

§ 1-19-5.310. USE TABLE.

(A) *Permitted uses and required development review.*

P Principal permitted use subject to design regulations

PS Principal permitted use subject to site development plan approval. See §§1-19-2.160, and 1-19-3.300 through 1-19-3.300.4

E Principal permitted use as a special exception with site development plan approval. See §§1-19-8.320 and following

T Permitted as temporary use as a special exception. See §1-19-8.300

X Permitted as temporary use only. See § 1-19-8.700

SW Solid Waste Floating Zone

CDI-OZ Principal permitted use subject to site development plan approval in the Critical Digital Infrastructure Overlay Zone

A blank indicates that the use is not permitted under any situation

Zoning Districts														
Uses	RC	A	R1	R3	R5	R8	R12	R16	VC	MX	GC	ORI	LI	GI
Natural Resources Uses														
Zoning Districts														
Uses	RC	A	R1	R3	R5	R8	R12	R16	VC	MX	GC	ORI	LI	GI
Natural Resources Uses														
Agricultural activities	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Limited agricultural activity			E	E	E	E	E	E						
Apiary	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural value added processing	P ***	P ***												
Agritourism enterprise	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Nursery retail	PS	PS									PS		PS	PS
Nursery wholesale	P	P									P		P	P
Farm distillery	P***	P***												
Farm distillery tasting room	PS***	PS***												
Farm winery	P ***	P ***												
Farm winery tasting room	PS ***	PS ***												
Limited farm alcoholic beverages tasting room	P***	P***												
Farm brewery	P ***	P ***												
Farm brewery tasting room	PS ***	PS ***												
Limited roadside stand	P	P	PS	PS					PS	PS	PS			
Commercial roadside stand	PS	PS	PS	PS					PS	PS	PS			
Forestry	P	P	P	P	P	P	P	P		P		P	P	

Sawmill	E	E												PS
Mineral extraction														PS
Mineral processing														PS
Spring water harvesting and storage	E													
Intensive swine farm														
Residential Uses														
Single-family detached	P	P	P	P	P	P	P	P	P	P				
Duplex dwelling			P	P	P	P	P	P	P	P				
Two-family dwelling		P	P	P	P	P	P	P	P	P				
Townhouse				PS *	PS	PS	PS	PS	PS	PS				
Multifamily dwellings						PS	PS	PS	PS	PS				
Multifamily group developments						PS	PS	PS	PS	PS				
Mobile homes	P	P												
Caretaker residence in conjunction with a permitted use	PS	PS							PS	PS	P		P	P
Accessory dwelling unit *****	E	E	E	E	E	E	E	E	E	E				
Temporary Housing														
Bed and breakfast	PS	PS	E	E	E	E	E	E	PS	PS	PS			
Motel, hotel									PS	PS	PS	PS	PS	
Commercial Uses – Retail														
Antique, artisan and craft shops									PS	PS	PS		PS	
Apparel store									PS	PS	PS			
Appliance sales and service									PS	PS	PS			
Auction house									PS		PS		PS	PS
Food stores									PS	PS	PS			
Boats, sales and service										PS		PS	PS	PS
Book and magazine									PS	PS	PS			
Camera									PS	PS	PS			
Cannabis dispensary									PS	PS	PS			
Convenience stores									PS	PS	PS		PS	PS
Department store or variety store									PS	PS	PS			
Farm equipment sales or service *****		E							PS		PS		PS	PS
Feed and grain mill		E										PS	PS	
Florist									PS	PS	PS			
Furniture repair									PS	PS	PS		PS	PS
Shopping center									PS		PS			
Gift/souvenir									PS	PS	PS			

Hardware/garden center							PS	PS	PS			
Hobby shop							PS	PS	PS			
Horse tack and saddlery shop							PS	PS	PS			
Household furnishing							PS	PS	PS			
Jewelry							PS	PS	PS			
Lumber yard									PS		PS	PS
Mobile home sales									PS		PS	PS
Music and record shops							PS	PS	PS			
Office equipment							PS	PS	PS			
Paint store							PS	PS	PS			
Pet store							PS	PS	PS			
Pet training/day care/grooming facility							PS	PS	PS			
Pharmacy							PS	PS	PS			
Radio and TV sales and service							PS	PS	PS			
Shoe store							PS	PS	PS			
Sporting goods							PS	PS	PS			
Stone monument sales							PS	PS	PS	PS	PS	PS
Tobacco store							PS	PS	PS			
Toy store							PS	PS	PS			
Liquor store							PS	PS	PS			

