

## ARTICLE 3 ESTABLISHMENT OF ZONING DISTRICTS

### 3.1 ZONING DISTRICTS ESTABLISHED

- (A) **Types of Zoning Districts.** All areas within the zoning jurisdiction of the Village of Misenheimer are hereby divided into zoning districts within which the use of land and water areas; the location, height, bulk, appearance and use of structures; the provision of parking and loading areas; and the provision of buffers and screening areas are regulated as herein provided. Zoning districts within the Village of Misenheimer fall within one of the following categories.
- (1) **General Use Zoning Districts.** Each general use district category serves a different purpose and imposes its own set of requirements and restrictions on the use of land in addition to the general requirements and restrictions imposed on all land or uses within the zoning jurisdiction. A general use district may be layered with an overlay district, which is a special type of general use district.
  - (2) **Conditional Zoning Districts.**
    - (a) Most conditional districts are established as parallel or counterpart districts to a general use district. In such cases, references in the zoning ordinance to the general use district shall be construed to also include the counterpart conditional district.
    - (b) Each conditional district with a counterpart general use district is intended to accomplish the purposes of the counterpart district through the development of identified uses at a specific location in accordance with this article. All regulations and uses which apply to a general use district also apply to the counterpart conditional district, and no use shall be allowed in the conditional district that is not allowed in its counterpart general use district.
    - (c) Additional conditions which may be placed upon the development by the petitioner as part of the rezoning process shall be binding upon property within a conditional district in perpetuity or until the property is rezoned by the Village Council. Such conditions may include increased buffers, architectural features, access, parking, hours of operation, or any other feature of the development that is integral to meeting the spirit and intent of this ordinance or that serves to mitigate the impacts of the development on adjacent property or the community at large. Such conditions must be enforceable by the Village, presented by the petitioner during the public hearing as part of the rezoning petition, and agreed to by the Village Council during the rezoning process.
    - (d) This is a voluntary procedure which is intended for firm development proposals. It is not intended or suited for securing early zoning for tentative or speculative proposals which may not be undertaken for some time.
  - (3) **Overlay Districts.** Overlay districts are established to provide for certain

additional requirements, to permit uses not otherwise permitted in the underlying district, to prohibit uses allowed in the underlying district, or to establish special development requirements for uses permitted. Thus, where overlay districts exist and there is a conflict between the requirements and/or uses specified between the overlay and the underlying district, the standards of the overlay district shall prevail. Otherwise, the standards of the underlying district shall also be in effect for any area additionally zoned for an overlay district. A zoning map change either establishing or changing any overlay district shall be subject to the same procedures and requirements as any other zoning map change. In certain areas, two or more overlay districts may apply.

**(B) Districts Named.**

<b>District Abbreviation</b>	<b>District Name</b>
<b>R-A &amp; R-A-CD</b>	Residential Agricultural District – Low Density
<b>R-R &amp; R-R-CD</b>	Rural Recreation District
<b>R-S &amp; R-R-CD</b>	Single-Family Residential District
<b>R-M &amp; R-M-CD</b>	Multi-Family Residential District
<b>I-U &amp; I-U-CD</b>	Institutional Use District
<b>H-B &amp; H-B-CD</b>	Highway Business District
<b>C-B &amp; C-B-CD</b>	Central Business District
<b>G-B &amp; G-B-CD</b>	General Business District
<b>M-1 &amp; M-1-CD</b>	Light Industrial District

**(C) Zoning District Boundary Interpretation.**

- (1) Where district boundaries are shown within a street right-of-way, railroad or utility line right-of-way, recorded easement, or navigable or non-navigable waterway, such boundaries shall be construed to be in the center of the right-of-way, easement, or waterway.
- (2) Where district boundaries are so indicated that they approximately follow lot lines, or town, city, or county borders, such lines shall be construed to be said district boundaries, unless otherwise indicated.
- (3) Where district boundaries are so indicated that they are approximately parallel to the centerlines of streets, highways, or railroads, or rights-of-way of same, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is shown, such distance shall be determined by use of the scale shown on the official Zoning Map.
- (4) Where a district boundary line divides a single lot, each part of the lot shall be used in conformity with the standards established by these regulations for the district in which that part is located.
- (5) If, because of error or omission in the official Zoning Map, any property within the jurisdiction of this ordinance is not shown as being in a zoning district, such property will be classified as R-S – Single-Family Residential District until

changed by amendment.

