

# Existing and Proposed Allowable Uses

## Article 4. Use Regulations

### Part 1 Use Table

#### 4-10 Explanation of Use Table

##### 4-10-1 Use Classification System

The first column of the use table lists the use groups, use categories and specific use types allowed in Residential, Commercial and Industrial zoning districts. This use classification system is further described in Sec. 4-20.

##### 4-10-2 Permitted Uses

Uses identified with a “P” are permitted as of right in the subject zoning district, subject to compliance with all other applicable regulations of this ordinance.

##### 4-10-3 Special Uses

Uses identified with an “S” are allowed only if reviewed and approved in accordance with the special use permit procedures of Sec. 19-22.

##### 4-10-4 Uses Not Allowed

Uses identified with an “-” are not allowed in the respective zoning district, unless it is otherwise expressly allowed by other regulations of this ordinance.

##### 4-10-5 Use Standards

The final column of the use table identifies use-specific standards and conditions that apply to some uses. Unless otherwise expressly stated in the text of the referenced use standard, these use-specific standards and conditions apply whether the use is allowed as a permitted (P), limited (L) or special (S) use.

#### 4-11 Use Table

Uses are allowed in zoning districts in accordance with the use table of this section (continues on the following page).

# Existing and Proposed Allowable Uses

USE GROUP	Zoning Districts		
	Residential		
Use Category Specific Use Type	R-120W	R-80W	R-40W
			Use Standards

P = Permitted use (as-of-right) L=Limited Use (permitted as-of-right subject to 3-22) S =Special use approval req'd (19-22) - = Prohibited

RESIDENTIAL USE GROUP			
<b>Household Living</b>			
Attached house (e.g., townhouse)	P	P	P §5-14
Condominium or apartment	-	-	-
Detached house (i.e., single-family detached dwelling)	P	P	P
Duplex, triplex, 4-plex	P	P	P §4-36
Lot line house	P	P	P §5-13
Mobile home	P	P	P
Mobile home subdivision/park	-	-	-
Upper-story residence	-	-	- §4-31
<b>Group Living</b>			
Family care home	P	P	P §4-38
Group care facility	-	-	- §4-43
Group home	S	S	S §4-44
Health/personal care facility	-	-	-
All other group living (except as noted above)	-	-	-
<b>PUBLIC / CIVIC USE GROUP</b>			
<b>Colleges and Universities</b>			
Business, trade, technical schools	-	-	-
All other colleges/universities (except as noted above)	-	-	-
<b>Cultural Exhibits and Libraries</b>			
Libraries	-	-	S
All other cultural exhibits/libraries (except as noted above)	-	-	S
<b>Day Care</b>			
Child care home	P	P	P
Child care center	S	S	S
Day care for the elderly	S	S	S §4-35
<b>Detention and Correctional Facilities</b>			
Hospitals	-	-	- §4-46
Lodge or Private Club	-	-	-
<b>Parks and Recreation</b>			
Botanical garden/arboretum	S	S	S §4-33
Public recreation (assembly) buildings	S	S	S
All other public parks recreation (except as noted above)	P	P	P
Religious Assembly	S	S	S
Safety Service	S	S	S
School	-	-	S
<b>COMMERCIAL USE GROUP</b>			
<b>Animal Service</b>			
Veterinary	-	-	- §4-46

