

SECTION 9A: REGULATIONS WITHIN ZONES

5-1-9A-1: COMPLIANCE WITH REGULATIONS.

The regulations of each zone set forth by this Section shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided.

- A. No building, structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all the regulations herein specified for the zone in which it is located;
- B. No building or other structure shall be erected or altered:
 - 1. To provide for greater height or bulk;
 - 2. To accommodate or house a greater number of families;
 - 3. To occupy a greater percentage of lot area; or
 - 4. To have narrower or smaller rear yards, front yards, or other open spaces than are herein allowed or required, as the case may be, or any other manner contrary to the provisions of this title; and
- C. No yard or lot existing at the time of passage of this Section shall be reduced in dimension of area below the minimum requirements set forth herein. Yards or lots created after the effective date hereof shall be at least the minimum requirements set forth herein.

5-1-9A-2: SCHEDULE OF ZONING REGULATIONS ADOPTED.

- A. Zoning regulations shall be as set forth in the official schedule of zoning regulations and in the performance standards as set forth in Section 16, hereinafter, of this Title. To determine in which zone a specific use is allowed, it is necessary to find the use, as listed on the left side of the chart, and read across the schedule for the next five columns. The first column is for "residential agricultural" (RA) zones; the second for "residential" (R-1) zones; the third for "commercial" (C) zones; the fourth is for "Light Industrial" (I-L) zones; and the fifth is for "public" (PL) zones. In each column, following the listed use, the spot may be blank, or may contain the letter "C" or the letter "P". If the letter "P" appears, the use is a permitted or allowed use in that zone. If the letter "C" appears, the use is only allowed upon the issuance of a conditional use permit. If the letters "TP" appear, the use, in that zone, will require a temporary permit prior to establishment of the use. If no letter appears, the use is prohibited in that zone.

~~B. The zoning administrator shall interpret the zoning chart for groups and uses not specifically mentioned in the chart by determining a similar group and/or use listed in the charts. The zoning administrator shall then review the charts~~

~~for the similar use and appropriate zone for the proposed use to determine if the matter is permitted, conditionally permitted, temporarily permitted or not permitted.~~

~~C.B.~~ When several combined land uses exist, or are proposed, the most intensive land use shall be considered as the primary activity.

Key to Symbols:

- RA – Residential Agriculture
- R-1 – R-1 Single Family Residential
- C – Commercial
- I-L – Light Industrial
- PL - Public

