

## SECTION 12-304 PERMITTED USES

### 12-304.1 PERMITTED USE TABLE

The Permitted Use Table in Section 12-304(b) lists the principal uses allowed within each of the Zoning Districts. The symbols used in the Use Table are explained below:

- a. [P] Permitted Uses  
A 'P' indicates that a use is permitted by-right, subject to compliance with all applicable local, state and federal regulations including the requirements of the Zoning Regulations.
- b. [C] Conditional Uses  
A 'C' indicates that the use is allowed only if reviewed and approved in accordance with the Conditional Use procedures of Section 12-307(a).
- c. A [P/'C'] indicates that in some instances the use is permitted-by-right, while in others a Conditional Use Permit is required. The use specific standards will provide the criteria for each.
- d. [A] Accessory Uses  
An 'A' indicates that a use is only permitted as accessory to a principal use, subject to compliance with all applicable local, state and federal regulations, including the requirements of the Zoning Regulations.
- e. [-] Uses not permitted.  
A dash indicates that the use is not permitted within that Zoning District.
- f. [\*] Use-Specific Standards  
Many permitted uses, whether permitted by-right, or as conditional or accessory uses, are subject to compliance with use-specific standards and conditions. An asterisk after the 'P', 'C', or 'A' use code identifies that the use is subject to use-specific standards and conditions. The sections in which these standards and conditions are located are identified in the far right column titled 'Use Specific Standard'.
- g. Unlisted Uses  
If an application is submitted for a use that is not listed in the Permitted Use Table, the Director of Zoning and Codes is authorized to classify the unlisted use into an existing land use category that most closely fits the unlisted use, using the interpretation criteria of Section 12-304(c). If no similar use determination can be made, the Planning Director shall begin the initiation process to the text of the Zoning Regulations to define the use, establish any necessary use-specific standards, and clarify where such use shall be allowed.
- h. If a specific use in a District requires a Conditional Use Permit, that specific use shall not be interpreted to fall within a more general use permitted by right in such District. The specific use shall require a Conditional Use Permit

**12-304-1.01 PERMITTED USE TABLE**

A= Accessory use P= Permitted use C= Requires Conditional Use Permit *=Specific Use Standards apply	A	RS A-1	LS LONE STAR	RR	LB	RT	GB	IL	IG	V	
Agriculture	P	P	P	P	P	P	P	P	P	P	<u>STANDARDS FOR RS AND RR</u>
Hobby Farm	P	P*	-	P*	-	A	-	-	-	P	Remove? have conditions on ag in the A-1 and R-1 districts—may not qualify as Ag for building permit exemption <b>List RT Zoning section</b>
Agritourism	P*/C*	-	-	-	-	-	-	-	-	-	
Ancillary AG retail sales	<del>P</del> /C	-	-	-	A	A	P	?	?	C	<b>List RT Zoning section</b>
Commercial Grain Storage	C	-	-	-	-	P	P	P	P	C	<b>List RT Zoning section</b>
Commercial Riding Stable or Academy	C	-	-	-	P	P	P	-	-	C	<b>List RT Zoning section</b>
Commercial Slaughtering/Processing	-	-	-	-	-	-	-	-	C	-	
Farm Stand	P	C/A	P	C/A	P	P	P	P	-	P	<b>List RT Zoning section</b>
Farmer's Market	C	C	C	A	P	P	P	P	--	P	<b>List RT Zoning section why accessory in RR? CUP?</b>
Sale Barn/Auction House	C	-	-	-	-	?	P	P	P	C	
Value Added Agricultural Business	P/C*	C*	C*	C*	A	A	<del>PC</del>	P	P	C	<b>List RT Zoning section should it be allowed in rs and rr only as a home occupation?</b>
<b>RESIDENTIAL</b>											
Accessory Dwelling Unit	A*	A*	-	A*	-	-	-	-	-	A*	

