

SECTION 5: USE CHART - ALLOWABLE USES BY ZONE

This section contains a chart of permissible land uses by zone. If you want to open a specific type of business look for that use in the uses listed in the left hand column. Once the use is located, follow the line across to the right to determine which zoning designations it is allowed in by right (designated by an ‘X’), which it is allowed in with a Specific Use Permit (designated by an ‘S’), or if it is not allowed in a zone (no mark present). If you do not find your use listed, check with the Planning Department, it may be under a general classification category.

Similarly, if you own a piece of property and you know what it is zoned, you can determine what uses are allowed by following the column under your zoning category (e.g. R1, M2, MH. . .) to determine which uses are allowed by right or with a Specific Use Permit.

LEGEND													
<table style="width: 100%;"> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Permitted by Right</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Specific Use Permit Required</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Requires Site Plan Approval</td> </tr> </table>	<input checked="" type="checkbox"/>	Permitted by Right	<input checked="" type="checkbox"/>	Specific Use Permit Required	<input checked="" type="checkbox"/>	Requires Site Plan Approval	<table style="width: 100%;"> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Not Allowed</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Storage Purposes Only</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Only on tracts 5 acres or more</td> </tr> </table>	<input type="checkbox"/>	Not Allowed	<input checked="" type="checkbox"/>	Storage Purposes Only	<input checked="" type="checkbox"/>	Only on tracts 5 acres or more
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Zoning Designation	N	R1	R2	M1	M2	MH	PD ¹	O	NS	GR	LI	HI
RESIDENTIAL USES												
One-Family Dwelling	^	X	X	X	X	X	X ¹	X	X	X		
Two-Family Dwelling/Duplex			X	X	X	X	X ¹	X	X	X		
Three-Family Dwelling/Triplex				X	X	X	X ¹	X	X	X		
Four-Family Dwelling/Quadplex				X	X	X	X ¹	X	X	X		
Multi-Family/Apartments					X	X	X ¹	X	X	X		
Mobile Homes/Manufactured Homes						X	X ¹					
Recreational Vehicles		*	*	*	*	X	X ¹	*	*	*	X	X
Garden Homes/Patio Homes		S	S	S	X	X	X ¹	X	X	X		
Townhouses		S	S	S	X	X	X ¹	X	X	X		
Condominiums		S	S	S	X	X	X ¹	X	X	X		
INSTITUTIONAL AND OPEN SPACE USES												
Airport	S				S	S	X ¹	S	S	S	S	S
Assisted Living Facility/Group Home		S	S	X	X		X ¹	X	X	X	S	
Church		X	X	X	X	X	X ¹	X	X	X	X	S
Community Center		S	S	S	S	S	X ¹		X	X	X	X
Convent		S	S	S	X	X	X ¹	X	X	X	X	
Country Club with Golf Course		X	X	X	X	X	X ¹	X	X	X	X	X
Fairgrounds/Exhibition Area							X ¹	S	S	X	X	X
Farm/Ranch/Orchard/Garden	X	X	X	X	X	X	X ¹	X	X	X	X	X
Fraternity/Sorority/Civic Lodge					S		X ¹	X	X	X	S	
Golf Driving Range							X ¹			X	X	

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<input checked="" type="checkbox"/> X	Permitted by Right	<input type="checkbox"/>	Not Allowed
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Zoning Designation	N	R1	R2	M1	M2	MH	PD ¹	O	NS	GR	LI	HI
Hospital					S	S	X ¹	X	X	X	S	
Nursing Home					S	S	X ¹	X	X	X	S	
Open Air Business							X ¹			S	S	S
Park/Playground/Golf Course	X	X	X	X	X	X	X ¹	X	X	X	X	X
School, College or University		S	S	S	S	S	X ¹	X	X	X	X	
School, Kindergarten		S	S	S	S	S	X ¹	X	X	X	S	
School, Public, Private or Parochial		S	S	S	S	S	X ¹	X	X	X	X	
Schools, Trade and Commercial							X ¹			X	X	X
Tennis and/or Swim Club		S	S	S	S	X	X ¹	X	X	X	S	

UTILITY AND SERVICE USES												
Electrical Substation	X				S	S	X ¹	X	X	X	X	X
Fire Station					S	S	X ¹	X	X	X	X	X
Railroad Tracks and R.O.W.	S	S	S	S	S	S	X ¹	S	S	S	X	X
Sewage Pump Station	X	S	S	S	S	S	X ¹	X	X	X	X	X
Telephone Line Exchange Building					X	X	X ¹	X	X	X	X	X
Tower, Radio, TV, or Microwave					S	S	X ¹	S	S	X	X	X

ACCESSORY AND INCIDENTAL USES												
Accessory Buildings		X	X	X	X	X	X ¹	X	X	X	X	X
Field Offices, Temporary	X	X	X	X	X	X	X ¹	X	X	X	X	X
Home Occupations		X	X	X	X	X	X ¹	X	X	X	X	X
Portable Bldg. <= 144 square feet		X	X	X	X	X	X ¹	S		S	S	S
Portable Bldg. > 144 square feet		S	S	S	S	S	X ¹	S		S	S	S
Signs, General		X	X	X	X	X	X ¹	X	X	X	X	X
Signs, Billboards							X ¹			X	X	X
Signs, Business and Pole Signs						X	X ¹	X	X	X	X	X
Storage Building <= 144 sq. ft.		X	X	X	X	X	X ¹	S		S	S	S
Storage Building > 144 sq. ft.		S	S	S	S	S	X ¹	S		S	S	S
Swimming Pool		X	X	X	X	X	X ¹	X	X	X	X	X

