

PERMITTED USES

ACCORDING TO THE CASS COUNTY ZONING ORDINANCE

PERMITTED USES IN THE AG AGRICULTURAL DISTRICT ACCORDING TO THE CASS COUNTY ZONING ORDINANCE

This list does not contain Uses permitted by Special Exception approval of the Board of Zoning Appeals
Uses permitted by this list may be subject to Developmental Standards of the Ordinance.

Agriculture

- Cropland and Orchards
- Pasture and Grazing
- Confined Feeding
- Commercial Fish, Worm, Fur, and other Specialty Farms
- Accessory Storage Facilities
- Processing of Goods Produced on Property Only
- Farm Business – On site Sale of Goods Primarily Produced on Property (seasonal)
- Irrigation Facilities
- Land Application of Sludge and Wastewater
- Cropland Research and Demonstration Test Plot
- Livestock Research and Evaluation
- Forestry, Woodland
- Plant Nursery (not to include office or retail business facility)

Natural Resources

- Water Management and Use Facilities, such as Dams, Docks, Piers, Channel Improvements
 - Seawalls and Floodwalls
- Wildlife and Natural Preserves
- Public Landing Facilities
- Public Owned Park or Recreational Area and Accessory Structures
- Fish Hatcheries
- Water Areas and Marshland

Residential

- Minor Residential Subdivision 2 lots & under
- Dwelling - Single Family, Detached
- Dwelling - Cabin or Cottage
- Dwelling - Seasonal Farm Worker Housing
- Dwelling - Accessory Dwelling Unit
- Mobile Home - As Principal Structure
- Mobile Home - As Second Principal Structure for Caretaker Dwelling
- Model Home
- Modular Home

PERMITTED USES ACCORDING TO THE CASS COUNTY ZONING ORDINANCE

**AG
uses**

- Residential Facility
- Residential Facility for the Mentally Ill When Located Greater than 3000 feet
from Another Residential Facility for the Mentally Ill
- Home Occupation - Simple
- Residential Accessory Uses and Structures
- Child Care Home (as defined)
- Child Care Home When Used as Primary Residence of the Caretaker Operator

Services

- School - Elementary and Secondary
- Fire and Police Stations
- Churches

Transportation, Communications, Utilities

- Telecommunications Facility
- Telecommunications Facility when Co-located
- Essential Services
- Railroad and Highway Right-of-way
- Pipelines (Interstate)
- Bridges
- Small & Micro Wind System
- Temporary Meteorological Tower

Miscellaneous

- Temporary Use as listed in Section 503
- Accessory Uses and Structures (including fences)
- Parking - In Conjunction with a Permitted Use
- Loading Area - In Conjunction with a Permitted Use
- Signs
- Planned Unit Development

**PERMITTED USES IN THE RR RURAL RESIDENTIAL DISTRICT
ACCORDING TO THE CASS COUNTY ZONING ORDINANCE**

This list does not contain Uses permitted by Special Exception approval of the Board of Zoning Appeals.
Uses permitted by this list may be subject to Developmental Standards of the Ordinance.

Agriculture

- Cropland and Orchards
- Accessory Storage Facilities
- Forestry, Woodland

Natural Resources

- Water Management and Use Facilities, such as Dams, Docks, Piers, Channel Improvements
 Seawalls and Floodwalls
- Wildlife and Nature Preserves
- Public Landing Facilities
- Public Owned Park or Recreational Area and Accessory Structures
- Water Areas and Marshland

Residential

- Major & Minor Residential Subdivisions over 2 lots
- Minor Residential Subdivisions 2 lots and under
- Dwelling - Single-family, Detached
- Accessory Apartment
- Modular Home
- Residential Facility
- Residential Facility for the Mentally Ill When Located Greater than 3000 feet
 from Another Residential Facility for the Mentally Ill
- Home Occupation Simple
- Residential Accessory Uses and Structures
- Child Care Home When Used as Primary Residence of Caretaker Operator

Services

- School - Elementary and Secondary
- Fire & Police Stations
- Churches

Transportation, Communications, Utilities

- Essential Services
- Railroad and Highway Right-of-way
- Pipeline (Interstate)
- Bridges
- Micro & Small Wind Systems

PERMITTED USES ACCORDING TO THE CASS COUNTY ZONING ORDINANCE

RR

Uses

Miscellaneous

Temporary Use as listed in Section 503

Accessory Uses and Structures (including fences)

Parking - In Conjunction with a Permitted Use

Signs

Planned Unit Development

**PERMITTED USES IN THE R1 SUBURBAN RESIDENTIAL DISTRICT
ACCORDING TO THE CASS COUNTY ZONING ORDINANCE**

This list does not contain Uses permitted by Special Exception approval of the Board of Zoning Appeals. Uses permitted by this list may be subject to Developmental Standards of the Ordinance.

