

# ARTICLE 4

## LAND USE TABLE

### Section 4.01 Key to Designations in Table

SYMBOL	KEY	
P	Permitted Uses	Principal Uses
S		Special Land Uses
[Blank]	Prohibited Uses in the District	

### Section 4.02 Table of Permitted Uses By District

The uses of land in the following table have been organized, for ease of use and convenience, into use groups, based upon certain characteristics that the grouped uses may share. These use groups are described below:

- A. **Animal and Agricultural Uses.** These uses primarily involve the keeping, breeding or use of animals, the production or distribution of produce and farm-related products, and similar associated uses of a rural character or intensity.
- B. **Residential Uses.** These uses primarily involve housing of various types and densities, and associated uses compatible in residential areas.
- C. **Office and Service Uses.** These are generally private-owned or operated uses, or uses of a for-profit nature, that include personal service establishments, financial, executive, administrative, medical and professional offices, workshops and studios, and similar associated uses.
- D. **Community Uses.** These are generally public-owned or operated uses, or uses of a not-for-profit nature, that primarily involve benefits or services generally provided to a significant portion of the population, or are uses that serve as focal or gathering points for members of the community.
- E. **Commercial Uses.** These are uses of a generally for-profit nature, and may include retail sales, food service, entertainment, repair services and similar associated uses.
- F. **Industrial, Research and Laboratory Uses.** These are uses that are generally of a manufacturing, research, warehousing or wholesaling character, or that involve compounding, processing, packaging, assembly, storage or treatment of products or materials.
- G. **Temporary, Special Event and Other Uses.** These are uses that, because of unusual character, intensity or nuisance factors, do not fit well into the preceding use groups.

Section 4.02 Table of Permitted Uses by District.			DISTRICTS							SUPPLEMENTAL USE STANDARDS	
USES	SYMBOL	KEY	A	R-1	R-2	MHP	C-1	C-2	I		
	P	Principal Use									
	S	Special Land Use									
ANIMAL AND AGRICULTURAL USES											
Dairy and Dairy Production	P									Section 6.101	
Farm, Fish, Recreation or Landscaping Ponds	P										
Fish, Birds, Equine, Bees – Keeping or Raising	P									Section 6.101	
Fruit, Vegetable, Berry, Mushroom, Herb, Flower, Seed, Grass Production	P										
Fur-bearing Animals – Keeping or Raising	P										
Grains and Feed Crop Farming	P										
Grazing and Forage Crop Farming	P										
Greenhouses, Nurseries, and Garden Centers	P						P			Section 6.603	
Hunting or Fishing Preserve	P										
Livestock Feedlots, including Breeding and Grazing	P									Section 6.101	
Kennels and Animal Shelters	P						P			Section 6.104	
Milling and Processing of Agricultural and Forestry Products	P							P		Section 6.102	
Pig Keeping and Pig Raising	P									Section 6.101	
Poultry Keeping, Poultry Raising, and Egg Production	P									Section 6.101	
Produce Stands and Farmer's Markets	P					P	P				
Refrigerated Warehousing and Storage of Farm Products	P										
Riding Arenas and Boarding Stables	S									Section 6.103	
Sod Crop Farming	P										
Tree Farming and Tree Products	P										
Traditional Agricultural Practices and Related Uses	P										
“U” – Pick Produce Farms	P										
Veterinary Clinics	S							P		Section 6.105	

