

ZONING

280 Attachment 1A & 1B

Table of Land Use – Includes all amendments adopted through 7-9-2019

[Amended 1-18-2005; 3-21-2006; 3-6-2007; 1-15-2008; 5-3-2010; 7-6-2010; 7-20-2010; 8-24-2010; 10-5-2010; 5-3-2011; 12-17-2013; 5-20-2014; 7-19-2016; 3-7-2017; 6-5-2018, 8-21-2018; 10-16-2018; 7-9-2019]

The following tables of land uses identifies which uses of land, buildings, or structures are permitted by right, permitted subject to review, or permitted subject to the issuance of a conditional use permit in the various zones. Uses permitted by right are indicated by a “P” in the appropriate column. Uses permitted only with approval from the appropriate authority are indicated by a “PR” in the appropriate column. Use permitted only with the issuance of a conditional use permit are indicated by a “CU.” A use which is not designated as a use permitted by right, a use permitted only with review, or a use permitted only with a conditional use permit in any zone is deemed to be a prohibited use in that zone.

Table 280 Attachment 1A lists residential uses

Table 280 Attachment 1B lists non-residential uses for the Airport Development (AD), Industrial Business (IB) and Urban (U) Zones.

When a use appears in both Table 1A and 1B, the more restrictive use designation will apply.

Category of Uses			NAICS #	RR	RMU	SFR	RD	IR	IB	U	UZ Overlay
I.	Rural Uses										
	A.	Principal Uses									
		1. Abattoir		PR	PR				PR		
		2. Commercial agriculture, including animal husbandry		P	P		P		P	CU, except for animal husbandry, which is not allowed	
		3. The keeping of pigs, chickens, and fowl for commercial purposes		PR	PR				PR		

Category of Uses			NAICS #	RR	RMU	SFR	RD	IR	IB	U	UZ Overlay
	4.	The processing and/or sale of agricultural products raised on the premises		P	P		P		P	P for sale	
	5.	Aquaculture		P	P				P	P Indoor operation, CU Outdoor operation	
	6.	Forest management		P	P		P		P	CU	
	7.	Timber harvesting		P							
	8.	The commercial processing of wood, including cutting, sawing, splitting, and chipping		PR	PR			PR	PR		
	9.	Lumberyard, including the milling and distribution of wood products and the wholesale and retail sales of building materials			PR			PR	PR	CU	
	10.	Mineral exploration		P	P				PR		
	11.	Mineral extraction		PR	PR				PR		
	12.	Road and driveway construction		P	P	P	P	P	P		
	13.	Kennel		PR	PR				PR		
	14.	The reuse of existing agricultural buildings		PR	PR		CU		PR		
II.	Residential Uses										
	A.	Principal Uses									
	1.	Single-family detached dwelling		P	P	P	P			P	
	2.	Conversion of a single-family detached dwelling existing as of the date of adoption of this chapter into a two (2)-family dwelling		PR	PR	P	P			P	
	3.	Two (2) family dwelling					P			P	
	4.	Multifamily dwelling					P			P	
	5.	Multifamily dwelling above the ground floor of mixed use development							PR	P	
	6.	Mobile home park with access from a collector or arterial			PR						
	7.	Expansion of existing mobile home park			PR						
	8.	Convalescent, rest, or nursing home						PR		P except CU for 62322	

Category of Uses			NAICS #	RR	RMU	SFR	RD	IR	IB	U	UZ Overlay
	9.	Residential care or congregate care facility						PR		P except CU for 62322	
	9a.	Expansion of existing residential care or congregate care facility		PR	PR			PR		P except CU for 62322	
	B.	Uses Accessory To Any Residential Use									
	1.	Home business			PR			PR	PR	P	
	2.	Home occupation		P	P	P	P	P	P	P	
	3.	Medical marijuana home occupation		P	P	P	P	P	P	P	
	4.	Medical marijuana home production		P	P	P	P	P	P	P	
	5.	Residential solar system		P	P	P	P	P	P	P	
	C.	Uses Accessory To Single Family Residential Use									
	1.	Renting of rooms and furnishing of board		P	P	P				P	
	2.	Accessory apartment		P	P	P					
	3.	Family child care and/or adult day services for fewer than nine (9) clients		P	P	P	P			P	
	4.	Excavating and general contractor and owner-operated trucking operation on lots of greater than five (5) acres		PR	PR			PR	PR		
III.	Institutional Uses										
	A.	Principal Uses									
	1.	Child care center or nursery school with thirteen (13) or fewer children	624110	PR	PR	PR	PR	PR	PR	P	
	2.	Child care center or nursery school with thirteen (13) or more children	624110	CU	CU		PR	PR	PR	P	
	2a.	Adult day service center with thirteen (13) or more clients	624110				PR	PR	PR	P	
	3.	Church, including accessory residential use	813110	PR	PR	PR	PR	PR			
	4.	Library	519120	PR	PR			PR			
	5.	Municipal use		PR	PR	PR	PR	PR			
	6.	Public school and college				PR	PR	PR			
	7.	Private school and college				PR	PR	PR			
	8.	Nonprofit club and lodge				PR	PR	PR			
	9.	Hospital	622110								
	10.	Museum	712110	PR	PR			PR			
	11.	Cemetery	812220	PR	PR	PR	PR				
	12.	Nonprofit service organization		CU	CU	CU	CU	CU			