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Caretaker/manager's-residence	-	-	-	-	A	A	A	A	A	P	<i>List RT Zoning section</i>
Detached (Single-Family) Dwelling including Residential Design Manufactured Homes	P	P	P	P	-	-	-	-	-	P	
Homestead	P	-	-	-	-	-	-	-	-	-	Stds related to subdivision—existing or future residence <b>OR KEEP OUT OF ZONING REGS— ONLY SUBDIVISION REGS</b>
County Estate	P	-	-	-	-	-	-	-	-	-	Stds related to subdivision— dimensional stds—min of 20 acres <b>OR KEEP OUT OF ZONING REGS— ONLY SUBDIVISION REGS</b>
Group Home, General	C*	C*	-	C*	C*	-	-	-	-	C	
Group Home, Limited	P*	P*	-	P*		-	-	-	-	P	
Home Occupations I	P*	P*	-	P*	-	-	-	-	-	-	
Home Occupations II	P*	C	-	C*	-	-	-	-	-	-	
Mobile Home	P	-	-	-	-	-	-	-	-	-	Or remove?
<del>Mobile or</del> Manufactured Home Park	C*	-	-	-	C*	-	-	-	-	-	
Tiny Home Community OR CLUSTERED HOUSING TO INCLUDE MFG HOME PARK, TINY HOME COMM. ETC	C*	C*	-	-	C*	C*	-	-	-	C	<i>List RT Zoning section</i>
<b>COMMERCIAL USES</b>											
ATM	-	-	-	-	P	A	P	P	P	A	<i>List RT Zoning section</i>
Bank/Financial Institution	-	-	-	-	P	A	P	-	-	C	<i>List RT Zoning section</i>

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Bar or Tavern	-	-	-	-	P	A	P	-	-	C	<i>List RT Zoning section</i>
Boat or other recreational vehicle sales/rental/service			-		P	A	P	P	P	C	
Contractor Shop/Yard	Ⓞ	-	-	-	-	-	P	P	P	C	
<u>Construction Sales &amp; Services</u>			-				<u>P</u>	<u>P</u>	<u>P</u>		
<u>Commercial</u> Dog Kennel	C	-	-	-	-	-	P*	P*	P*	-	
Drive-In Movie Theater	C	-	-	-	-	-	<u>PC</u>	-	-	-	
Fireworks Sales	P*	<u>P*</u>	-	<u>P*</u>	P*	P*	P*	P*	P*	P*	<i>List RT Zoning section</i>
<del>Frozen Food Storage</del> Locker	-	-	-	-	P	A	P	P	P	A	<i>List RT Zoning section</i>
Gas and Fuel Sales	-	-	-	-	P	A	P	P	P	C	<i>List RT Zoning section</i>
Heavy Equipment Sales and Rentals	-	-	-	-	-	-	P	-	P	-	
Hospital/Clinic for Small or Large Animals	C*	-	-	-	-	A	P*	P*	P*	C	<i>List RT Zoning section</i>
Landscape and Lawn Care Businesses	C*	-	-	-	-	-	P	P	P	C	
Light Equipment Sales and Rentals	-	-	-	-	<u>P*</u>	A	P	P	P	-	Boats/recreational vehicles/etc <i>List RT Zoning section</i>
Offices	Ⓞ	-	-	-			P	?	?	C	C-when in an existing building
Adaptive Reuse (formerly office/research in existing bldg.)	C	C	-	C			<u>PC</u>	<u>PC</u>	<u>PC</u>	C	Definition and standards
Personal Services	-	-	-	-	P	A	P			C	<i>List RT Zoning section</i>
Restaurant	-	-	-	-	P	A	P			C	<i>List RT Zoning section</i>