- (6) When a zoning case file contains detailed, verifiable information regarding the boundary, that information will be used as the correct boundary location.
- (7) In instances where none of the above methods are sufficient to resolve the boundary location, the Board of Adjustment shall establish the boundary location, using the best evidence of the intent of the Village Council.

### **3.2 ZONING DISTRICTS DESCRIBED**

#### **(A) R-A Residential-Agricultural District**

The regulations of this district are intended to encourage the continuance of agricultural uses as well as to insure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently lower density to provide a healthful environment.

#### **(B) R-R Rural Recreation District**

The regulations of this district are intended to create low-to-medium density recreational opportunities within the Village of Misenheimer, while assuring protection of the nature and use of surrounding properties and general vicinity of the recreational areas.

#### **(C) R-S Single-Family Residential District**

The regulations of this district are intended to insure opportunity for primarily residential development, protected from disruptive commercial or agricultural influences; and to ensure that development not having access to public water supplies or public sewage disposal will occur at sufficiently low densities to provide a healthful environment.

#### **(D) R-M Multi-Family Residential District**

The R-M Residential District is established as a higher density district in which the principle use of land is for single family, two family, and multi-family residences and manufactured home parks. Regulations of this district are intended to provide for persons desiring small residences, multi-family structures and manufactured home parks in relative high-density neighborhoods. Residences in this district may be placed on a property so that the average of one (1) acre per dwelling is maintained only if at least half of the property remains open and undeveloped. Otherwise, two (2) acres per dwelling shall remain the requirement.

#### **(E) I-U Institutional Use District**

The regulations of this district are intended to provide for institutional uses such as secondary schools, colleges (universities) assisted living communities, in such a way as to blend such uses harmoniously with those in abutting areas.

#### **(F) H-B Highway Business District**

This commercial district is designed to serve the special needs of the traveling public, provide space for indoor and outdoor recreation and other limited commercial activities requiring large lots. They are located at intersections of, or along, major highways traversing the area in order to prevent spot or strip zones and resultant disruption to traffic patterns and residential areas along the highways.

(G) **C-B Central Business District**

The regulations of this district are intended to permit the convenient performance of functions requiring a location near the transportation and population center of a trade area and to provide municipalities with a compact and efficient retail shopping, consumer services, financial and governmental center.

(H) **G-B General Business District**

These commercial districts are generally located on the fringe of highways leading out of urban commercial areas. They dispense retail goods and services to the community and provide space for wholesaling and warehousing activities.

(I) **M-1 Light Manufacturing District**

The M-1 Light Manufacturing District is designed to accommodate industries and warehousing operations which can be operated in a clean and quiet manner and which will not be obnoxious to adjacent residential and business districts.

### 3.3 OVERLAY ZONING DISTRICTS

(A) **In General.**

Overlay zoning districts are special zones in which requirements are imposed in addition to the basic or underlying zoning district requirements. For example, a municipality may impose special requirements on properties lying within a flood hazard area adjacent to a river such as special setbacks, a minimum building elevation, or flood-proofing requirements. The properties lying within the flood hazard area are located within a floodplain overlay district. Overlay districts do not replace whatever basic use zoning district was already in place, but instead act in addition to the basic use district. Development in an overlay district must comply with requirements of both the overlay district and the basic use district. Overlay districts may be created for several purposes including: highway corridors; historic districts; airports and flood hazard areas.

Overlay districts may be added to the Misenheimer Zoning Ordinance in the future following special study. Overlay zoning districts are created following the same procedures as initiating an amendment to the official zoning map.