Category of Uses				NAICS #	RR	RMU	SFR	RD	IR	IB	U	UZ Overlay
	13.	Horse show		7113	CU	CU						
IV.	Recreation Uses											
	A.	Principal Uses										
	1.	Golf course		713910	PR	PR		PR				
	2.	For-profit, nonmotorized outdoor recreation			PR	PR		PR				
	3.	Amusement		7131						PR		
	4.	Government and nonprofit park and outdoor recreation			PR	PR	PR	PR				
	5.	Fully enclosed place of recreation		713940					PR	PR		
	6.	Campground		721211	PR	PR						
	7.	Archery range		713990	PR	PR						
	8.	Open air firearms range										
	8a.	Fully enclosed firearms ranges			CU	CU						
	9.	Indoor horse ring		115210	PR	PR						
V.	Utility Uses											
	A.	Principal Uses										
	1.	Essential service			P	P	P	P	P	P	P	
	2.	Public utility			PR	PR	PR	PR	PR	PR	PR	
	3.	Transmitter tower within designated transmitter tower overlay zone			CU					CU		
	4.	Wind generator		221119	CU	CU				CU		
	5.	Alternative communication tower			PR	PR			PR	PR		
	6.	Commercial solar system			P	P	P	P	P	P		
	7.	Utility solar system				P			P			
VI.	Commercial and Industrial Uses											
	A.	Principal Use										
	1.	Drinking place		722410					PR		P	
	2.	Eating place							PR		P	
	3.	Takeout eating place		722211					PR		P	
	4.	Drive-through eating place										
	5.	Financial institution							PR			
	5A.	Financial institution with a drive-through										
	6.	Professional office						CU	PR			
	7.	Business office						CU	PR			
	8.	Business service		561439				CU	PR		P	
	9.	Personal service						CU	PR			

Amendments to Land Use Table Adopted 07092019

Category of Uses				RR	RMU	SFR	RD	IR	IB	U	UZ Overlay
	10.	Repair service not involving motor vehicles	8112		PR			PR		CU except when proposed use meets ^a below	
	11.	Tradesman		PR	PR		PR	PR			
	12.	Health service facility									
	13.	Veterinary clinic/grooming	541940/8129	PR	PR					P for grooming/C U for clinics, except when proposed use meets ^a below	
	14.	Studio of artisan		PR	PR			PR			
	15.	Commercial school	611519					PR			
	16.	Retail store						PR			
	17.	Limited retail store					PR	PR			
	17a.	Limited retail store not located on a numbered highway			PR						
	18.	Research and development facility	541710					PR			
	19.	Testing facility	3345					PR		CU, except when proposed use meets ^a below	
	20.	Hotel or motel	7211					PR		P	
	21.	Inn or bed-and-breakfast	7211	PR	PR		PR	PR		P	
	22.	Sale of gasoline accessory to a retail use						PR			
	23.	Motor vehicle service facility									
	23a.	Motor vehicle repair facility									
	24.	Motor vehicle sales and service									

