

# Appendix B: Permitted Uses Matrix

Related Section:  
Land Use and Zoning

**Permitted, Conditional, Accessory and Prohibited Uses in Zoning Districts**

Table legend: P = Permitted outright; C = Subject to a conditional use permit; X = Prohibited; N/A = Not applicable													
CG = Commercial General, CL = Commercial Limited, CLH = Commercial Limited Highway, CLR = Commercial Limited Rural, R1 = Low Density Residential, R2 = Medium Density Residential, R3 = High Density Residential, R1E - Estate Residential, RR = Rural Residential, PUD = Planned Unit Development, I - Industrial													
DISTRICT	CG	CL	CLR	CLR	R1	R2	R3	R4	R1E	RR	PUD	I	APPLICABLE REGULATIONS/NOTES
<b>FOOD SERVICE USES</b>													
Bakeries, retail	P	P	X	X	X	X	C	C	C	C	C	C	
Confectioneries	P	P	X	X	X	X	C	C	C	C	C	C	
Drinking establishments (bars, cocktail lounges, night clubs and taverns)	P	P	C	C	X	X	X	X	X	X	X	X	
Microbreweries	C	P	X	X	X	X	X	X	X	X	X	C	
Other food service establishments including coffee houses, delicatessens, ice cream parlors, juice bars, etc.	P	P	P	P	X	C	C	C	X	X	C	C	
Restaurants with drive-in or drive-through service	P	P	P	P	X	X	X	X	X	X	X	C	
Restaurants without drive-in or drive-through service	P	P	P	P	X	X	X	X	X	X	X	C	
<b>MANUFACTURING USES</b>													
Auto recycling and rebuilding	X	X	X	X	X	X	X	X	X	X	X	P	
Apparel and other related products manufacture and assembly	C	CL	P	P	X	X	X	X	X	X	X	P	
Electrical and electronic goods manufacture and assembly	X	X	X	X	X	X	X	X	X	X	X	P	
Fuel storage facilities	X	X	X	X	X	X	X	X	X	X	X	C	
Food processing and packing	X	X	X	X	X	X	X	X	X	X	X	P	
Furniture and fixtures manufacture and assembly	C	C	P	P	X	X	X	X	X	X	X	P	
Computer equipment manufacture and assembly	C	C	P	P	X	X	X	X	X	X	X	P	



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DISTRICT	CG	CL	CLR	CLR	R1	R2	R3	R4	R1E	RR	PUD	I	APPLICABLE REGULATIONS/NOTES
Custom, art and craft work	P	P	X	X	X	X	X	X	X	X	X	P	
Hazardous waste on-site treatment and storage facilities	X	X	X	X	X	X	X	X	X	X	X	C	
Medical and optic goods manufacture and assembly	X	X	P	P	X	X	X	X	X	X	X	P	
Printing, noncommercial	X	X	X	X	X	X	X	X	X	X	X	P	
Mini-storages and mini-warehouses	X	X	X	X	X	X	X	X	X	X	X	P	
Welding and fabrication	X	X	X	X	X	X	X	X	X	X	X	P	
Wholesaling	X	X	X	X	X	X	X	X	X	X	X	P	
<b>OFFICE USES</b>													
Banks	P	P	X	X	X	X	X	X	X	X	X	X	
Business services	P	P	X	X	X	X	X	X	X	X	X	X	
Financial institutions	P	P	X	X	X	X	X	X	X	X	X	X	
Offices, business and professional	P	P	X	X	X	X	X	X	X	X	X	X	
Offices, medical	P	P	X	X	X	X	X	X	X	X	X	X	
Veterinary hospitals	P	P	X	X	X	X	X	X	X	X	X	X	
<b>RECREATIONAL AND CULTURAL USES</b>													
Adult entertainment businesses	X	X	X	X	X	X	X	X	X	X	X	C	
Amusement devices, up to five	X	X	X	X	X	X	X	X	X	X	X	C	
Amusement parks or centers	C	P	C	C	X	X	X	X	X	X	X	X	
Arcade, amusement	P	P	X	X	X	X	X	X	X	X	X	X	
Art galleries	P	P	X	X	X	X	X	X	X	X	X	X	
Bowling alleys	X	P	C	C	X	X	X	X	X	X	X	P	
Health clubs, dance studios, martial arts studios	P	P	C	C	X	X	X	X	X	X	X	X	
Libraries	P	P	X	X	X	X	C	C	C	C	C	X	
Museums	P	P	X	X	X	X	X	X	X	X	X	X	
Parks and recreation, public	P	P	P	P	P	P	P	P	P	P	P	C	
Recreation, commercial	P	P	C	C	X	X	X	X	X	X	X	X	
Stadiums, arenas and assembly halls	P	P	C	C	X	X	X	X	X	X	X	C	
Theatres, not including drive ins	P	P	P	P	X	X	X	X	X	X	X	X	