### 3.4 DIMENSIONAL REQUIREMENTS

	Minimum Lot Size	Minimum Lot Width (in Feet)	Minimum Yard Requirement (in Feet)			Maximum Height (in Feet)
			Front	Side	Rear	
<b>R-A District</b> -Single-Family Residences -Other Principal Uses	2 acres 2 acres per dwelling unit if more than 1 residence	100 (a) 100 (a)	50 50	15 (b) 15 (b)	40 40	35 35
<b>R-R District</b> -Single-Family Residences -Other Principal Uses	2 acres 2 acres	100 (a) 100 (a)	50 50	15 (b) 15 (b)	40 40	35 35
<b>R-S District</b> -All Uses	2 acres	100 (a)	50	15 (b)	40	35
<b>R-M District</b>	1 acre per dwelling unit	100 (a)	50	30 (b)	40	35
<b>I-U District</b> -All Uses	None	None (a)	10 (c)	15 (d)	20 (d)	75
<b>H-B District</b> -All Uses	None	None (a)	10 (c)	15 (d)	20 (d)	35
<b>C-B District</b> -All Uses	None	None (a)	None	None (d)	None (d)	35
<b>G-B District</b>	None	None (a)	10 (c)	10 (d)	10 (d)	50
<b>M-1 District</b>	None	None (a)	20 (c)	15 (d)	20 (d)	50
<b>Notes:</b> (a) As measured at the required front yard setback. In no case shall the lot be less than 35 feet in width when measured at the street right-of-way line. (b) All side yards shall be increased by ten (10) feet on corner lots. (c) Vehicular parking in the required front yard is not permitted. This area shall be landscaped, as a minimum, in accordance with Section 9.6 – Landscaped Parking Area (d) Buffers shall also be provided where required, in accordance with Section 9.5 – Buffer Area						

### 3.5 TABLE OF PERMITTED USES.

The following table lists uses permitted in each zoning district by 1) issuance of a zoning permit from the Zoning Administrator with or without conditions, and 2) issuance of a special use permit (abbreviated SUP in the legend at the top of the table) from the Village Council. The table also denotes which districts certain uses are not permitted. For the purposes of interpreting the table, the zoning districts are abbreviated as listed in 3.1 (B) and are repeated as follows:

District Abbreviation	District Name
<b>R-A &amp; R-A-CD</b>	Residential Agricultural District – Low Density
<b>R-R &amp; R-R-CD</b>	Rural Recreation District
<b>R-S &amp; R-R-CD</b>	Single-Family Residential District
<b>R-M &amp; R-M-CD</b>	Multi-Family Residential District
<b>I-U &amp; I-U-CD</b>	Institutional Use District
<b>H-B &amp; H-B-CD</b>	Highway Business District
<b>C-B &amp; C-B-CD</b>	Central Business District
<b>G-B &amp; G-B-CD</b>	General Business District
<b>M-1 &amp; M-1-CD</b>	Light Industrial District

USES	DISTRICTS										Additional Conditions
	R-A	R-R	R-S	R-M	I-U	H-B	C-B	G-B	M-1		
<b>Agricultural Uses</b>											
Abattoir	-	-	-	-	-	-	-	-	-	-	
Agricultural Industry (excluding Commercial Poultry and Swine Production)	-	-	-	-	-	-	-	-	-	-	
Agricultural Industry, Commercial Poultry, Livestock and Swine Production	-	-	-	-	-	-	-	-	-	-	
Agriculture, Bona-fide farms, including processing or sale of products grown on the same zoning lot, excluding agricultural industry	X/C	X/C	X/C	X/C	X/C	X/C	X/C	X/C	X/C	X/C	5.5
Agriculture implement sale, repair, rental or storage	-	-	-	-	-	X	-	X	-	-	
Composting Facility	-	-	-	-	-	-	-	-	-	-	
Greenhouses and Gardens, Non-Commercial and Accessory to Residential Use	X/C	-	X/C	X/C	-	-	-	-	-	-	5.14
Greenhouses and Horticultural Nursery, Commercial	X/C	-	-	-	-	X	-	X	X		
Livestock Sales and Storage	-	-	-	-	-	-	-	-	-	-	
Vineyards and Associated Wineries	X	-	-	-	-	-	-	-	-	-	