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	P	Principal Use									
	S	Special Land Use									
		Prohibited Use									
Viticulture and Wine Production		P									
Warehousing and Storage of Farm Products		P									
Wildlife Preserve		P	P	P							
<b>RESIDENTIAL USES</b>											
Apartments, Accessory		S	S	S		P	P			Section 6.201	
Bed and Breakfast Inns		S	S	S						Section 6.202	
Farm Labor Housing		S								Section 6.203	
Family Child Day Care Homes		P	P	P	P					Section 6.204	
Group Child Day Care Homes		S	S	S	S					Section 6.204	
Home Occupations listed in <i>Section 6.205</i>		P	P	P	P					Section 6.205	
Home Occupations not listed in <i>Section 6.205</i>		S	S	S	S					Section 6.205	
Manufactured Housing Parks						P				Section 6.206	
Multiple-Family Dwellings and Developments			S	P						Section 6.207	
Single Family Dwellings, Detached		P	P	P				S		Section 6.208 Section 6.209	
State-Licensed Residential Facilities, including adult and child foster care homes, not otherwise listed in this table		P/S	P/S	P/S	P/S		S			Section 6.213	
Townhouses and Stacked Flats			S	P						Section 6.210	
Two-Family or Duplex Dwellings			S	P						Section 6.211	
<b>OFFICE AND SERVICE USES</b>											
Banks and Financial Institutions								P			
Barber Shops, Beauty Salons and Nail Care								P			
Catering Facilities								P			

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	P	Principal Use									
	S	Special Land Use									
		Prohibited Use									
Funeral Parlors or Mortuaries									P		
Hospitals									P		
Medical, Osteopathic, Chiropractic and Dental Offices, Medical Clinics, Urgent Care or Rehabilitation Centers									P		
Massage Therapists									P		
Nursing and Convalescent Homes, Assisted Living Facilities and Senior Housing	S	P	P					S		Section 6.304	
Offices for Professional, Executive, or Administrative Uses, Attorneys, Accountants, Realtors, Architects, Insurance and Similar Occupations								P			
Tattoo Parlors and Body Piercing Salons								P		Section 6.305	
Video Rental Establishments							P	P		Section 6.306	
Workshops, Showrooms, Studios or Offices of Photographers, Skilled Trades, Decorators, Artists, Upholsterers, Tailors, Taxidermists and Similar Businesses, or for Repair and Service of Bicycles, Electronics, Small Appliances, Furniture, Shoes, and Similar Items								P			
<b>COMMUNITY USES</b>											
Auditoriums and Performing Arts Theaters								P		Section 6.512	
Cemeteries	S									Section 6.401	
Child Care or Day Care Centers and Child Caring Institutions	S	P	P			P	P				
Churches, Temples and Other Places of Worship	S	P	P				P			Section 6.402	
Colleges, Universities and Other Institutions of Higher Education, Business Colleges and Commercial or Technical Schools							P	P			
Fire and Police Stations	P	P	P				P				
Government Offices	P	P	P				P				

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	P	Principal Use								
	S	Special Land Use								
		Prohibited Use	A	R-1	R-2	MHP	C-1	C-2	I	
Gun Clubs and Firing Ranges		S						S		Section 6.404
Halls for Civic Clubs and Membership Organizations							S	P		
Health Club or Fitness Center								P		
Libraries, Museums and Fine Art Centers								P		
Post Offices		S						P	P	
Public Utility and Essential Service Structures and Uses		S	S	S	S	S	P	P		Section 6.403
Public Works or Road Maintenance Yards		S					P	P		Section 6.403 Section 6.603
Recreation Facilities, Indoor - (such as tennis/racquet courts, swimming pools, roller/in-line and ice-skating rinks and fitness tracks)		S	S	S	S		P			Section 6.404
Recreation Facilities, Outdoor - (such as parks, playgrounds, athletic fields or courts, swimming pool facilities, roller/in-line and ice-skating rinks, fitness tracks and similar facilities)		P	P	P	S	S	P			Section 6.404
Schools, Elementary		S	P	P						
Schools, Secondary		S	S	P						
<b>COMMERCIAL USES</b>										
Antique Shops and Art Galleries							P			
Arcades and Indoor or Outdoor Amusement Centers, Miniature Golf, Golf Driving Ranges, Bowling Alleys, Batting Cages or Similar Facilities							P			Section 6.504 Section 6.404
Auto Parts Stores (without repair services)							P			Section 6.510
Automobile, Truck and other Motor Vehicle Fueling Stations, Gas Stations and Similar Facilities							S			Section 6.501
Automobile, Truck and other Motor Vehicle Repair Stations for major repair, including but not limited to body shops, painting, welding, and engine or transmission repair or replacement)							S			Section 6.501