Agriculture

- Croplands
- Accessory Storage Facilities
- Forestry, Woodland

Natural Resources

- Water Management and Use Facilities, such as Dams, Docks, Piers, Channel Improvements
 Seawalls and Floodwalls
- Wildlife & Nature Preserves
- Public Landing Facilities
- Public Owned Park or Recreational Area and Accessory Structures
- Water Areas and Marshland

Residential

- Major & Minor Residential Subdivisions over 2 lots
- Minor Residential Subdivisions 2 lots and under
- Dwelling - Single-family, Detached
- Accessory Apartment
- Modular Home
- Residential Facility
- Residential Facility for the Mentally Ill When Located Greater than 3000 feet
 from Another Residential Facility for the Mentally Ill
- Home Occupation Simple
- Residential Accessory Uses and Structures
- Child Care Home When Used as Primary Residence of Caretaker Operator

Services

- School - Elementary and Secondary
- Fire & Police Stations
- Churches

Transportation, Communications, Utilities

- Essential Services
- Railroad and Highway Right-of-way
- Pipelines (Interstate)
- Bridges
- Small & Micro Wind Systems

PERMITTED USES ACCORDING TO THE CASS COUNTY ZONING ORDINANCE

**R1
Uses**

Miscellaneous

- Temporary Use as listed in Section 503
- Accessory Uses and Structures (including fences)
- Parking - In Conjunction with a Permitted Use
- Signs
- Planned Unit Development

**PERMITTED USES IN THE B1 CONVENIENCE BUSINESS
ACCORDING TO THE CASS COUNTY ZONING ORDINANCE**

This list does not contain Uses permitted by Special Exception approval of the Board of Zoning Appeals.
Uses permitted by this list may be subject to Developmental Standards of the Ordinance.

Agriculture

- Cropland & Orchards
- Pasture & Grazing
- Commercial Fish, Worm, Fur, & Specialty Farms
- Accessory Storage
- Processing of Goods Produced on Property Only
- Farm Business- On-site Sale of Goods Produced Primarily on Property (seasonal & permanent)
- Irrigation Facilities
- Cropland Research & Demonstration Test Plot
- Livestock Research & Evaluation
- Forestry, Woodland
- Plant Nursery (not to include office or retail business facility)

Natural Resources

- Water Management and Use Facilities, such as Dams, Docks, Piers, Channel Improvements
Seawalls and Floodwalls
- Wildlife & Nature Preserves
- Public Landing Facilities
- Public Owned Park or Recreational Area and Accessory Structures
- Fish Hatcheries
- Agricultural & Environmental Research Centers
- Water Areas and Marshland

Residential

- Motel or Hotel
- Home Occupation Simple
- Home Occupation Major
- Residential Accessory Uses and Structures
- Child Care Home When Used as Primary Residence of Caretaker Operator

Trade

- Retail Trade of No More than 1000 sq. ft. per Establishment
- Restaurant and Cafeterias (not including drive-ins or sidewalk cafes)

Services

- Financial Services (As defined)
- Drive-through Services(with no inside public facilities)
- Drive-through Services (in conjunction with a permitted use)

**B1
Uses**

- Repair Services
- School - Elementary & Secondary
- Fire and Police Stations
- Churches
- Barber and Beauty Shops
- Laundries - Coin Operated & Dry Cleaning
- Photographic Studio
- Data Processing
- Travel Bureau
- Tailoring and Dressmaking
- Professional Offices

Recreational Facilities

- Videogame Arcade

Transportation, Communications, Utilities

- Taxi Service
- Essential Services
- Railroad and Highway Right-of-way
- Pipelines (Interstate)
- Bridges
- Small & Micro Wind Systems

Miscellaneous

- Temporary Use as listed in Section 503
- Accessory Uses and Structures (including fences)
- Parking - In Conjunction with a Permitted Use
- Loading - In Conjunction with a Permitted Use
- Signs
- Planned Unit Development

PERMITTED USES IN THE B4 GENERAL BUSINESS

ACCORDING TO THE CASS COUNTY ZONING ORDINANCE

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Uses permitted by this list may be subject to developmental standards of the Ordinance.