USES	DISTRICTS									Additional Conditions
	R-A	R-R	R-S	R-M	I-U	H-B	C-B	G-B	M-I	
<b>Commercial Uses</b>										
Adult Establishments	-	-	-	-	-	X/C	-	-	-	5.4
Amusements, commercial, indoor	X/C	X/C	-	-	-	-	X/C	-	-	5.6
Amusements, commercial, outdoor	X/C	X/C	-	-	-	-	-	-	-	5.7
Arts and Craft Studio	X/C	-	X/C	-	-	X	X	X	X	
Automatic Teller Machine	-	-	-	-	X	X	X	X	X	
Banking and Financial Services	-	-	-	-	X	X	X	X	-	
Bed and Breakfast Establishments	X/C	X/C	-	-	-	-	-	-	-	5.9
Broadcast Studios (radio and television)	-	-	-	-	X/C	-	-	X/C	-	5.10
Building Materials Supply	-	-	-	-	-	X	-	X	X	
Car Wash, automatic	-	-	-	-	-	X	-	X	-	
Car Wash, full service	-	-	-	-	-	X	-	X	-	
Car Wash, industrial	-	-	-	-	-	-	-	-	-	
Car Wash, self-service	-	-	-	-	-	X	-	X	-	
Club, Private	-	-	-	-	-	-	-	-	-	
Construction Vehicle Sales, Repair, Leasing, Maintenance, or Storage	-	-	-	-	-	X/C	-	-	X/C	5.12
Convenience Store	-	-	-	-	-	X	-	X	-	
Dry Cleaning and Laundry Services	-	-	-	-	X	X	X	X	X	
Farmers Market	-	-	-	-	-	-	-	-	-	
Feed and Seed Stores	-	-	-	-	-	X	-	X	X	
Flea Markets, Indoor	-	-	-	-	-	-	-	-	-	
Flea Markets, Outdoor	-	-	-	-	-	-	-	-	-	
Food and Beverage Stores	-	-	-	-	-	X	X	X	-	
Fuel Dealer	-	-	-	-	-	-	-	-	-	
Gasoline Station, Large	-	-	-	-	-	-	-	-	-	
Gasoline Station, Neighborhood	-	-	-	-	-	-	-	-	-	
General Retail	-	-	-	-	X	X	X	X	-	
Heavy Machinery Sales, Repair, Leasing, Maintenance or Storage	-	-	-	-	-	-	-	-	-	
Home Occupations	X/C	-	X/C	X/C	-	-	-	-	-	5.16
Home Occupations, Rural	X/C	-	-	-	-	-	-	-	-	5.17
Hotel	-	-	-	-	-	X	X	X	-	
Internet Sweepstakes	-	-	-	-	-	-	-	-	-	
Junkyard	-	-	-	-	-	-	-	-	-	
Kennel	SU	-	-	-	-	-	-	-	-	5.18
Laundromats	-	-	-	-	-	-	-	-	-	
Motel	-	-	-	-	-	X	X	X	-	