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AUTOMOBILE & MACHINERY TYPE USES												
Auto Paint and Rebuild							X ¹			X	X	X
Auto Parts, Used							X ¹				X	X
Auto Parts, New							X ¹			X	X	X
Auto Sales and Repair							X ¹			X	X	X
Carwash							X ¹			X	X	X
Drag Strip or Commercial Racing							X ¹				X	X
Farm Equipment Sales							X ¹			X	X	X
Gasoline Station							X ¹	S	X	X	X	X
Heavy Machinery, Sales and Storage							X ¹			X	X	X
Mobile Home Sales							X ¹			X	X	X
Mobile Home Repairs							X ¹				X	X
New and Used Car Lot							X ¹			X	X	X
Parking Lot, Truck							X ¹			X	X	X
Parking Lot, Auto					S		X ¹	X	X	X	X	X
Taxi Stand							X ¹			X	X	X
Towing, Wrecked Vehicle Storage							X ¹				X	X
Trailer Rental/Sales							X ¹			X	X	X
Wrecking & Salvage Yard							X ¹				S	S

RETAIL AND SERVICE TYPE USES												
Adult Business							X ¹			S	X	X
Air Condition Contractor							X ¹			X	X	X
Antique Shop							X ¹	S	X	X	X	X
Auction House, Inside							X ¹			X	X	X
Auction House, Outside							X ¹				X	X
Bakery, Retail Sales							X ¹	X	X	X	X	X
Bank, Office Only							X ¹	X	S	X	X	X
Bank, With Drive Through Windows							X ¹	S		X	X	X
Bars and Lounges							S	S		S	S	S
Beauty or Barber Shop							X ¹	X		X	X	X

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Bed and Breakfast		S	S	S	X		X ¹	S	S	X		
Bowling Alley							X ¹			X	X	X
Building Material Sales							X ¹			X	X	X
Cabinet or Upholstery Shop							X ¹			X	X	X
Cafeteria							X ¹			X	X	
Call Center							X ¹			X	X	X
Candy or Cake Shop							X ¹		X	X	X	X
Carpet Cleaning Business							X ¹			X	X	X
Cleaning, Dyeing Plant - Commercial							X ¹				X	X
Cleaning, Dyeing and Pickup Shop							X ¹			X	X	X
Commercial Amusements - Indoor							X ¹			X	X	X
Commercial Amusements - Outdoor							X ¹			S	X	X
Contractor, Electric							X ¹			X	X	X
Contractor/Shop, Plumbing							X ¹			S	X	X
Contractor Shop and Storage Yard							X ¹				X	X
Custom Personal Service Shop							X ¹	X	X	X	X	
Dance/Reception Hall							X ¹			X	X	X
Dance/Reception Hall (where alcohol is permitted)							X ¹			S	X	X
Day Nursery/Day Care Center (Adult or Child)							X ¹	X	X	X	S	
Drapery Shop							X ¹		X	X	X	
Drive-In Theater							X ¹			S	X	X
Engine/Motor Repair							X ¹			X	X	X
Feed Store							X ¹			X	X	X
Florist and Garden Shop							X ¹	X	X	X	X	
Furniture/Appliance Storage, Repair and/or Sale (Used – Outside)							X ¹				X	X
Greenhouse or Nursery, Retail							X ¹			X	X	X
Handicraft Shop							X ¹			X	X	X
Hotel/Motel						X	X ¹	S		X	X	X
Household Appliance Service/Repair							X ¹		X	X	X	X
Job Printing							X ¹			X	X	X
Laundry Plant							X ¹			X	X	X

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Laundromat							X ¹	X	X	X	X	X
Milk Depot, Dairy, Ice Cream Plant							X ¹			X	X	X
Mini-Storage Units							X ¹			X	X	X
Mortuary							X ¹			X	X	X
Neighborhood Club		S	S	S	S	S	X ¹	S	X	X	X	X
Newspaper Printing							X ¹			X	X	X
Offices, Professional/Administrative							X ¹	X	X	X	X	X
Outdoor Music Establishment							X ¹			S	X	X
Pet Shop							X ¹			X	X	
Pharmacy							X ¹	X	X	X	X	
Railroad Team Track/Passenger Stat.							X ¹			X	X	X
Recycling Center, Non-Ferrous							X ¹			S	X	X
Recycling Center, Ferrous							X ¹				S	X
Restaurant With Drive-In Service							X ¹			X	X	X
Restaurant Without Drive-In							X ¹	S		X	X	X
Retail Stores and Shops							X ¹		S	X	X	X
Scientific and Research Lab							X ¹			S	X	X
Sexually Oriented Business							S			S	S	S
Stationary/Letter/Office Supplies Shop							X ¹	X	X	X	X	X
Storage Warehouse							X ¹			S	X	X
Studio for Photography/Music/Artist							X ¹	X	S	X	X	X
Television or Radio Studio							X ¹			X	X	X
Tortilla Factory							X ¹		S	X	X	X
Vet, Clinics and Kennels							X ¹			X	X	X
Welding Shop							X ¹			X	X	X

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INDUSTRIAL USES												
Aboveground Petroleum Storage Tank							X ¹			S	X	X
Bulk Storage in the Open of Scrap or Used Materials							X ¹					S
Distribution Center							X ¹			S	X	X
Light Industry Manufacturing							X ¹			S	X	X