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	S	Principal Use		A	R-1	R-2	MHP	C-1	C-2	
		Special Land Use								
		Prohibited Use								
Automobile, Truck and other Motor Vehicle Service Centers for minor repair, including but not limited to brakes, tires, shocks and struts, undercoating, mufflers, oil and fluid changes and detailing shops)								S		Section 6.501
Bait Shops								S	P	
Bakeries								P	P	
Car Washes, Automatic or Self-service								P		Section 6.502
Cinema or Motion Picture Complex, Indoor with 3 or More Theaters								P		Section 6.513
Cinema or Motion Picture Theater, Indoor								P		Section 6.513
Drive-In or Drive-Through Facilities								S		Section 6.503
Dry Cleaner Central Cleaning/Processing Facilities								S		
Farm Equipment Sales, Service and Repair		S						P		Section 6.507 Section 6.603
Florists, Gift Shops and Specialty Shops								P		
Garden centers and Feed Stores		S						P		Section 6.507 Section 6.603
Golf Course, Country Club & Driving Ranges		S						P		Section 6.504
Gunsmiths and Licensed Firearms Dealers		S						P		
Hardware and Home Improvement Stores and Building Supply Yards (indoor)								P		Section 6.507 Section 6.603
Hotels and Motels								P		Section 6.505
Laundromat and Dry Cleaning Customer Pick-up/Drop-Off Only							S	P		
Manufactured Housing Sales								P		Section 6.206 Section 6.507
Outdoor Cafés and Eating Areas							S	S		Section 6.506

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	P	Principal Use								
	S	Special Land Use								
		Prohibited Use								
Outdoor Sales or Display Area for Sales or Rentals of Goods, Products, Equipment, Machinery, Automobiles, Recreational Vehicles, Boats, Building Supplies, Hardware or Other Items								S		Section 6.507 Section 6.603
Package Liquor Stores							S	P		Section 6.508
Pawnshops and Dealers of Second-Hand Merchandise (except for used or vintage clothing and children's goods)							S			Section 6.509
Recording Studios							P			Section 6.510
Restaurants, Coffeehouses, Doughnut Shops or Delicatessens							P			Section 6.503 Section 6.506
Retail Stores and COMMERCIAL USES with up to 40,000 square feet of total gross floor area.							P			
Retail Stores and COMMERCIAL USES with more than 40,000 square-feet of total gross floor area							S			Section 6.510
Showroom or Sales Office (indoor only) for Sales or Rentals of Automobiles, Recreational Vehicles, Boats, Equipment, Machinery or Other Durable Goods							P			
Tavern, Pub, Brewpub, Cocktail Lounge or Night Club							S	P		Section 6.512
Tobacconist or Cigar/Cigarette Shop							P			Section 6.514
<b>INDUSTRIAL, RESEARCH AND LABORATORY USES</b>										
Brewery, Distillery or Winery			S					P	P	Section 6.602
Carpet and Rug Cleaning and Similar Cleaning Businesses							P	P		Section 6.602
Crematoriums								S		Section 6.602