| AGRICULTURE: | RA | R-1 | C | I-L | PL |
|---|-----------|------------|----------|------------|-----------|
| Agronomy and Crop Consulting Services | C | | P | P | |
| Animal <u>Clinic or Hospital/Veterinarian Office</u> | C | | C | C | |
| Confined Animal Feeding Operations | | | | | |
| Dairy Product Processing | C | | C | C | |
| Farm – Animals on Pasture | P | P | P | P | P |
| Farm –Trees | P | C | P | P | P |
| Farm – Poultry and Fur | P | P | P | P | P |
| Farmer's Market | C | C | P | C | C |
| Garden, Commercial (food) | C | C | P | P | |
| Garden, Private (food) | P | P | P | P | P |
| Grain and Seed Processing | P | | C | C | |
| Greenhouse, Commercial | C | C | P | P | |
| Greenhouse, Private | P | P | P | P | |
| Kennels | C | C | C | C | |
| Livestock Feed Processing | P | | C | C | |
| Meat Product Processing | C | C | P | P | |
| Plant &and Flower Nurseries, <u>Botanical Garden</u> | P | C | P | P | |
| <u>Pasture</u> | <u>P</u> | <u>P</u> | <u>C</u> | <u>C</u> | |
| <u>Rendering Plant</u> | | | | | |
| <u>Roadside Stand</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | |
| <u>Stable, Private</u> | <u>P</u> | <u>C</u> | <u>C</u> | <u>C</u> | |
| <u>Stable, Riding</u> | <u>P</u> | | <u>C</u> | <u>C</u> | |
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| COMMUNICATIONS AND UTILITIES: | RA | R-1 | C | I-L | PL |
|--|-----------|------------|--------------|--------------|--------------|
| <u>Antennas</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| Broadcasting Station | | | C | | |
| Broadcasting Tower | C | | C | C | |
| Electrical Distribution Lines | P | P | P | P | P |
| Electrical Generation | C | C | C | C | C |
| Electrical Transmission | C | C | C | C | C |
| Gas, Fuel & Electric Transmission Lines | C | C | C | C | C |
| Media Transfer/ Booster Stations | | | C | C | C |
| Public Utility Installations | C | C | C | P | P |
| Sewer Treatment & Similar | | | | C | P |
| Telecommunications Facilities | C | C | C | C | C |
| Transmission Lines, Overhead | | | C | C | C |
| Transmission Lines, Underground | P | P | P | P | P |
| Transmission Towers | | | C | C | C |
| Utility Buildings and Structures | C | C | C | P | C |
| <u>Waste Treatment Systems, Lagoons, etc</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| Wind Turbines & Associated Structures | C | C | C | C | C |
| CULTURAL FACILITIES: | RA | R-1 | C | I-L | PL |
| Botanical Gardens | P | C | P | C | |
| Historical Sites | P | P | P | P | P |
| Libraries and Museums | C | C | P | P | P |
| | | | | | |
| MANUFACTURING: | RA | R-1 | C | I-L | PL |
| Asphalt Plant, Permanent | | | | | |
| Asphalt Plant, Temporary | | | | C | |
| Assembly & Fabrication | | | C | P | |
| Building Materials <u>Manufacturing</u> | | | P | P | |
| Chemicals, Chemical Products | | | | C | |
| Computer Products | | | P | P | |
| Farm and Agriculture Equipment | C | | C | P | |
| Food Products | C | | P | P | |
| Furniture and Fixtures | | | P | P | |
| Gravel Pits | | | | | |
| <u>Manufacturing, Extractive</u> | | | <u>C</u> | <u>C</u> | |
| <u>Manufacturing, Heavy</u> | | | | | |
| <u>Manufacturing, Light</u> | | | <u>C</u> | <u>C</u> | |
| Metal Products | | | C | P | |
| Mineral Products | | | C | P | |
| Miscellaneous Products | | | C | P | |
| Packaging | | | C | P | |
| Paper Products | | | C | P | |

| MANUFACTURING: (continued) | RA | R-1 | C | I-L | PL |
|--|--------------|------------|--------------|--------------|-----------|
| Printing and Publishing | | | P | P | |
| Professional/Scientific Products | | | P | P | |
| <u>Recycling Collection Center</u> | | | <u>C</u> | <u>C</u> | |
| Repair | | | C | P | |
| Trailers and Truck Beds | | | C | P | |
| | | | | | |
| PUBLIC ASSEMBLY: | RA | R-1 | C | I-L | PL |
| Amusement Park, Ball Park, etc. | C | | P | C | C |
| Auditoriums | | | P | P | |
| Bowling Alley | | | C | | |
| Church | C | P | P | | |
| Community Clubhouse, Club, Lodge, etc. | | C | P | | |
| Concessions | | | G | P | |
| Dance Hall | | | C | C | |
| Parks & Playgrounds | C | C | P | | P |
| Public Building | C | C | P | P | P |
| Race Track | C | | | | |
| Riding Arenas | P | | G | G | |
| Schools | C | P | P | | P |
| Sports Facilities | C | | P | C | |
| <u>Swimming Pools (private)</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | |
| Swimming Pools (public) | C | | P | | <u>GP</u> |
| Tavern or Lounge | | | P | G | |
| Theater (inside) | | | P | | P |
| Theater (outside) | | | P | P | P |
| | | | | | |
| RESIDENTIAL: | RA | R-1 | C | I-L | PL |
| <u>Apartments</u> | <u>C</u> | <u>C</u> | <u>P</u> | | |
| Assisted Living Facility | C | C | P | P | |
| Bed and Breakfast Facility | C | C | P | P | |
| Condominiums | | P | P | P | |
| Hotel/Motel/Boarding House | <u>C</u> | C | P | | |
| Manufactured Home Park | C | C | C | | |
| Multi-Family(>3 units) | | C | C | G | |
| <u>Nursing Home, Rest Home, Convalescent</u> | <u>C</u> | <u>C</u> | <u>P</u> | <u>C</u> | |
| Recreational Vehicle Park | | C | C | C | |
| Retirement Housing | | P | P | G | |
| Shelter Homes | | C | C | G | |
| Single Family Dwelling/Duplex | P | P | P | P | |
| Subdivision, <u>Residential</u> | | C | C | G | |
| | | | | | |

