heavy equipment)														P	P
	12. Contractors and trade shops -- outdoor storage and operations (including storage of heavy equipment and														P	P
	13. Delivery and dispatch services (vehicles on-site)														P	P
	14. Farm feed store, including storage of liquid and solid fertilizer, farm implement sales and repair	P								C	C	C	C		P	P
	15. Food service, catering (no on-site service)										P	P	P	C	P	P

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	16. Food service -- walk-in, walk-up restaurants, walk-in, walk-in restaurants with drive-in									C	P	P	P	C	P	P
	17. General retail and repair of goods												C			
	a. Indoor operations, display and storage									P	P	P	P	C	P	P
	b. Indoor operations with outdoor display and storage										P	P	P	C	P	P
	18. General retail, rental and repair of goods --outdoor operations, display and storage; rental of equipment and machinery										P	P	P	C	P	P
	19. Greenhouse, plant nursery	P										C		C	C	C
	20. Kennel -- indoor; dog day care	C									C	C		C	C	C
	21. Kennel -- outdoor	C									C	C		C	C	
	22. Laundromat, self service								P	P	P	P	C	P	P	
	23. Laundry service --walk in trade including dry cleaning, pressing, dyeing										P	P	P	C	P	P
	24. Laundry service -- no walk-in trade including diaper service, linen service, uniform														C	C
	25. Manufactured homes, modular building components sales and service														C	C
	26. Medicaol Marijuana - cultivation facility, dispensary facility, facility, products manufacturing facility, testing facility,									C	C	C			C	C
	27. Mortuary funeral home										P	P		C	P	P
	28. Personal services									P	P	P	P	C	P	P
	29. Pawnbrokers and secured personal credit loans										C	C	C	C	C	C
	30. Seasonal merchants with display of goods											P		C		
	31. Day merchants with display of goods											P		C		
	32. Adult oriented businesses														C	C
	33. Shopping center/mall									C	P	P	P		P	P
	34. Superstore/big box store									C	P	P	P		P	P

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	35. Strip mall									P	P	P	P		P	P	
H. Storage	1. Mini-warehouse or other self-service storage units with no outdoor storage											C	C		C	C	
	2. Mini-warehouse or other self-service storage units with outdoor storage														C	C	
I. Vehicle service	1. Motor vehicle service and repair										C	C			C	C	
	2. Motor vehicle body shop									C	C	C	C		C	C	
	3. Motor vehicle wash										C	C			C	C	
	4. Gasoline sales or gasoline station										C	P	P		P	P	
	5. Tire recapping and storage										P	P			P	P	
	6. Truck stop/travel plaza												C				
J. Vehicle sales and leasing	1. Motor vehicle sales, including leasing and rental of new/used autos, trucks, motorcycles, RVs, trailers and										C	P	P		P	P	
K. Vehicle storage	1. Impoundment lot; RV, boat, bus and camper storage lot; wrecked vehicle storage lot															P	
	2. Outdoor storage - RV, boat, bus and camper storage											C	C		P	P	
	2. Junk yards, salvage yards, wrecking yards														C	C	
4. INDUSTRIAL																	
A. Industrial service manufacturing and productions	1. Indoor operations/indoor storage -- no hazardous material or liquids														P	P	
	2. Indoor or outdoor operations with outdoor storage or use of hazardous														C	C	
	3. Machine shop, welding															C	
	4. Concrete mixing plant, asphalt, cement batch plant										C	C	C		C	C	
B. Assembly, distribution, manufacturing, processing, production, wholesale sales	1. Distribution facilities, wholesale sales, manufacturing / distribution														C	C	
	a. Indoor operations, storage and loading														P	P	
	b. Indoor storage with outdoor loading docks														P	P	

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	c. Outdoor storage or outdoor loading, truck														C	C	
C. Waste-related use	1. Non-hazardous waste transfer															C	
	2. Solid waste disposal sites, including landfill															C	
	3. Recycling collection station															C	
	4. Recycling center, indoor operations, indoor storage															C	
	5. Recycling center, indoor or outdoor operations, outdoor storage															C	
	6. Recycling processing center															C	
5. OTHER																	
A. Farm, agribusiness	1. Farm, including horticulture only	P															
	2. Farm, including animal husbandry	P															
	3. Stockyards/slaughter of animals															C	
B. Aviation or surface	1. Airports/heliports															C	
	2. Helipad								C	C	C				C	C	
	3. Bus/railroad depot														C	C	
C. Mining	1. Oil or gas drilling																
	2. Extraction of coal, including quarries, mines, sand, fire-clay and gravel pits																

*Where two zoning districts are applicable to a use, the more restrictive zone shall govern.

Legend:

AG - Agricultural District (Article 15)

R-1A - Single Family Residential District (Article 4) R-1B - Single Family Residential District (Article 5)

R-1C - Single Family Residential District (Article 5-A) R-2 - Two Family Residential District (Article 6)

R-3 - Garden Apartment District (Article 7)

R-M - Manufactured or Mobile Home/Park District (Article 8) C-0 - Office District (Article 9)

C-1 - Local Commercial District (Article 10)

C-2 - General Commercial District (Article 11) C-3 - Highway Commercial District (Article 12) DSD - Downtown Special District (Article 12-A) I-1 - Light Industrial District (Article 13)

I-2 - Heavy Industrial District (Article 14)

P-R - Park & Recreation District (Article 16)