Agriculture

- Croplands and Orchards
- Pasture and Grazing
- Commercial Fish, Worm, Fur and other specialty farms
- Accessory Storage Facilities
- Processing of Goods Produced on Property Only
- Farm Business- On site Sale of Goods Produced Primarily on Property (seasonal & permanent)
- Irrigation Facilities
- Cropland Research or Demonstration Test Plot
- Livestock Research and Evaluation
- Forestry, Woodland
- Plant Nursery(not to include office or retail business facility)

Natural Resources

- Water Management and Use Facilities, such as Dams, Docks, Piers, Channel Improvements
 Seawalls and Floodwalls
- Wildlife & Nature Preserves
- Public Landing Facilities
- Public Owned Park or Recreational Area and Accessory Structures
- Fish Hatcheries
- Agricultural and Environmental Research Centers
- Water Areas and Marshland

Residential

- Motel or Hotel
- Home Occupation Simple
- Home Occupation Major
- Residential Accessory Uses and Structures

Trade

- Retail Trade of No More than 1000 sq. ft. per Establishment
- Retail Trade of More than 1000 sq. ft. per Establishment
- Restaurant and Cafeterias (not including drive-ins or sidewalk cafes)
- Drive-in & Carry-out Restaurants
- Dinner Theater, Night Club & Taverns
- Liquor Stores
- Automobile Sales and Rental
- Commercial Garages

PERMITTED USES ACCORDING TO THE CASS COUNTY ZONING ORDINANCE

**B4
Uses**

Automobile Service Stations; Tire and Battery Dealers; Accessory and Service and Repair
Automotive Car Washing and Waxing
Mobile Homes and Recreational Vehicle Sales and Rental and Accessory Service and Repair
Motorcycle and Truck Sales and Accessory Service and Repair
Truck Stops and Service Centers
Heavy Equipment Sales and Rental, New and Used and Accessory Service and Repair
Boat and other Marine Sales and Rental and Accessory Service and Repair
Monument Sales
Lumber and Building Supplies, Lawn and Garden Supplies and Farm Supply Centers
Truck and Trailer Rentals

Services

Financial Services (as defined)
Drive-through Services (with no inside public facilities)
Repair Services
Medical and Dental Offices and Clinics
School - Elementary and Secondary
Government Offices and Auto License Bureaus
Fire and Police Stations
Libraries, Community Centers, Senior Citizen Centers, Post Offices
Churches
Civic and Charitable Organization Facilities
Public Water Wells, Filtration Plants and Storage Tanks
Barber and Beauty Shops
Coin Operated Laundries and Dry Cleaning
Laundries (Commercial) & Diaper Services
Mortuary
Photographic Studio
Veterinary Hospital and Clinics
Kennel
Woodworking, Cabinet Shop (not to include manufacturing)
Taxidermist
Sign Painting
Welding
Blue Printing, Photocopying, Printing/Publishing of no more than 5000 sq. ft./ Establishment
Data Processing
Travel Bureau
Landscaping (Not to include Nurseries)
Tailoring & Dressmaking
Professional Offices

PERMITTED USES ACCORDING TO THE CASS COUNTY ZONING ORDINANCE

**B4
Uses**

Contractors, including Plumbing, Heating, Cooling, Electrical, Roofing, Water Softening, Well drilling, Excavating, Building & House Moving, including service yard & Showroom.