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Restaurant with Drive-through			-		P	A	P			C	List RT Zoning section
Retail Sales	-	-	-	-	P	A	P			C	List RT Zoning section
Sexually Oriented Business	C*	-	-	-	-	-	C*	-	-	-	
<u>General Repair and Service Establishment</u>	-	-	-	-			<u>P</u>	<u>P</u>		<u>C</u>	
<b>COMMUNITY FACILITIES</b>											
Cemeteries	C	-	-	-						C	
College and Schools,	C	-	-	-			P	P*	P*	C	Industrial schools*
Day Care Center	C	C	-	C	C	A	P	P*	P*	C	*when accessory to place of employment Should they all be cup List RT Zoning section
Day Care Home	P	P	-	P						<u>P</u>	
Day Care Home non-occupant provider (CUP)	C	C	-	C	-	-	-	-	-	C	
Fairgrounds <u>MAYBE DON'T NEED THIS—INCLUDE AS OUTDOOR RECREATION</u>	C	-	-	-		P	<u>P OR C?</u>	P		C	List RT Zoning section
Community Center, Libraries, Museums or art galleries	C	C	C	C	P	P	P			C	List RT Zoning section
Non-profit educational or philanthropic <u>institutional USES</u>	C	C	C	C			P			C	
Public or Government Buildings	<u>C</u>	<u>C</u>	<u>C</u>	<u>-C</u>	<u>P</u>		<u>P</u>	<u>P</u>		<u>C</u>	
Religious Institution, Small	C	C	C	C	<u>CP</u>	A	P			P	List RT Zoning section

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Religious Institution, Large	C	-	-	-	-		P			C	LOT SIZE STANDARDS, TYPES OF ADJACENT ROADS,
<b>INDUSTRIAL</b>											
Asphalt or concrete batch plant	-	-	-	-				P	P	-	
Boat/RV Storage	C	-	-	-	P	C	P	P	P	-	List RT Zoning section
Landfill	C	C	-	C	C	C*	C	C	C		List RT Zoning section
<u>Exterior Storage</u> <u>Material Storage</u> <u>Yard</u>	A*	-	-	-	A*	A*	A*	A*	P*	A*	List RT Zoning section
Farm Implement Repair Service	C*	-	-	-	-	-	P	P	P	C	
Heavy equipment repair/service	-	-	-	-	-	-	P	P	P	C????	
Heavy Equipment Storage	C*	-	-	-	-	-		P	P	C?????	
Light equipment repair/service	-	-	-	-	-	-	P	P	P	C	COMBINE LIGHT AND HEAVY EQUIPOMENT REPAIR/SERVICE?
Light Equipment Storage	-	-	-	-	-	-	P	P	P	C	COMBINE LIGHT AND HEAVY EQUIPMENT STORAGE?
Manufacturing & Production, General	-	-	-	-	-	-	-	-	P	-	
Manufacturing & Production, Light	-	-	-	-	-	-	-	P	P	C	
Mini- or Self- Storage	C	-	-	-			P	P	P	-	
Small Scale Industrial Uses	C*	-	-	-	-	-	P* <u>C??</u> <u>?</u>	P	P	C	
<u>General Service and Repair Establishment????</u>			-				P	P	P	C	Included in B-2 District now

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Mining, excavation and/or extraction of mineral or raw materials	C*	-	-	-	C*	C*	C*	C*	C*	-	List RT Zoning section
Nanobrewery/Microbrewery/Micro-Distillery	C*	C*	-	C*	C*	C*	P*	P*	P*	C	List RT Zoning section <i>This could be in the small scale industrial, value added ag, and the home occupations...doesn't seem to need it's own category</i>
Salvage yards	C*	-	-	-	-	-			P* or C*	-	
Stripping of topsoil for sale	C	-	-	-	-	-	C	C	C	-	
Studio Production (movies, music, etc)—	C	-	-	-	-	-	P	P	P	-	Small scale industrial
Wholesale storage & Distribution/ Warehousing	-	-	-	-	-	-	?—up to P20,000 sq ft?	P	P	-	
Research Facility, Ag Related	C		-				P				
Medical											
Medical or Dental Clinics or Offices	-	-	-	-	-	-	P	-	-	C	
Nursing and Convalescent Home	C?????	C	-	-	P?	-	P			C	Include hospice in def.
Utilities											
Major utilities	C	C	C	C		-		P	P	C	
Minor utilities	P	P	P	P	P	P	P	P	P	P	List RT Zoning section