USES	DISTRICTS										Additional Conditions
	R-A	R-R	R-S	R-M	I-U	H-B	C-B	G-B	M-I		
Motor Vehicle Paint or Body Shop	-	-	-	-	-	-	-	-	-	SU	5.24
Motor Vehicle Sales, Rental and Leasing	-	-	-	-	-	-	-	-	-	-	
Motor Vehicle Repair and Maintenance	-	-	-	-	-	-	-	-	-	-	
Motor Vehicle Storage Yard	-	-	-	-	-	-	-	-	-	-	
Nursery, Lawn and Garden Supply Store, Retail	-	-	-	-	-	-	-	-	-	-	
Outdoor Display and Sales of Merchandise	-	-	-	-	-	-	-	-	-	-	
Outdoor Storage	-	-	-	-	-	-	-	-	-	-	
Parking Lot as the Principal Use	-	-	-	-	-	-	-	-	-	-	
Pawn Shop	-	-	-	-	-	X	X	X	-	-	
Raceways and Drag Strips	-	-	-	-	-	-	-	-	-	-	
Restaurant, with Drive-through Service	-	-	-	-	-	X	-	-	-	-	
Restaurant, without Drive-through Service	-	X	-	-	X	X	X	X	-	-	
Retail, Nonstore	-	-	-	-	-	-	-	-	-	-	
Retail Store, Large (>5,000 s.f.)	-	-	-	-	X/C	X/C	X	X	-	5.30	
Retail Store, Small (<5,000 s.f.)	-	-	-	-	X	X	X	X	-		
Shopping Center, Large (>25,000 s.f.)	-	-	-	-	-	-	-	-	-		
Shopping Center, Small (<25,000 s.f.)	-	-	-	-	-	-	-	-	-		
Shooting Range (Indoor)	-	-	-	-	-	-	-	-	X/C	5.33	
Shooting Range (Outdoor)	-	-	-	-	-	-	-	-	-		
Small Equipment (Lawnmowers, chainsaws, grass trimmers) Sales and Service	-	-	-	-	-	-	-	X	X		
Theater, Indoor	-	-	-	-	X	X	X	X	-		
Veterinary Services	-	-	-	-	-	X	-	X	X		
<b>Industrial Uses</b>											
Asphalt and Concrete Plant and Contractors	-	-	-	-	-	-	-	-	-		
Auto Wrecking Yards, Building Material Salvage Yards and Scrap Metal Processing yards	-	-	-	-	-	-	-	-	-		
Building Contractors, General	-	-	-	-	-	-	X	X	X		
Building Contractors, Heavy	-	-	-	-	-	-	-	-	-		
Bulk Storage of Petroleum Products	-	-	-	-	-	-	-	-	-		
Dry Cleaning and Laundry Plants	-	-	-	-	-	-	-	-	-		
Feed and Flour Mills	-	-	-	-	-	-	-	-	-		
Laboratory, Research	-	-	-	-	SU	-	-	-	-	5.19	
Landfill, Land Clearing and Inert Debris	-	-	-	-	-	-	-	-	-		
Landfill, Construction and Demolition	-	-	-	-	-	-	-	-	-		
Landfill, Sanitary	-	-	-	-	-	-	-	-	-		
Manufacturing or Processing A: Manufacture of foodstuffs, apparel, beverages, textiles, electrical components or tobacco products; fabrication of wood, leather, paper, water or plastic products	-	-	-	-	-	-	-	-	SU	5.22	