Commercial Business and Personal Services

Advertising agency							PS	PS	PS			
Bank or savings and loan							PS	PS	PS	PS		
Bodywork							PS	PS	PS			
Broadcasting studio							PS	PS	PS	PS	PS	PS
Communication towers**	E	E						PS	PS	PS	PS	PS
Barber and beauty shops							PS	PS	PS			
Bus depot								PS		PS	PS	PS
Carpentry, electrical, plumbing, welding, printing, upholstering							PS	PS	PS		PS	PS
Contractors, fencing, pool and siding								PS		PS	PS	PS
Commercial school or education program								PS	PS	PS	PS	PS
Dance or music studio							PS	PS	PS			
Dry cleaning and laundromat ****							PS	PS	PS			
Funeral home							PS	PS				
Limited landscape contractor		PS										
Landscape contractor		E						PS		PS	PS	PS

Limited landscape contractor parking and storage		PS										
Medical clinic								PS	PS	PS	PS	PS
Office business								PS	PS	PS	PS	PS
Office professional			E	E	E	E	PS	PS	PS	PS		
Pawn shop									PS			
Photography studio ****								PS	PS	PS		PS
Restaurant								PS	PS	PS	PS	PS
Satellite simulcast betting facility									PS		PS	PS
Country inn	E	E										
Facility for functions	E	E	E	E	E	E	E	E	E	E	E	E
Woodworking		PS						PS	PS	PS	PS	PS

Wholesaling and Processing

Agricultural products processing	E	E							PS		PS	PS
Bottling plant									PS		PS	PS
Contractors, equipment and material storage yard												PS
Carpet or rug cleaning ****									PS		PS	PS
Contractors office and storage											PS	
Petroleum products storage ****											PS	PS
Laboratory research, experimental or testing									PS	PS	PS	PS
Industrial laundry and dry cleaning ****											PS	PS
Self-storage units									PS		PS	PS
Stone monument processing									PS		PS	PS
Wholesaling and/or warehouse									PS		PS	PS
Yard storage												PS

Automobile and Related Services

Part sales and installation								PS	PS	PS		PS
Automobile filling and service station ****								PS	PS	PS		PS
Carwash								PS		PS		PS
Automobile repair or service shop ****								E	E	PS		PS
Sales and service center ****									PS		PS	PS
Salvage yard ****												PS
School bus parking	E	E						E		PS		PS
Truck stop and filling station service facility ****												PS
Recreational vehicle storage facility		E							PS		PS	PS

Institutional

Governmental and Nongovernmental Utilities

Solid Waste Operations

RRF (Resource Recovery Facility - Nonseparated Materials)													SW
Composting:													
Limited food waste composting: agricultural activity ****		P											
Limited food waste composting: commercial activity ****		PS											
Limited wood waste recycling facility		E											E
Unlimited wood waste recycling facility		SW											SW
Sludge amended yard waste		SW										SW	SW
Solid waste composting		SW										SW	SW
Sludge pit		E											

* Townhouses will be permitted only within MPDU developments; however, in no event shall the number of townhouses exceed 50% of the total number of units within the MPDU project.

** Communication towers not permitted in residential districts, PUD, or MXD districts with a residential component

*** A zoning certificate is required to be obtained prior to the initiation of the processing operation and/or prior to any building construction related to farm winery, farm brewery, farm distillery, farm distillery tasting room, farm winery tasting room, farm brewery tasting room, or limited farm alcoholic beverages tasting room.

**** These uses are prohibited within wellhead protection areas; outside of WHPA the location and containment of hazardous substance for these uses must meet the requirements of § 1-6-50.

***** A limited accessory dwelling unit may be approved as an accessory use where the provisions in §1-19-8.212 are met (see also § 1-19-8.240, and § 1-19-8.321)

(B) Permitted uses and required development review for limited zoning districts.

(1) *Euclidean Institutional Zoning District (Ie).* The following uses are permitted within the Euclidean Institutional Zoning District:

(a) College or university, public school, private school, private school in conjunction with a place of worship, or residential treatment center in conjunction with a private school, a continuing care retirement community (CCRC), and agricultural activities as defined in § 1-19-11.100, subject to all other requirements of this chapter. The continued or further application of this zoning district to land uses not meeting these standards is not permitted. Caretaker residence in conjunction with a permitted use is specifically allowed as an accessory use. (See also § 1-19-8.480.)