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Kennel, commercial	-	-	-	§4-47
Kennel, private	S	S	S	§4-47
Shelter	-	-	-	§4-47
<b>Body Art Service</b>	-	-	-	
<b>Eating and Drinking Establishments</b>				
Bars and Nightclubs	-	-	-	
Drive-through restaurant	-	-	-	
All other eating/drinking (except as noted above)	-	-	-	
<b>Financial Services</b>				
Automated teller machine (freestanding)	-	-	-	
Drive-through facility	-	-	-	
Pawnshop, currency exchange or payday loan	-	-	-	
All other financial services (except as noted above)	-	-	-	
<b>Funeral and Interment</b>				
Cemetery, mausoleum, columbarium	S	S	S	§4-32
Family Burial Grounds	P	P	P	§4-37
Funeral home	-	-	-	
<b>Gas Station</b>	-	-	-	
<b>Lodging</b>				
Bed and breakfast	S	S	S	§4-30
Campgrounds and recreational vehicle parks	S	S	S	§4-33 §4-52
Hotel/motel	-	-	-	
Rooming or boarding house	-	-	-	
<b>Office</b>				
Conference center/retreat house	-	-	S	
Medical office, clinic or lab	-	-	-	
All other office (except as noted above)	-	-	-	
<b>Parking, Commercial</b>	-	-	-	
<b>Recreation and Entertainment, Indoor</b>	-	-	-	
<b>Recreation and Entertainment, Outdoor</b>				
Day camp	S	S	S	§4-33 §4-34
Firearm/archery ranges and clubs	S	S	S	§4-33 §4-41
Equestrian facilities/riding clubs/stables	S	S	S	§4-33
Fishing club	S	S	S	§4-33
Golf course	S	S	S	§4-33 §4-42
Golf course (as part of subdivision)	S	S	S	§4-33 §4-42
Marina/boating facility	S	S	S	§4-33
Recreational farms/ranches	S	S	S	§4-33

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Swimming pool/tennis club	S	S	S	§4-33 §4-56
Swimming/tennis club (as part of subdivision)	P	P	P	§4-56
Wildlife/game preserve	S	S	S	§4-33 §4-58
All other outdoor recreation/entertainment (except as noted above)	S	S	S	§4-33
<b>Retail Sales and Service</b>				
Mobile home sales	-	-	-	
Neighborhood/convenience-oriented retail (with gas sales)	-	-	-	§4-51
Neighborhood/convenience-oriented retail (w/o gas sales)	-	-	S	§4-51
Outdoor sales/service	-	-	-	
All other retail sales and service (except as noted above)	-	-	-	
<b>Sexually Oriented Business</b>	-	-	-	§4-54
<b>Vehicle Sales and Service</b>				
Vehicle repair/service	-	-	-	
Vehicle sales, leasing or rental	-	-	-	
All other vehicle sales/service (except as noted above)	-	-	-	
<b>INDUSTRIAL USE GROUP</b>				
Contractor's Office, Landscaping, Grading, etc....	-	-	-	
Junk/Salvage Yard	-	-	-	
<b>Manufacturing, Production and Industrial Service</b>				
Artisan	-	-	-	
Limited/light	-	-	-	
General	-	-	-	
Intensive	-	-	-	
Research and development/laboratories/prototype production/pilot plant	-	-	-	
<b>Mining/Excavation</b>	-	-	-	§4-49
<b>Self-Service Storage</b>	-	-	-	
<b>Warehousing, Wholesaling and Freight Movement</b>				
Freight handling, storage and distribution	-	-	-	
Warehousing	-	-	-	
Wholesale trade	-	-	-	
All other warehousing, wholesaling and freight movement (except as noted above)	-	-	-	
<b>Waste-Related Use</b>				
Land-clearing and inert debris landfills, C&D landfills	-	-	-	§4-48
Hazardous or low-level radioactive waste facility	-	-	-	§4-45
Transfer Station	-	-	-	
Recycling collection (household collection only)	S	S	S	
Sanitary Solid Waste Landfill (Municipal)	-	-	-	§4-50

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All other waste-related (except as noted above)	-	-	-	
<b>OTHER USE GROUP</b>				
Airfields and Landing Strips	-	-	-	
Farm Serving Uses, Class I	-	-	S	
Farm Serving Uses, Class II	S	S	S	§4-39
Forestry	P	P	P	
Off-Premise Signs	-	-	-	
Static Transformer Stations, Radio/TV and Towers, Relay Station	S	S	S	§4-55
<b>Telecommunication Facilities</b>				
Co-located	P	P	P	§4-57
Freestanding, up to 250'	P	P	P	§4-57
Freestanding, up to 510'	S	S	S	§4-57
<b>Water Tower</b>				
Part of subdivision (shown on record plat)	P	P	P	
All other water towers	S	S	S	

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