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DISTRICT	CG	CL	CLR	CLR	R1	R2	R3	R4	R1E	RR	PUD	I	APPLICABLE REGULATIONS/NOTES
<b>RESIDENTIAL USES</b>													
Accessory dwelling unit	P	P	P	P	P	P	P	P	P	P	P	X	
Apartment houses	P	P	X	X	X	C	P	P	P	P	P	X	SIZE AND PARKING
Assisted living facility	C	C	C	C	X	P	C	P	P	P	P	X	ADJACENT TO MAJOR ROAD
Adult family homes (six or fewer occupants)	X	X	X	X	C	P	P	P	P	P	P	X	
Boarding houses (six and fewer roomers) and lodging and rooming houses (seven and more roomers)	X	X	X	X	C	P	P	P	P	P	P	X	size and parking
Cottage housing	X	X	X	X	P	P	P	P	P	P	P	X	
Senior Citizen Housing													
Cluster housing	X	X	X	X	X	X	C	C	C	C	C	X	
Duplexes	C	C	X	X	P	P	P	P	P	P	P	X	
Multifamily dwellings (three or more units attached and made accessible through a common entrance)	C	X	X	X	X	P	P	P	P	P	P	X	*in CG, CL no apts on ground floor - only retail
Owner/operator residences	P	P	P	P	N/A	N/A	C	N/A	N/A	N/A	N/A	P	
Planned Unit Developments	X	X	X	X	P	P	C	P	P	P	P	X	
Residential treatment facilities	X	X	X	X	X	X	X	X	X	X	X	X	
Single family attached dwellings (six? and fewer attached units with ground floor entrances)	X	X	X	X	P	P	P	P	P	P	P	X	
Single family detached dwellings	X	X	X	X	P	P	P	P	P	P	P	X	
<b>COMMERCIAL RETAIL USES</b>													
Antique and second hand sales	P	P	C	C	X	X	X	X	X	X	X	X	
Apparel and accessory stores	P	P	C	C	X	X	X	X	X	X	X	X	
Automobile sales and service establishments, new or used	X	P	C	C	X	X	X	X	X	X	X	X	
Book stores	P	P	C	C	X	X	X	X	X	X	X	X	
Bicycle stores	P	P	P	P	X	X	X	X	X	X	X	X	
Building materials, garden and farm supplies stores	P	P	P	P	X	X	X	X	X	X	X	X	



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Convenience stores	P	P	P	P	X	X	X	X	X	X	X	P	
Drug stores	P	P	P	P	X	X	X	X	X	X	X	X	
Farmer's markets	P	P	P	P	X	X	X	X	X	X	X	X	
Flea markets	P	P	P	P	X	X	X	X	X	X	X	X	
Food stores and grocery stores	P	P	P	P	X	X	X	X	X	X	X	X	
Furniture, home furnishings, and appliance stores	P	P	P	P	X	X	X	X	X	X	X	X	
General merchandise stores	P	P	P	P	X	X	X	X	X	X	X	X	
Jewelry stores	P	P	P	P	X	X	X	X	X	X	X	X	
Fabric stores	P	P	P	P	X	X	X	X	X	X	X	X	
Flower stores	P	P	P	P	X	X	X	X	X	X	X	X	
Hardware stores	P	P	P	P	X	X	X	X	X	X	X	X	
Hobby, toy and game stores	P	P	P	P	X	X	X	X	X	X	X	X	
Lumber sales	X	P	P	P	X	X	X	X	X	X	X	P	
Mobile, manufactured and modular housing sales	X	P	P	P	X	X	X	X	X	X	X	P	
Motor vehicle sales	X	P	P	P	X	X	X	X	X	X	X	X	
Motor vehicle supply stores	P	P	P	P	X	X	X	X	X	X	X	X	
Office supplies and equipment	P	P	P	P	X	X	X	X	X	X	X	X	
Pet and pet supplies stores	P	P	P	P	X	X	X	X	X	X	X	X	
Pharmacies and medical supply stores	P	P	P	P	X	X	X	X	X	X	X	X	
Plant nurseries, landscaping materials, greenhouses (commercial)	P	P	P	P	X	X	X	X	X	X	X	X	
Regional retail establishments	P	P	P	P	X	X	X	X	X	X	X	X	
Sporting goods stores	P	P	P	P	X	X	X	X	X	X	X	X	
Specialty stores	P	P	P	P	X	X	X	X	X	X	X	X	
Stationery and gift stores	P	P	P	P	X	X	X	X	X	X	X	X	
<b>SERVICE USES, HEALTH</b>													
Hospitals	P	P	P	P	X	X	C	X	X	X	X	X	
Massage clinic or center	P	P	P	P	X	X	C	X	X	X	X	X	
Nursing, rest or convalescent homes	P	P	P	P	X	X	C	X	X	X	X	X	
Offices, medical, dental	P	P	P	P	X	X	X	X	X	X	X	X	