Recreational Facilities

Bowling Alley
Billiard Hall & Pool Establishment
Dance Hall & Schools of Dance
Golf Driving Ranges
Miniature Golf Courses
Lodges, Fraternal Organizations, and Private Clubs
Theater, Indoor
Museum and Art Gallery
Riding Stables
Shooting or Archery Range (Indoor)
Ice or Roller Skating Arena
Tennis or Racquet Clubs
Ski and Toboggan Runs
Reception Halls
Weight Reduction or Exercise Facility
Boat Rental & Storage
Videogame Arcade

Transportation, Communications, Utilities

Bus Stations/ Service
Taxi Services
Radio or TV Station
Telecommunication Facility when Co-located
Telephone Exchange
Utility Stations - Main Installation
Utility Stations - Substation
Essential Services
Railroad and Highway Right-of-way
Pipeline Pumping Station
Pipelines (Interstate)
Bridges
Small & Micro Wind Systems

Wholesale Trade, Warehousing, and Storage

Greenhouse

PERMITTED USES ACCORDING TO THE CASS COUNTY ZONING ORDINANCE

**B4
Uses**

Manufacturing

General Offices Associated with a Manufacturing Use

Accessory Use Retail or Wholesale Associated with a Manufacturing Use

Accessory Use Storage of Supplies or Finished Product with any Permitted Use

Miscellaneous

Temporary Use as listed in Section 503

Accessory Uses and Structures (including fences)

Parking - In Conjunction with a Permitted Use

Loading - In Conjunction with a Permitted Use

Signs

Planned Unit Development

PERMITTED USES ACCORDING TO THE CASS COUNTY ZONING ORDINANCE

**PERMITTED USES IN THE AB AGRIBUSINESS DISTRICT
ACCORDING TO THE CASS COUNTY ZONING ORDINANCE**

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Uses permitted by this list may be subject to Developmental Standards of the Ordinance.

Agriculture

- Cropland and Orchards
- Pasture and Grazing
- Confined Feeding
- Commercial Fish, Worm, Fur, and Other Specialty Farms
- Accessory Storage Facilities
- Processing of Goods Produced on Property Only
- Farm Business On-site Sale of Goods Produced Primarily on Property (seasonal & permanent)
- Irrigation Facilities
- Land Application of Sludge and Wastewater
- Cropland Research and Demonstration Test Plot
- Livestock Research and Evaluation
- Forestry, Woodland
- Plant Nursery (not to include office or retail business facility)
- Agribusiness (as defined)
- Farm Equipment Sales and Rental New and Used and Accessory Service and Repair
- Liquid Fertilizer and Agricultural Chemicals - Sales, Mixing, Storage and Distribution.
- Grain Elevators and Feed Dealers, Storage and Distribution
- Auction Barn (Livestock)

Natural Resources

- Water Management and Use Facilities, such as Dams, Docks, Piers, Channel Improvements
 Seawalls and Floodwalls
- Wildlife and Natural Preserves
- Public Landing Facilities
- Public Owned Park or Recreational Area and Accessory Structures
- Fish Hatcheries
- Agricultural and Environmental Research Centers
- Water Areas and Marshland

Residential

- Motel or Hotel
- Home Occupation Simple
- Home Occupation Major
- Residential Accessory Uses and Structures

PERMITTED USES ACCORDING TO THE CASS COUNTY ZONING ORDINANCE

**AB
Uses**

Trade

Heavy Equipment Sales and Rental, New and Used and Accessory Services and Repair.
Lumber and Building Supplies, Lawn and Garden Supplies
and Farm Supply Centers (including outdoor storage)

Services

Financial Services
Drive through Services (in conjunction with a permitted use)
Repair Services
Government Offices and Auto License Bureaus
Fire and Police Stations
Libraries, Community Centers, Senior Citizen Centers, Post Offices
Churches
Public Water Wells, Filtration Plants, and Storage Tanks
Veterinary Hospital and Clinic
Kennel
Welding
Landscaping (Not to include nurseries)
Contractors, including Plumbing, Heating, Cooling, Electrical, Roofing, Water
Softening, Well-drilling, Excavating, Building and House Moving (including
Service yard & showroom.)

