

ARTICLE III LAND USES

§190-16 GENERAL TABLE OF LAND USES

- A. The following table establishes permitted uses, special exception uses and accessory uses in the zoning districts set forth in this Article.
- B. All uses not listed in the Table are prohibited except as provided below in paragraph C.
- C. The uses listed under the major use headings may be interpreted by the Planning Director, after a recommendation from the Planning Commission, to include other uses that have similar impacts to listed uses. The listed uses within the Table which are subject to interpretation are those which are not in bold type.
- D. This section shall not be interpreted to allow a use in one zoning district when the use in question is more closely related to another listed use that is allowed in other zoning districts.

Table III-1. General Table of Land Uses

Table	P = permitted use; S = special exception; A = accessory use												
Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	Village Center III	Village Center II	Village Center	Limited Commercial	General Commercial	Limited Industrial
<p>Agricultural Processing</p> <p>Includes raw product packaging, freezing and canning See regulations for specific land uses in this Article.</p>	S	S	S										P
<p>Agricultural Production</p> <p>Includes growing field crops, grazing, livestock and supplemental feeding, hay production, orchards, vegetable growing, sod farming, vineyards and Christmas tree growing</p>	P	P	P	P	P	P	P	S	P	P	P	P	P

Table	P = permitted use; S = special exception; A = accessory use												
Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	Village Center III	Village Center II	Village Center	Limited Commercial	General Commercial	Limited Industrial
<p>Agricultural Research Facilities (commercial)</p> <p>Includes facilities involved in agricultural study, research, or experimentation for which a significant fee or other significant remuneration will be paid. See regulations for specific land uses in this Article.</p>	S	S	S	S									
<p>Agricultural Uses And Structures, Accessory</p> <p>Includes farm buildings, barns, dairy barns, cribs, sheds, stables, tool rooms, workshops, farm-related offices, tanks, and silos; open or enclosed storage of farm materials, products, equipment or vehicles; petroleum storage, not for resale, subject to County, state, and federal regulations; and grain flow and field blending and packaging including milling, drying and storing. Includes value-added uses such as pick-your-own produce operations, corn mazes, cut-your-own Christmas trees farms and flower operations, sales of decorative plant materials, farm tours for fee, and petting zoos. Includes value-added processing. See regulations for specific land uses in this Article.</p>	A	A	A	A	A	A	A	A	A	A			
<p>Agricultural Uses and Structures - Poultry and Hog Houses Larger Than 1,500 Square Feet on Parcels Smaller Than 20 Acres</p> <p>See regulations for specific land uses in this Article.</p>	S	S	S	S									

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<p>Agricultural Uses and Structures - Poultry and Hog Houses, Livestock Feeding Lots and Agricultural Lagoons</p> <p>See regulations for specific land uses in this Article. In the VC District, limited to poultry houses.</p>	P	P	P	P					S	S			
<p>Animal Hospital, Veterinary Clinic and Associated Boarding of Animals</p> <p>See regulations for specific land uses in this Article.</p>	S	S	S	S	S	S			S	P	P	P	
<p>Antenna Tower for Essential Communications</p> <p>Includes towers for essential telecommunications and emergency service radio communications antennae. See regulations for specific land uses in this Article.</p>	S	S	S	S	S	S	S		S	S	P	P	P
<p>Antenna Tower for Radio and Television Transmissions and Other Non-essential Radio Communications</p> <p>Includes towers for public and commercial radio and television antennas, business band radio antennas and necessary transmission facilities. Includes associated broadcasting studios in the LC, GC, and LI Districts. See regulations for specific land uses in this Article.</p>	S	S	S	S							P	P	P
<p>Aquaculture (retail)</p> <p>See regulations for specific land uses in this Article.</p>	S	S	S	S					S	S	P	P	S