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<b>Public Safety</b>	☹	☹		-	P	P	P	P	P	P	<b>List RT Zoning section</b>
Wind Turbine/ Residential or Accessory	A*	A*	?	A*	A*	A*	A*	A*	A*	A*	Setbacks for residential turbine? 1000'? <b>List RT Zoning section</b>
Large Wind energy Conversion System/ Commercial	C	-	-	-	-	-	C	C	C	-	
<b>Communications</b>											
Amateur and receive only antennas	P	P	P	P	P	P	P	P	P	P	<b>List RT Zoning section</b>
Radio, Television, and Microwave Towers	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	<b>List RT Zoning section</b>
Wireless Facilities	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	<b>List RT Zoning section</b>
<b>Temporary</b>											
Special Event	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	<b>List RT Zoning section</b>
Temporary Business Use	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	<b>List RT Zoning section</b>
Temporary Structure during Construction WITH ACCESSORY STRUCTURE INFO	P*	P*	P*	P*	P*	P	P	P	P	P	
<b>Lodging</b>											
Vacation Rentals	C	C	C	C	C	-	-	-	-	C	
Bed & Breakfast	C	C	C	C	P	PC	P			C	<b>List RT Zoning section</b>



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Campgrounds	C	-	-	-	P	P	P			-	List RT Zoning section? Boy scout camps, etc
Camping	P/A*	A	A	A	P	P				-	List RT Zoning section
MOTEL/HOTEL	-	-	-	-	P	P	P			C	List RT Zoning section
Recreation and Entertainment											
Event Center/Public Assembly	C	C	C	-	P	P	P			C	List RT Zoning section
Indoor Sports or Recreation Facility	C	-	-	-		A	P	P	C*	C	In GI only when an existing building is being re-used List RT Zoning section
Nature preserve	P	P	P	P	P	P	P	P	P	P	List RT Zoning section
Outdoor Sports or recreation facility GOLF COURSE INCLUDED—INCLUDES SHOOTING RANGES/ RACE TRACKS?	C	-	-	-	P	P*	P OR CUP	P		C	List RT Zoning section IF WE INCLUDE RACE TRACKS,,,MAY HAVE TO HAVE SPECIAL STANDARDS
Public Parks/Playgrounds	C	P	P	P	P	P	P	P	P	P	List RT Zoning section
Race Track LOOK AT OTHER CODES MAY NEED STDS	C	-	-	-		-		C	C	-	
Recycling											
Commercial Compost LOOK AT OTHER CODES MAY NEED STDS	C	-	-	-			C	P*	P*	-	COULD BE CONSIDERED 'MANUFACTURING IN THE I DISTRICTS, AND SMALL SCALE INDUSTRIAL IN THE A DISTRICT.
Recycling Collection Center	C	C	-	C	P	P	P	P	P	P	List RT Zoning section
Recycling Processing	-	-	-	-				P	P	-	

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<b>Transportation</b>											
Heliport	C	C		-				C	C		
Private Airstrip/ Heliport	C	C	-	-				C	C		
Public Airport <del>vinland???</del>											

**2-304-2 INTERPRETATION CRITERIA**

The following factors are considered to determine what use category the use is in, and whether the activity constitutes a principal use or accessory use:

- a. The description of each activity in relationship to the characteristics of each use category;
- b. The relative amount of site or floor space and equipment devoted to each activity;
- c. Relative amounts of sales from each activity;
- d. The relative number of employees in each activity;
- e. Hours of operation;
- f. Classification of the use in the North American Industry Classification System (NAICS);
- g. Building and site arrangement;
- h. Number and types of vehicles used with each activity;
- i. The relative number of vehicle trips generated by each activity;
- j. How the use advertises itself; and
- k. Whether each individual activity would be likely to be found independent of the other activities on the site.

The Zoning and Codes Director is responsible for making the use determination based on the criteria listed above.