Recreational Facilities

Riding Stables
Weight Reduction or Exercise Facility
Boat Rental and Storage

Transportation, Communications, Utilities

Telecommunications Facility when Co-located
Telephone Exchange
Utility Station - Main Installation
Utility Station - Substation
Essential Services
Railroad and Highway Right-of-way
Pipeline Pumping Stations
Pipelines (Interstate)
Bridges
Small & Micro Wind Systems
Temporary Meteorological Tower

**AB
Uses**

Wholesale Trade, Warehousing, and Storage

- Wholesale Distributor
- Greenhouse
- Bottled Gas Storage and Distribution
- Bulk Fuel Yard (Local Distribution)
- Highway Maintenance Garage and Storage
- Utility Company Office and Storage Yard
- Frozen Food Lockers
- Auction Sales Yard (Not involving livestock)
- Freight Distributors and Terminal (Truck and Railroad)
- Warehousing - Inside (Not involving Explosives)
- Air Cargo Services

Manufacturing

- Sawmills and Planing Mills
- General Offices Associated with a Manufacturing Use
- Accessory Use Retail or Wholesale Trade Associated with a Manufacturing Use
- Accessory Use Storage of Supplies or Finished Products Associated with any
Permitted Manufacturing Use

Miscellaneous

- Temporary Use as listed in Section 503
- Accessory Uses and Structures (including fences)
- Parking - In Conjunction with a Permitted Use
- Loading Area - In Conjunction with a Permitted Use
- Signs
- Planned Unit Development

PERMITTED USES ACCORDING TO THE CASS COUNTY ZONING ORDINANCE

**PERMITTED USES IN THE I1 LIGHT INDUSTRIAL DISTRICT
ACCORDING TO THE CASS COUNTY ZONING ORDINANCE**

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Uses permitted by this list may be subject to developmental standards of the Ordinance.

Agriculture

- Cropland and Orchards
- Pasture and Grazing
- Confined Feeding
- Commercial Fish, Worm, Fur, and Other Specialty Farms
- Accessory Storage Facilities
- Processing of Goods Produced on Property Only
- Farm Business On-site Sale of Goods Primarily Produced on Property (seasonal & permanent)
- Irrigation Facilities
- Land Application of Sludge & Wastewater
- Cropland Research or Demonstration Test Plot
- Livestock Research and Evaluation
- Forestry, Woodland
- Plant Nursery (not to include office or retail business facility)

Natural Resources

- Water Management and Use Facilities, such as Dams, Docks, Piers, Channel Improvements
 - Seawalls and Floodwalls
- Wildlife and Natural Preserves
- Public Landing Facilities
- Public Owned Park or Recreational Area and Accessory Structures
- Fish Hatcheries
- Agricultural and Environmental Research Centers
- Water Areas and Marshland

Residential

- Home Occupation Simple & Major
- Residential Accessory Uses and Structures

Services

- Drive through Services (in conjunction with a permitted use)
- Engineering, Research and Development Laboratories (not involving fire or explosives)
- Government Offices & Auto License Bureaus
- Fire and Police Stations
- Libraries, Community or Senior Citizen Centers, Post Offices
- Public Water Wells, Filtration Plants, and Storage Tanks
- Sewage Treatment Plants
- Veterinary Hospital and Clinic
- Kennel

**I1
Uses**

Contractors, including Plumbing, Heating, Cooling, Electrical, Roofing, Water Softening,
Well-drilling, Excavating, Building and House Moving.

Recreational Facilities

Boat Rental and Storage

Transportation, Communications, Utilities

Telecommunications Facility when Co-located

Telephone Exchange

Utility Station - Main Installation

Utility Station - Substation

Essential Services

Railroad and Highway Right-of-way

Pipeline Pumping Stations

Pipelines (Interstate)

Bridges

Small & Micro Wind Systems

Temporary Meteorological Tower

Wholesale Trade, Warehousing, and Storage

Wholesale Distributor

Bottled Gas Storage and Distribution

Bulk Fuel Yard (local distribution)

Highway Maintenance Garage and Storage

Utility Company Office and Storage Yard

Frozen Food Locker

Mini-Warehouses

Moving Companies and Storage

Auction Sales Yard (not involving livestock)

Freight Distributors and Terminal (truck and railroad)

Warehousing - Inside (not involving explosives)

Air Cargo Services

Material Recovery Facility

Manufacturing

Light Manufacturing

Bottling Company

Sawmills and Planing Mills (as distinguished from a temporary sawmill on the
property where lumbering is being done)