USES	DISTRICTS										Additional Conditions
	R-A	R-R	R-S	R-M	I-U	H-B	C-B	G-B	M-I		
<b>X</b> = Permit from Zoning Administrator <b>SU</b> = SUP from Village Council <b>X/C</b> = Permit from Zoning Administrator; use must meet additional conditions “-“ = not permitted											
Manufacturing or Processing B: Fabrication or assembly of products from prestructured materials or components.	-	-	-	-	-	-	-	-	-	SU	5.23
Manufacturing or Processing C: Processing, fabrication, or manufacture of products or material (including, but not limited to, animal or vegetable matter, chemicals or chemical compounds, glass, metals, minerals, or other products converted from raw materials, and including those processes with significant air or water discharge).	-	-	-	-	-	-	-	-	-	-	
Meat Packing Plant	-	-	-	-	-	-	-	-	-	-	
Monument Works and Sales	-	-	-	-	-	-	-	-	-	X	
Printing or Binding	-	-	-	-	-	X	X	X	X/C		5.26
Quarries, Mines or other Extractive Industries	-	-	-	-	-	-	-	-	-	-	
Sawmills	-	-	-	-	-	-	-	-	-	-	
Storage and Salvage Yard	-	-	-	-	-	-	-	-	-	-	
Terminal, Freight	-	-	-	-	-	-	-	-	-	-	
Tire Recapping Shops	-	-	-	-	-	-	-	-	-	-	
Warehousing (Excluding Self-Storage)	-	-	-	-	-	-	-	-	X/C		5.38
Warehousing, Self-Storage	-	-	-	-	-	X/C	-	-	X/C		5.39
Waste Incineration	-	-	-	-	-	-	-	-	-	-	
Waste Transfer Station	-	-	-	-	-	-	-	-	-	-	
Wholesale Trade A	-	-	-	-	-	-	-	-	-	-	
Wholesale Trade B	-	-	-	-	-	-	-	-	-	-	
<b>Governmental and Institutional Uses</b>											
Church or Religious Institution	X	X	X	X	X	X	X	X	X	X	
Club or Lodge, private non-profit	-	X	-	-	X	X	-	-	-	-	
College or University	X	-	-	-	X	-	-	-	-	-	
Community Center	X	X	-	-	X	-	-	-	-	-	
Congregate Care Facility	-	-	-	-	X	-	-	-	-	-	
Correctional Institution	-	-	-	-	-	-	-	-	-	-	
Daycare, Center	-	-	-	-	-	-	-	-	-	-	
Daycare, Large Home	-	-	-	-	-	-	-	-	-	-	
Daycare, Small Home	-	-	-	-	-	-	-	-	-	-	
Emergency Shelters	-	-	-	-	-	-	-	-	-	-	
Funeral Home	-	-	-	-	X	X	-	X	-	-	
Government Offices	X	-	-	-	X	X	-	X	-	-	
Group Care Facility	-	-	-	-	-	-	-	-	-	-	
Group Home A	X/C	X/C	X/C	X/C	X/C	-	-	-	-	-	5.15
Group Home B	-	-	-	-	-	-	-	-	-	-	
Habilitation Facility – A	-	-	-	-	-	-	-	-	-	-	

USES	DISTRICTS									Additional Conditions
	R-A	R-R	R-S	R-M	I-U	H-B	C-B	G-B	M-I	
Habilitation Facility – B	-	-	-	-	-	-	-	-	-	
Library, Public	-	-	-	-	X	-	-	-	-	
Museum or Art Gallery	-	-	-	-	X	-	X	-	-	
Nursery School, Child Development Center and Kindergarten	SU	-	-	-	SU	SU	-	-	-	5.25
Nursing Care Institution	-	-	-	-	-	-	-	-	-	
Post Office	-	-	-	-	X	-	-	-	-	
Progressive Care Facility	-	-	-	-	-	-	-	-	-	
Public Safety Stations including police, fire, and rescue services	-	-	-	-	X/C	X/C	-	-	-	5.27
Public Works Facility	-	-	-	-	-	-	-	-	-	
Schools, Elementary and Secondary, including school stadiums	X/C	-	-	-	X/C	-	-	-	-	5.31
Schools, Vocational or Professional	-	-	-	-	X/C	-	-	-	-	5.32
Shooting Range, Outdoor (for use by local law enforcement)					X					
Utilities, above ground	X/C	X/C	X/C	X/C	X/C	X/C	X/C	X/C	X/C	5.37
Utilities, below ground	X/C	X/C	X/C	X/C	X/C	X/C	X/C	X/C	X/C	5.37
Yard Waste Composting Facility	-	-	-	-	-	-	-	-	-	
<b>Professional Office and Medical Uses</b>										
Clinics	-	-	-	-	X	X	X	X	-	
Health Services, Miscellaneous	-	-	-	-	X	X	-	-	-	
Hospital	-	-	-	-	X	-	-	-	-	
Medical and Surgical Offices	-	-	-	-	X	X	-	-	-	
Offices, Business, Professional and Public	-	-	-	-	X	X	X	X	-	
Optical Services	-	-	-	-	X	X	X	X	-	
Medical Supply Houses	-	-	-	-	X	X	-	-	-	
Pharmacy	-	-	-	-	-	X	-	X	-	
<b>Recreational Uses</b>										
Assembly Halls, coliseums, armories, ballrooms, reception halls and exhibition buildings	-	-	-	-	X	X	-	X	-	
Hunting and Fishing Clubs, Non-Profit	X	X	-	-	-	-	-	-	-	
Park and Open Space areas including athletic fields	X	X	X	X	X	-	-	X	-	
Recreational Facilities, Private	-	X	-	-	X	X	-	-	-	
Recreational Facilities, Public	X	X	-	-	X	X	X	X	-	
Recreation Services, Indoor	-	-	-	-	X	X	X	X	-	
Recreation Services, Outdoor	-	X	-	-	X	X	-	X	-	
Recreational Vehicle Park and Campground	-	X	-	-	-	-	-	-	-	