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Aquaculture (wholesale) Excludes on-premises processing of aquaculture products See regulations for specific land uses in this Article.	P	P	P	P					S	S	P	P	P
Auction House See regulations for specific land uses in this Article	S												
Automobile Service, Repair, Washing, and Fuel Sales Includes trucks and recreational vehicles. See regulations for specific land uses in this Article.									S	P	P	P	P
Bed-and-Breakfast See regulations for specific land uses in this Article.	A	A	A	A	S	A	A	A	A	A			
Bridges, Private Which Cross Tidal Waters See regulations for specific land uses in this Article.	S	S	S	S	S	S	S	S	S	S	S	S	S
Bridges, Other Private	A	A	A	A	A	A	A	A	A	A	A	A	A
Building Supply and Lumber Yards with Outside Storage Includes home and garden supplies and equipment. See regulations for specific land uses in this Article.									S	S	S	P	P
Cemeteries and Mausoleums/Columbarium, Non-Church-Related, for Humans and Animals and Family Cemeteries See regulations for specific land uses in this Article.	P	P	P	P									
Churches and Related Cemeteries See regulations for specific land uses in this Article.	S	S	S	S	S	S	S	S	S	P	P	P	

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Community and Cultural Facilities Includes public and quasi-public buildings and structures for recreation, conservation, cultural, museum, library and public service uses. See regulations for specific land uses in this Article.	S	S	S	S	S	S	S	S	S	P	P	P	S
Compounding Industries (permanent) Includes concrete and asphalt plants See regulations for specific land uses in this Article. See Temporary uses for temporary compounding of paving material.													S
Conservation Areas (public or private) Includes arboretums, bird sanctuaries, demonstration forests, hunting preserves, reforestation areas, wildlife reservations and regulated hunting areas.	P	P	P	P	P	P	P	S	S	P	P	P	P
Contracting and Maintenance Includes air conditioning, building, electrical, excavation, floor covering, glass repair, heating, landscaping, plumbing and tree trimming. See regulations for specific land uses in this Article.											P	P	P
Cottage Industry See regulations for specific land uses in this Article.	S	S	S	S		S		S	S	S			
Day-Care Center, Group	S	S	S		S	S	S			S	P	P	P
Day-Care Center, Small Group	S	S	S		S	S	S		S	S	P	P	P
Day-Care Center, Family See regulations for specific land uses in this Article.	P	P	P	P	P	P	P		S	P	P	P	P

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Dwelling, Accessory Apartment See regulations for specific land uses in this Article.								A	A	A			
Dwelling, Accessory, in the RC District See regulations for specific land uses in this Article.				A									
Dwelling, Accessory to Agricultural Use - Mobile home: 1 or 2 dwellings See regulations for specific land uses in this Article.	A	A	A		A	A	A		A	A	A	A	A
Dwelling, Accessory to Agricultural Use - Mobile home: 3 or 4 dwellings See regulations for specific land uses in this Article.	S	S	S		S	S	S			S	S	S	S
Dwelling, Accessory to Agricultural Use - Dwelling other than a mobile home See regulations for specific land uses in this Article.	A	A	A		A	A	A		A	A	A	A	A
Dwelling, Accessory to Commercial Use Commercial use must remain in operation.											A	A	A
Dwelling, Seasonal Agricultural Employee See regulations for specific land uses in this Article.	S	S	S										
Dwelling, Employee See regulations for specific land uses in this Article.	A	A	A		A	A	A		A	A	A	A	A
Dwelling, Guest House See regulations for specific land uses in this Article.	A	A	A		A	A	A	A	A	A			
Dwelling, Rehabilitation See regulations for specific land uses in this Article.	S	S	S	S		S			S	S			