PERMITTED USES ACCORDING TO THE CASS COUNTY ZONING ORDINANCE

**I1
Uses**

- Blue Printing and Photocopying and Printing/Publishing of More than 5000 sq. ft.
per Establishment (including newspapers, books, periodicals, & commercial printing)
- General Offices Associated with a Manufacturing Use (including service facilities for employees & guests)
- Accessory Use Retail or Wholesale Trade Associated with a Manufacturing Use
- Accessory Use Storage of Supplies & Products with any Permitted Manufacturing Use

Miscellaneous

- Temporary Use as listed in Section 503
- Accessory Uses and Structures (including fences)
- Parking - In Conjunction with a Permitted Use
- Loading Area - In Conjunction with a Permitted Use
- Signs
- Planned Unit Development

**PERMITTED USES IN THE I2 GENERAL INDUSTRIAL DISTRICT
ACCORDING TO THE CASS COUNTY ZONING ORDINANCE**

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Uses permitted by this list may be subject to Developmental Standards of the Ordinance.

Agriculture

- Cropland and Orchards
- Pasture and Grazing
- Confined Feeding
- Commercial Fish, Worm, Fur, and Other Specially Farms
- Accessory Storage Facilities
- Processing of Goods Produced on Property Only
- Farm Business – On site Sale of Goods Produced Primarily on Property (seasonal & permanent)
- Irrigation Facilities
- Sludge and Wastewater
- Cropland Research or Demonstration Test Plot
- Livestock Research and Evaluation
- Forestry, Woodland
- Plant Nursery (not to include office or retail business facility)
- Farm Equipment Sales & Rental, New & Used, Accessory Service & Repair

Natural Resources

- Water Management and Use Facilities, such as Dams, Docks, Piers, Channel Improvements, Seawalls & Floodwalls
- Wildlife and Natural Preserves
- Public Landing Facilities
- Public Owned Park or Recreational Area and Accessory Structures
- Fish Hatcheries
- Agricultural and Environmental Research Centers
- Water Areas and Marshland

Residential

- Home Occupation Simple
- Home Occupation Major
- Residential Accessory Uses and Structures

Services

- Drive through Services(in conjunction with a permitted use)
- Engineering, Research, & Development Laboratories (not including fire or explosives)
- Fire and Police Stations
- Public Water Wells, Filtration Plants, and Storage Tanks
- Sewage Treatment Plants

Recreational Facilities

- Boat Rental & Storage

**I2
uses**

Transportation, Communications, Utilities

- Telecommunications Facility when Co-located
- Telephone Exchange
- Utility Station - Main Installation
- Utility Station - Substation
- Essential Services
- Railroad and Highway Right-of-way
- Pipeline Pumping Stations
- Pipelines (Interstate)
- Bridges
- Micro & Small Wind Systems
- Temporary Meteorological Tower

Wholesale Trade, Warehousing, and Storage

- Wholesale Distributor
- Bottled Gas Storage and Distribution
- Bulk Fuel Yard (local distribution)
- Highway Maintenance Garage and Storage
- Utility Company Office and Storage Yard
- Frozen Food Locker
- Mini-Warehouses
- Moving Companies and Storage
- Auction Sales Yard (not involving livestock)
- Supply Yard
- Freight Distributors and Terminal (truck and railroad)
- Warehousing - Inside (not involving explosives)
- Air Cargo Services
- Material Recovery Facility

Manufacturing

- Light Manufacturing
- Heavy Manufacturing
- Bottling Company
- Sawmills and Planning Mills (as distinguished from a temporary sawmill on the property where lumbering is being done.
- Blue Printing and Photocopying and Printing/Publishing of More than 5000 sq. ft.
per Establishment (including newspapers, books, periodicals, & commercial printing)
- General Offices Associated with a Manufacturing Use (including service facilities)
- Accessory Use Retail or Wholesale Trade Associated with a Manufacturing Use
- Accessory Use Storage of Supplies or Finished Products Associated with any Permitted Manufacturing Use

**I2
Uses**

Miscellaneous

- Temporary Use as listed in Section 503
- Accessory Uses and Structures (including fences)
- Parking - In Conjunction with a Permitted Use
- Loading Area – In Conjunction with a Permitted Use
- Signs
- Planned Unit Development