(Ord. 77-1-78, §40-61A, 1-24-1977; Ord. 79-5-131, 3-27-1979; Ord. 79-19-145, 8-7-1979; Ord. 80-24-176, 8-26-1980; Ord. 80-25-177, 8-26-1980; Ord. 80-31-183, 10-7-1980; Ord. 81-2-192, 1-27-1981; Ord. 81-29-219, 9-29-1981; Ord. 82-19-263, 9-7-1982; Ord. 83-15-282, 6-7-1983; Ord. 83-23-290, 10-11-1983; Ord. 83-29-296, 12-20-1983; Ord. 84-5-301, 4-3-1984; Ord. 84-34-331, 12-24-1984; Ord. 85-6-338, 1-8-1985; Ord. 85-34-366, 8-8-1985; Ord. 85-45-377, 12-3-1985; Ord. 86-5-382, 4-22-1986; Ord. 86-16-393, 5-13-1986; Ord. 86-37-414, 8-26-1986; Ord. 86-49-426, 9-23-86; Ord. 86-53-130, 10-28-1986; Ord. 88-12-489, 5-3-1988; Ord. 89-1-532, 1-3-1989; Ord. 89-14-545, 3-7-1989; Ord. 89-51-582, 8-15-1989; Ord. 90-03-601, 2-6-1990; Ord. 90-30-628, 6-19-1990; Ord. 90-44-642, 11-20-1990; Ord. 90-46-644, 11-20-1990; Ord. 91-02-002, 3-22-1991; Ord. 91-13-013, 6-4-1991; Ord. 91-32-032, 11-19-1991; Ord. 92-22-057, 10-06-1992; Ord. 92-23-058, 10-6-1992; Ord. 93-19-083, 9-13-1993; Ord. 93-28-092, 11-9-1993; Ord. 95-02-126, 3-2-1995; Ord. 95-28-152, 12-5-1995; Ord. 96-26-178, 12-17-1996; Ord. 97-17-195, 12-2-1997; Ord. 98-08-210, 4-21-1998; Ord. 99-02-229, 3-16-1999; Ord. 99-06-233, 5-18-1999; Ord. 99-14-241, 11-23-1999; Ord. 00-04-246, 4-4-2000; Ord. 00-28-270, 9-7-2000; Ord. 01-03-277, 3-6-2001; Ord. 03-09-332, 6-3-2003; Ord. 05-25-386, 9-27-2005; Ord. 05-29-390, 10-25-2005; Ord. 06-42-438, 11-30-2006; Ord. 07-16-456, 5-15-2007; Ord. 07-27-467, 6-19-2007; Ord. 07-31-471, 10-15-2007; Ord. 08-07-483, 4-10-2008; Ord. 08-26-502, 10-14-2008; Ord. 09-21-525, 6-4-2009; Ord. 09-22-526, 7-14-2009; Ord. 10-04-539, 3-11-2010; Ord. 10-18-533, 5-4-2010; Ord. 10-20-555, 8-24-2010; Ord. 10-26-561, 11-9-2010; Ord. 10-31-566, 12-21-2010; Ord. 11-06-572, 5-17-2011; Ord. 11-25-591, 10-27-2011; Ord. 11-28-594, 11-22-2011; Ord. 12-08-603, 4-17-2012; Ord. 12-23-618, 9-6-2012; Ord. 13-25-653, 10-31-2013; Ord. 14-23-678, 11-13-2014; Bill No. 17-04, 5-2-2017; Bill No. 17-07, 5-16-2017; Bill No. 17-11, 7-18-2017; Bill No. 18-10, 5-1-2018; Bill No. 18-16, 8-21-2018; Bill No. 18-22, 10-16-2018; Bill No. 19-09, 8-20-2019; Bill No. 22-05, 3-15-2022; Bill No. 22-12, 7-26-2022; Bill No. 22-24, 10-25-2022; Bill No. 23-14, 8-8-2023; Bill No. 23-15, 8-8-23; Bill No. 23-19, 10-17-2023; Bill No. 23-20, 11-21-2023; Bill No. 23-21, 11-21-2023; Bill No. 24-07, 6-18-2024; Bill No. 24-10, 7-16-2024; Bill No. 25-09, 9-2-2025)