USES	DISTRICTS									Additional Conditions
	R-A	R-R	R-S	R-M	I-U	H-B	C-B	G-B	M-I	
Riding Stables	-	X	-	-	-	-	-	-	-	
<b>Residential Uses</b>										
Accessory Dwelling Unit, Attached	X/C	-	X/C	-	-	-	X/C	X/C	-	5.2
Accessory Dwelling Unit, Detached	X/C	-	X/C	-	-	-	-	-	-	5.3
Boarding or Rooming House for up to 4 boarders	-	-	-	-	-	-	-	-	-	
Boarding or Rooming House for 5 or more boarders	-	-	-	-	-	-	-	-	-	
Cluster Subdivisions	-	-	-	-	-	-	-	-	-	
Manufactured Home, Class A	X/C	X/C	-	X/C						5.20
Manufactured Home, Class B	-	-	-	-	-	-	-	-	-	
Manufactured Home, Temporary	X/C	X/C	X/C	X/C	X/C	X/C	X/C	X/C	X/C	5.21
Manufactured Home Park	-	-	-	-	-	-	-	-	-	
Manufactured Home Subdivision	-	-	-	-	-	-	-	-	-	
Residential Building, Two-family	-	-	-	X/C	-	-	-	-	-	5.29
Residential Building, Multi-family	-	-	-	X/C	X/C	-	-	-	-	5.28
Residential Building, Single-family	X	X	X	X	X	-	-	-	-	
Residential Building, Townhouse	-	-	-	-	-	-	-	-	-	
<b>Service Uses</b>										
Cemetery	X/C	-	-	-	-	-	-	-	-	5.11
Crematorium	-	-	-	-	-	-	-	-	-	
Personal Services	-	-	-	-	X	X	X	X	-	
Services A, Business	-	-	-	-	-	-	-	-	-	
Services B, Business	-	-	-	-	-	-	-	-	-	
Terminal, Bus or Taxi	-	-	-	-	X	-	X	X	-	
<b>Miscellaneous Uses</b>										
Accessory Communication Antennae	X/C	X/C	X/C	X/C	X/C	X/C	X/C	X/C	X/C	5.36
Airports	-	-	-	-	-	-	-	-	-	
Fairgrounds	-	-	-	-	-	-	-	-	-	
Hazardous Waste Management Facility	-	-	-	-	-	-	-	-	-	
Heliport	-	-	-	-	-	-	-	-	-	
Outdoor Advertising Signs	-	-	-	-	-	-	-	-	-	
Recycling Center	-	-	-	-	-	-	-	-	-	
Solar Energy Power Generation System	SU	-	-	-	SU	-	-	-	-	5.34
Solar Energy Power Generation System, Minor	X/C	X/C	X/C	X/C	X/C	X/C	X/C	X/C	X/C	5.35
Telecommunications Tower	SU	-	-	-	-	-	-	-	-	5.36
Temporary Seasonal Uses and Structures, including seasonal markets	-	-	-	-	-	-	-	-	-	

*Editor's Note: Section 3.5 was amended 7/10/17 to allow Warehousing, Self-Storage in District M-1.*