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	S	Special Land Use								
		Prohibited Use								
Electroplating, Welding and Sheet Metal Shops, Paint Mixing and Spraying, Metal Casting, Smelting, Plating, Fabricating, Buffing, Stamping, Dyeing, Shearing or Punching, and Automatic Screw Machines and Rolling Mills										P      Section 6.602
Fabrication or Repair of Manufactured Housing or Temporary Offices										P      Section 6.602
Junkyards and Salvage Yards	S									S      Section 6.610
Hazardous Materials Storage or Waste Tire Facilities										S      Section 6.601
Landfills, Dumping, and Sewage Disposal Facilities	S									S      Section 6.611
Light Industrial Activities, such as:										
• Warehousing and Bulk Indoor Storage Facilities										
• Assembly of Pre-manufactured Parts for Goods, Products, Equipment, Machinery, Hardware or Similar Items										
• Manufacture of Products from Aluminum, Brass, Other Metals, Bone, Leather, Paper or Rubber										
• Bottling Works, Feed or Flour Mills, Smoking, Curing or Packing Plants and similar Food Processing Uses										
• Blacksmithing, Furniture or Cabinet Repair or Manufacture, Stone Finishing and Carving, Bookbinding or Publishing, Woodworking Shops and Similar Uses										
• Manufacture of Artificial Flowers, Ornaments, Awnings, Tents, Bags, Cleaning or Polishing Preparations, Brooms and Brushes, Buttons and Novelties, Canvas Products, Clothing for Wholesale Trade, Basket Material, Bicycles, Shoes, Caskets, Brick, Clay, Glass, Shale, Tile Terra Cotta Products or Similar Items										
Machine Shops and Welding Shops										P      Section 6.602

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	P	Principal Use									
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	Prohibited Use										
Manufacture or Assembly of Automobiles, Recreational Vehicles, Boats, Trucks or Tractors, Ball or Roller Bearings, Chemicals, Petroleum-based products, Electronic Machinery and Components and Similar Products									P	Section 6.602	
Manufacture, Processing, Production or Wholesale Storage of Chemicals, Petroleum or Paper Products, Asphalt, Concrete or Cement, Lime, Gypsum or Similar Items									S	Section 6.602	
Outdoor Storage of Goods, Products, Equipment, Machinery, Lumber, Landscaping and Building Supplies or Similar Items									S	Section 6.603	
Outdoor Storage, Dismantling or Recycling of Automobiles, Trucks, Recreational Vehicles, Boats and other Motor Vehicles, Manufactured Houses and Similar Items									S	Section 6.604	
Power Plants									S	Section 6.601	
Quarrying, gravel processing, mining and mineral extraction	S								S	Section 6.609	
Recycling Collection Facilities and Composting Centers	S								S	Section 6.605	
Research and Development Facilities, Technical Centers and Laboratories									S		
Self-Storage Warehouses								S	P	Section 6.606	
Slaughter Houses, Rendering Plants, Tanneries, Commercial Stockyards or Feeding Pens, Glue, Soap, Soda, Compound and Similar Factories, Salt or Potash Works, and Similar Uses									S	Section 6.607	
Truck Terminals and Distribution Facilities, Wholesaling and Trucking Operations, and Truck Storage									P	Section 6.608	
<b>TEMPORARY, SPECIAL EVENT AND OTHER USES</b>											
Accessory Off-Street Parking Lot for Private Passenger Automobiles	P	P	P	P	P	P	P	P		Article 9	
Accessory Structures and Uses Customarily Incidental to any Permitted Use	P	P	P	P	P	P	P	P		Article 7	

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	P	Principal Use									
	S	Special Land Use									
		Prohibited Use									
Adult Uses and Sexually-Oriented Businesses								P		Section 6.701	
Cellular Towers, Radio, Microwave, or TV Towers								S	S	Article 14	
Circuses, Fairs, Carnivals and Similar Uses	S							S	S	Article 6.702	
Temporary Construction Buildings and Uses	P	P	P	P	P	P	P	P	P		
Garage for Commercial Vehicles	S	S	S	S	S	P	P	P	P	Section 6.703	
Garage Sales, Estate Sales and Private Auctions	P	P	P	P	P	P	P	P	P		
Temporary Structures and Uses	S	S	S	S	S	S	S	S	S	Section 6.704	

(Ord 04-04, 3/2/04; Ord. 01-05, 8/2/05; 2007)