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Dwelling, Single-Family (detached) Includes modular homes and doublewide manufactured homes. Excludes single-wide manufactured homes and mobile homes. See regulations for specific land uses in this Article.	P	P	P	P	P	P	P	P	P	P	A	A	A
Dwelling, Single-Family (duplex) Includes two attached single-family dwellings constructed on site or modular dwellings manufactured off site. Excludes manufactured homes and mobile homes. See regulations for specific land uses in this Article.	P	P	P	P	P	P	P	S	S	P	A	A	A
Educational Institutions, Public or Private, Boarding and Non-Boarding See regulations for specific land uses in this Article.	S	S	S	S		S	S		S	S	S	S	S
Emergency Services Includes fire, police, rescue and ambulance uses. See regulations for specific land uses in this Article.	P	P	P	P		P	P		S	P	P	P	P
Exposition Center Includes fairgrounds.	S	S	S										S
Farm Equipment Service and Repairs See regulations for specific land uses in this Article.	S	S	S						S	S	P	P	P

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Farm Machinery and Supplies Sales Includes agricultural vehicles and implements, and agricultural supplies. Includes home and garden supplies and equipment, except in the AC, CP, and WRC districts. See regulations for specific land uses in this Article.	S	S	S								S	P	P
Farm Market See regulations for specific land uses in this Article.	P	P	S	S					S	S			
Fish and Game Hatcheries	P	P	P	P									
Fisheries Activities Facilities				S					S	S			S
Flammable Liquid Storage, Wholesale Distribution, and Resale See regulations for specific land uses in this Article.											S	S	S
Food Packing and Processing												P	P
Funeral Home and Crematorium											P	P	P
Golf Courses and Country Clubs (public or private) Excludes miniature golf courses Excludes driving ranges not primarily associated with the golf course. See regulations for specific land uses in this Article.	P	P	P		S	S	S						
Grain processing, drying and storage (wholesale commercial) See regulations for specific land uses in this Article.	P	P	P	P		S				S	S	S	S
Greenhouse and Plant Nursery (retail) See regulations for specific land uses in this Article.	S	S	S	S		S	S		S	S	P	P	P

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Manufacturing Operations Includes any uses involved in assembling, processing or packaging operations. See regulations for specific land uses in this Article.									S	S	S	S	P
Marinas Includes piers, wharves, berthing and boat docking facilities, launching ramps, wet and dry storage facilities for seaworthy craft in operable condition, yacht clubs, retail sale of maritime-related items (fishing equipment, bait, ice, etc.), minor repair of watercraft, watercraft sales, rental and charter, marine equipment sales, watercraft fuel sales, fishing facilities (crab sheds, fish off-loading docks, shellfish culture operations, and fishery activities), guestroom rental (no more than 10 rooms), cafes. See regulations for specific land uses in this Article.				S					S	S	S	S	S
Marine and Boat Equipment Sales and Assembly Includes outdoor commercial storage and sales. See regulations for specific land uses in this Article.											S	P	P
Marine Contracting Includes businesses that install or repair pilings, piers and similar structures located in or over water to include shoreline stabilization.									S	S	S	S	P
Marine Equipment Service and Repairs									S	S	P	P	P

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Meeting Halls and Facilities for Clubs, Lodges and Fraternal Societies Excludes gun and firearm shooting clubs See regulations for specific land uses in this Article.	S	S	S	S		S			S	S	P	P	
Mineral Extraction Includes sand and gravel operations. See regulations for specific land uses in this Article.	S	S	S	S									
Monuments and Memorial Stones, Production and Sales - See regulations for specific land uses in this Article.												P	P
Nursing Homes and Assisted Living Facilities See regulations for specific land uses in this Article.	S	S	S	S	S	S	S			S			
Off-Road Outdoor Recreation (Public or Private) Includes motorized and non-motorized vehicle race and other recreation courses, excluding automobiles and trucks See regulations for specific land uses in this Article.	S	S											
Offices, General									S	P	P	P	P
Offices, Government In the LI District limited to offices offering agricultural, technical, investigative, or community outreach and support services.									S	P	P	P	P
Parks and Playgrounds (public or private) See regulations for specific land uses in this Article.	P	P	P	P	P	P	P	S	P	P			