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<b>SERVICE USES, LODGING</b>													
Apartment hotels	P	P	P	P	X	X	X	X	X	X	X	X	*in CG, CL no apts on ground floor - only retail
Bed and breakfast inns	P	P	P	P	P	P	C	P	P	P	P	X	*in CG, CL no apts on ground floor - only retail
Hotels/motels	P	P	P	P	X	X	X	X	X	X	X	X	
Lodging houses	X	X	X	X	C	P	C	P	P	P	P	X	number of people
Tourist homes	X	X	X	X	P	P	C	P	P	P	P	X	
<b>PERSONAL SERVICE USES</b>													
Child day care centers, child day care facilities, and preschools	P	X	X	X	C	C	P	C	C	C	C	X	Traffic, safety
Beauty salons and barber shops	P	P	P	P	P	P	X	P	P	P	P	X	
Funeral parlors and mortuaries	P	P	P	P	X	X	C	X	X	X	X	X	
Laundromats	P	P	P	P	X	X	X	X	X	X	X	X	
Laundry services	P	P	P	P	X	X	X	X	X	X	X	X	
Other personal services	P	P	P	P	C	C	X	C	C	C	C	X	Depending on use.
<b>SERVICE USES, MISCELLANEOUS</b>													
Automobile rental agencies	P	P	P	P	X	X	X	X	X	X	X	X	
Automobile towing services	X	X	P	P	X	X	X	X	X	X	X	P	
Automobile repair establishment, minor repair	P	P	P	P	X	X	X	X	X	X	X	P	
Bicycle repair shops	P	P	P	P	C	C	X	C	C	C	C	X	
Car washes	P	P	P	P	X	X	X	X	X	X	X	P	
Catering establishments	P	P	P	P	C	C	X	C	C	C	C	X	
Colleges and universities (public or private) without students in residence	P	P	P	P	X	X	X	X	X	X	X	C	
Equipment rental services, commercial	X	P	P	P	X	X	X	X	X	X	X	P	
Mini-storages and mini-warehouses	X	P	P	P	X	X	X	X	X	X	X	P	
Kennels	P	P	P	P	C	X	X	X	X	X	X	P	
Pet grooming	P	P	P	P	C	C	X	C	C	C	C	X	
Printing, commercial	P	P	P	P	X	X	X	X	X	X	X	X	
Radio and television studios (including recording studios)	P	P	P	P	X	X	X	X	X	X	X	P	