Amendments to Land Use Table Adopted 07092019

Category of Uses			NAICS #	RR	RMU	SFR	RD	IR	IB	U	UZ Overlay
	24a.	Small-scale motor vehicle service, repair, or sales facility		CU	PR						
	24b.	Power sport vehicle sales and service			PR						
	25.	Marina	713930	PR	PR					P	
	26.	Marine sales and service		PR	PR			PR			
	27.	Warehousing and storage	493110					PR			
	27a.	Mini storage warehouse			PR			PR			
	28.	Wholesale sale	423110					PR			
	29.	Trucking and distribution facility						PR			
	30.	Light manufacturing	332431					PR		CU, except when proposed use meets ^a below	
	31.	Contractor	2361		PR			PR			
	31a.	Excavating and general contractor	238910					PR			
	32.	Commercial parking facility	238990				PR	PR		CU for freestanding businesses not associated with another use or structures	
	33.	Funeral home	812210							P, except for crematories	
	34.	Unenclosed storage of unregistered cars, junk cars, or junked car parts		CU	CU						
	35.	Petroleum product storage									
	36.	Medical marijuana production facility			P				P		CU
	B.	Accessory Uses									
	1.	Retail sales of items manufactured on the premises					P	PR			

Category of Uses			NAICS #	RR	RMU	SFR	RD	IR	IB	U	UZ Overlay
	2.	Cafeteria and food service not open to the public						PR			
	3.	Outside storage of materials, equipment and products in conjunction with an allowed principal use		P	P			PR			
	4.	Drive-through service in conjunction with an allowed principal use									
	5.	Outdoor display of retail goods during business hours in conjunction with an allowed retail use						PR			
	5a.	Outdoor display of aboveground swimming pools, sheds, gazebos and fences in conjunction with an allowed principal use						PR			
	6.	Outdoor eating place chairs, tables or umbrellas to serve patrons in an adjacent eating place						PR			
	7.	Antique store		CU	CU						
VII.	Accessory Uses										
	1.	Accessory building and structure		P	P	P	P	P			
	2a.	Off-street parking accessory to a permitted use		P	P	P	P	P			
	2b.	Off-street parking accessory to a use permitted with review or a conditional use		PR	PR	PR	PR	PR			
	3.	Sign		P	P	P	P	P			
	4.	Yard sale		P	P	P	P	P			

^A Change in use within an existing developed site shall be permitted if it:

- expands the existing structure no more than a five-hundred square foot,
- expands impervious cover no more than five-hundred (500) square feet,
- expands parking by no more than five (5) spaces,
- does not appreciably increase traffic to and from the site,
- screens service vehicles from view from a public right-of-way or adjacent properties, and
- provides new or expanded planting of street trees along street frontages.

TABLE 280 ATTACHMENT 1B

Non-Residential Uses	NAICS	AD	IB	Urban
Agriculture, Forestry, Fishing and Hunting	11	P 1114, 111998	P 1112, 1114, 1119, 115	All CU, except when proposed use meets ^a below
Mining	21			
Utilities	22	All P but 2211, except 221119 which is P ^B	All P	All CU, except when proposed use meets ^a below Roof-mounted commercial and utility solar systems are P
Construction	23	P 2362, 2382, 2383	All P	All CU, except when proposed use meets ^a below
Manufacturing	31-33	P 3111-3115, 3117-3119, 312-316 (not including 3161), 321-322 (not including 321114), 323, 325411, 326, 332, 334, 337, 339	P 3111-3115, 3117-3159, 321-3219, 3222, 323, 3254, 3256, 326, 327, 332, 337, 339	All CU, except when proposed use meets ^a below
Wholesale Trade	42	All P	All P	
Retail Trade	44-45	P 442-446, 448, 451-454 (not 45431)	P 441-446, 448-454	All P
Transportation and Warehousing	48-49	P 481, 484, 485, 4871, 4879, 4881, 4884, 4885, 4899	P 482-493	P 485, 4862, 491-492/CU 484, 4862, 487,493, except when proposed use meets ^a below
Information	51	All P	All P	All P
Finance and Insurance	52	All P	All P	All P
Real Estate and Rental and Leasing	53	All P	All P	All P
Professional, Scientific, and Technical Services	54	All P	All P	All P

Non-Residential Uses	NAICS	AD	IB	Urban
Management of Companies and Enterprises	55	All P	All P	All P
Administrative and Support and Waste Management and Remediation Services	56	All P	All P	All P (not including 562)
Educational Services	61	All P (not including 6111)	All P (not including 6111)	All P
Health Care and Social Assistance	62	All P, except nonprofit medical marijuana dispensary is not allowed	All P, except nonprofit medical marijuana dispensary is not allowed	All P, except for 62322 and nonprofit medical marijuana dispensary are not allowed
Arts, Entertainment, and Recreation	71	All P	All P	All P
Accommodation and Food Services	72	All P	All P	All P
Other Services (except Administration)	81	All P	All P	All P
Public Administration	92	All P	All P	All P, except for 92214 for long term incarceration

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