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Piers and Related Boat Facilities - Includes community piers, private piers, boat ramps and raised walkways. See regulations for specific land uses in this Article.													
Piers, Community				A	A		A	S	S	S			
Piers, Private				S	S		S	A	A	A	S	S	S
Boat Ramp				A	A		A	A	A	A	A	A	A
Raised walkway				A	A		A	A	A	A	A	A	A
Ports and Related Industry													P
Post Offices								P	P	P	P	P	
Produce Stands See regulations for specific land uses in this Article.	A	A	A	A		A		S	S	P	P	P	
Pump Stations for Gas and Oil Pipelines	S	S	S	S	S	S	S			S	S	S	S
Recreation Activities, General Outdoor Commercial Includes miniature golf, driving ranges and commercial ball fields												S	S
Recreation Facilities, Indoor (commercial or noncommercial) Includes billiard/pool halls, bowling alleys, health clubs, indoor ball courts, skating rinks, theaters with fewer than 500 seats, and sports arenas with fewer than 500 seats See regulations for specific land uses in this Article.									S	S	P	P	P
Recycling Collection Center	P	P	P	P	P	P	P		S	P	P	P	P

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Recycling, Product Includes masonry products (including concrete, asphalt, brick, block and stone) and material products (including trees, stumps, branches, leaves, grass trimmings and soil) See regulations for specific land uses in this Article.	S	S	S	S									
Recycling Processing Center See regulations for specific land uses in this Article.													P
Residential Structures and Uses, Accessory Includes detached carports and garages, game courts, greenhouses, storage sheds, swimming pools and pool houses, and other structures not for human occupation. See also §190-118 for specific requirements.	A	A	A	A	A	A	A	A	A	A	A	A	A
Restaurant with Drive-Through Facilities												S	
Restaurants, Bars and Night Clubs Excludes uses with drive-through facilities See regulations for specific land uses in this Article.										S	P	P	
Restoration of Boats, Vehicles and Furniture Limited to repair and restoration of antique furniture and antique or classic vehicles. See regulations for specific land uses in this Article.	S								S	S	P	P	P

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Solid Waste Transfer Stations See regulations for specific land uses in this Article.	S	S	S			S	S			S	S	S	S
Stables, Accessory to Residential Uses See regulations for specific land uses in this Article.	A	A	A	A	A	A	A	A	A	A			
Stables, Riding, Trails and Horse Boarding (commercial) See regulations for specific land uses in this Article.	S	S	S	S		S							
Storage, accessory to commercial and industrial uses Requires a simplified site plan										A	A	A	A
Storage building prior to construction of principal structure This use allows a storage building where it would not be permitted as an accessory use because there is no principal use established for the lot.	S	S	S	S	S	S	S	S	S	S			
Storage of inoperable or unregistered motor vehicles accessory to a dwelling See regulations for specific land uses in this Article.	A	A	A	A	A	A	A			A			
Studios For Instruction in Art, Music, Dance, Drama, Crafts or Physical Education See regulations for specific land uses in this Article.						P	P	S	S	P	P	P	S
Temporary Uses See regulations for specific land uses in this Article. This use includes the following::	P	P	P	P	P	P	P			P	P	P	P

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Warehouse, self storage See regulations for specific land uses in this Article.									S	S	P	P	P
Wastewater Treatment Plant	S	S	S	S	S	S	S		S	S	S	S	S
Water Treatment and Storage Facilities	S	S	S	S	S	S	S		S	S	S	S	S
Water-Oriented Public Recreation, Education, Research Areas See regulations for specific land uses in this Article.				S			S		S	S	S	S	
Wireless Communication Towers 100 Feet or Higher See regulations for specific land uses in this Article	S	S	S	S								S	S
Wireless Communication Towers Less Than 100 feet See regulations for specific land uses in this Article	P	P	P	P					S	P	P	P	P