| RESIDENTIAL (continued) | RA | R-1 | C | I-L | PL |
|--|-----------|---------------|--------------|------------|-----------|
| Substandard Lot | | C | | | |
| Temporary Dwelling | TP | TP | TP | TP | |
| | | | | | |
| SERVICES | RA | R-1 | C | I-L | PL |
| Advertising | | | P | P | |
| Apparel Repair and Alteration | | C | P | P | |
| Automobile <u>Sales and Rental</u> | C | C | P | P | |
| Automobile Repair | C | | P | P | |
| Automobile Salvage/Junk /Wrecking Yard | | | | | |
| Beauty/Barber Shop | C | C | P | P | |
| Building Care Contractor | C | C | P | P | |
| Business Associations | | | P | P | |
| Car Wash | | | C | | |
| Cemetery | | | | | |
| Civic, Social, Fraternal Organizations | | | P | P | |
| <u>Concession Stands</u> | | | <u>C</u> | <u>P</u> | |
| Construction Trades | C | C | P | P | |
| Copy Center | | | P | P | |
| Dance, Music, Voice Studio | C | C | P | P | |
| Daycare Facilities | C | C | P | P | |
| Equipment Rental | C | C | P | P | |
| Finance and Investment Activities | C | C | P | P | |
| Funeral Parlor/Crematorium | | | P | P | |
| Governmental Facilities <u>& Public Uses</u> | P | CP | P | P | P |
| Gunsmithing, Commercial | | | P | P | |
| Gunsmithing as home occupation | P | P | P | P | |
| Health Facilities, non-medical | | | P | P | |
| Home Occupations | P | P | P | P | |
| Hospitals, <u>Health Care Facilities</u> and Clinics | C | C | P | P | |
| <u>Kenel</u> | | | <u>C</u> | <u>C</u> | |
| | | | | | |
| Municipal Sewage Lagoons | P | P | P | P | P |
| Professional Offices | C | C | P | P | |
| Rendering Plant | | | | | |
| | | | | | |
| Schools | C | C | P | P | P |
| <u>Schools, Nursery</u> | <u>C</u> | <u>C</u> | <u>P</u> | <u>P</u> | |
| <u>Service Station</u> | <u>C</u> | | <u>P</u> | <u>P</u> | |
| Sewage Lagoons, Other | | | <u>C</u> | <u>P</u> | |
| Storage Units | | | C | P | |
| <u>Tavern or Lounge</u> | | | <u>P</u> | <u>C</u> | |
| | | | | | |

| TRADE – RETAIL | RA | R-1 | C | I-L | PL |
|--|-----------|------------|----------|------------|-----------|
| Alcoholic Beverages, served | | | P | | |
| Alcoholic Beverages, sold | | | P | | |
| Building Materials and Hardware | | | P | P | |
| Convenience Store | C | C | P | P | |
| Drive-In Establishments | | | P | P | |
| General Merchandise | C | | P | P | |
| Gasoline, Service Station | C | | P | P | |
| <u>Food Establishment, Restaurant</u> | <u>C</u> | <u>C</u> | <u>P</u> | <u>P</u> | |
| <u>Mobile Food Establishment</u> | <u>C</u> | <u>C</u> | <u>P</u> | <u>P</u> | |
| Tire Retail Sales and Repair | C | | P | P | |
| | | | | | |
| TRADE – WHOLESALE | RA | R-1 | C | I-L | PL |
| Bulk Farm Chemicals and Fertilizers | C | | C | C | |
| Bulk Storage – flammable or hazardous | | | | C | |
| Bulk Storage – other | C | | C | C | |
| Wholesale Distribution and Warehousing | C | | C | C | |
| | | | | | |
| TRANSPORTATION | RA | R-1 | C | I-L | PL |
| Airfields and Heliports | | | | | P |
| Parking lot | | | C | C | P |
| Freight Transfer | | | C | P | |
| Trucking Facilities | | | C | P | |
| <u>Truck Parking Facilities</u> | | | <u>C</u> | <u>P</u> | |
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