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DISTRICT	CG	CL	CLR	CLR	R1	R2	R3	R4	R1E	RR	PUD	I	APPLICABLE REGULATIONS/NOTES
Schools, commercial	P	P	P	P	X	X	X	X	X	X	X	C	
Service stations, automotive	P	P	P	P	X	X	X	X	X	X	X	P	
Servicing of personal apparel and equipment	P	P	P	P	X	X	X	X	X	X	X	X	
Small appliance repair shops	P	P	P	P	X	X	X	X	X	X	X	X	
Truck, trailer and recreational vehicle rental	X	P	P	P	X	X	X	X	X	X	X	P	
<b>PUBLIC FACILITY USES</b>													
Electrical distribution substations	P	P	P	P	X	X	X	X	X	X	X	P	
Municipal improvements	C	P	P	P	X	X	X	X	X	X	X	P	
Offices, government	P	P	P	P	X	X	X	X	X	X	X	X	
Recycling facilities, minor	X	X	X	X	X	X	X	X	X	X	X	P	
Stormwater retention, detention, and treatment facilities	C	C	C	C	C	C	C	C	C	C	C	P	
Stormwater treatment facilities	X	X	X	X	X	X	X	X	X	X	X	P	
Telephone exchange	C	C	C	C	C	C	C	C	C	C	C	C	
Public transportation stations and park and ride lots	P	P	P	P	X	X	X	X	X	X	X	P	
<b>TEMPORARY USES</b>													
Contractor offices	P	P	P	P	C	C	C	C	C	C	C	P	
Christmas tree sales	P	P	P	P	X	X	X	X	X	X	X	P	
Carnivals/circuses	P	P	P	P	X	X	X	X	X	X	X	X	
Outdoor art and craft sales	P	P	P	P	P	P	P	P	P	P	P	X	
Parking lot/sidewalk sales	P	P	P	P	P	P	P	P	P	P	P	X	
Rummage sales	P	P	P	P	P	P	P	P	P	P	P	X	
Retail or service activities conducted out of temporary structures and/or trailers	C	C	C	C	X	X	X	X	X	X	X	C	
Swap meets	P	P	P	P	X	X	X	X	X	X	X	P	
<b>OTHER USES</b>													
Accessory buildings and structures	P	P	P	P	P	P	P	P	P	P	P	P	based on codes for accessory buildings and safety uses
Accessory parks and recreation facilities for use by on-site employees or residents	P	P	P	P	P	P	P	P	P	P	P	P	
Cemeteries	P	P	P	P	X	X	X	X	X	X	X	X	
Churches, mosques, synagogues	P	P	P	P	P	P	P	P	P	P	P	X	

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Conference centers	P	P	P	P	X	X	X	X	X	X	X	X	SIZE
Fraternal organizations	P	P	P	P	X	X	X	X	X	X	X	X	
Garage, public parking	P	P	P	P	X	X	X	X	X	X	X	X	
Livestock	C	C	C	C	P	C	X	X	X	X	X	X	
Personal wireless service facilities	P	P	P	P	X	X	X	X	X	X	X	P	
Radio and television towers	C	C	C	C	C	C	C	C	C	C	C	C	DESIGN AND SAFETY
Satellite dishes, noncommercial, and antennas	C	C	C	C	C	C	C	C	C	C	C	C	SIZE



# Appendix C: Zoning Dimensions Matrix

Related Section:  
Land Use and Zoning

Dimensional requirement	CG	CL	CLR	CLH	RR	R1E	R1	R2
Maximum height (feet)	35	35	35	35	35	35	25	35
Maximum density (dwelling units per acre)	20	20	10	10	1 per 5 acres	2	1	4
Minimum lot size (square feet except as shown)	3,500	3,500	5000	5000	5 acres	20,000	7,200	7,200
Maximum lot size (square feet except as shown)	10,000	7,200	10,000	10,000	NA	NA	NA	NA
Minimum lot width (feet)	60	60	60	60	125	75	50	70
Minimum front yard setback from major street right-of-way (feet)	40	40	40	40	40	40	40	40
Minimum front yard setback from minor street right-of-way (feet)	30	30	30	30	25	25	25	25
Minimum side setback, interior lot line (feet)	0 Except if adj to R: 10	0 Except if adj to R: 10	0 Except if adj to R: 10	0 Except if adj to R: 10	10	10	6	10
Minimum rear setback (feet)	0 Except if adj to R: 25	0 Except if adj to R: 25	0 Except if adj to R: 25	0 Except if adj to R: 25	25	25	25	15
Minimum setback when abutting an RR, R1E, R1, or R2 district	10	10	10	10	None	None	None	None
Minimum width of natural buffer abutting an RR, R1E, R1, or R2 district	25	25	20	20	None	None	None	None
Maximum lot coverage (percent)	80	80	80	80	20	20	25	25
Minimum landscaped open space (percent)	10	10	10	10	None	None	None	None
Maximum fencing height (feet)	6	6	6	6	6	6	6	6