

AG: AGRICULTURAL DISTRICT

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 (does not include animals kept as pets or for hobby)
- 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 and 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 or undet
- 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
- 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

**AG
Uses**

- Residential Accessory Uses & Structures
- Child Care Home
- Child Care Home When Used as Primary Residence of the Caretaker Operator

Trade

- Noncommercial Vehicle Repair (Not to include Junkyards)

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
- Micro Wind System
- Small 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

RR: RURAL RESIDENTIAL

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 Natural Preserves
- Public Landing Facilities
- Public Owned Park or Recreational Area and Accessory Structures
- Water Areas and Marshland

Residential

- Major & Minor Residential Subdivision over 2 lots
- Minor Residential Subdivision 2 lots & under
- Dwelling - Single-family, Detached
- Dwelling – 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 the Caretaker Operator

Trade

- Non-Commercial Vehicle Repair (not to include junkyards)

Services

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

Transportation, Communications, Utilities

- Essential Services
- Railroad and Highway Right-of-way
- Pipelines (Interstate)
- Bridges

**RR
Uses**

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

Signs

Planned Unit Development

R1: SUBURBAN RESIDENTIAL DISTRICT

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.

Agricultural

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

Natural Resources

- Water Mangmt & Use Facilities, such as Dams, Docks, Piers, Channel Improvements, Seawalls, Floodwalls
- Wildlife & Natural Preserves
- Public Landing Facilities
- Public Owned Park or Recreational Area & Accessory Structures
- Water Areas & Marshlands

Residential

- Major & Minor Residential Subdivisions over 2 lots
- Minor Residential Subdivision 2 lots or under
- Dwelling - Single Family, Detached
- Dwelling - Accessory Dwelling Unit
- 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 & Structures
- Child Care Home When Used as Primary Residence of the Caretaker Operator

Trade

- Non Commercial Vehicles Repair (no to include junkyards)

Services

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

Transportation, Communications, Utilities

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

**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

B1: CONVENIENCE BUSINESS

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 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 on Property Only
- 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 Mngmnt & Use Facilities, such as Dams, Docks, Piers, Channel Imprvmnts, Seawalls, 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 & Major
- Residential Accessory Uses & Structures
- Child Care Home When Used as Primary Residence of the Caretaker Operator

Trade

- Retail Trade of More than 1000 sq. ft. per Establishment
- Restaurant and Cafeterias (not to include drive-in or sidewalk cafes)

Services

- Financial Services (not including drive-up windows)
- Drive-through Services (no inside public facilities)
- Drive-through Services (in conjunction with a permitted use)
- Repair Services
- School - Elementary and Secondary

**B1
Uses**

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

Recreational Facilities

Videogame Arcade

Transportation, Communications, Utilities

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

B4: GENERAL BUSINESS

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Agricultural

- 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 Primarily Produced on Property (seasonal & permanent)
- Irrigation Facilities
- Cropland Research or Demonstration Test Plot
- Livestock Research or Demonstration Test Plot
- Forestry, Woodland
- Plant Nursery (not to include office or retail business facilities)

Natural Resources

- Water Mangmnt & Use Facilities such as Dams, Docks, Piers, Channel Improvements, Seawalls, 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 to include sidewalk cafes)
- Drive-in & Carry-out Restaurants
- Dinner Theater, Night Club & Taverns
- Liquor Stores
- Automobile Sales and Rental
- Commercial Garages
- Automobile Service Stations; Tire & Battery Dealers; Accessory Service & Repair (not including junk yards)

**B4
Uses**

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
Drive-through Services (no inside public facilities)
Drive-through Services (in conjunction
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

**B4
Uses**

Tailoring & Dressmaking
Offices Professional
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
Micro Wind Systems
Small Wind Systems

**B4
Uses**

Wholesale Trade, Warehousing, and Storage

Greenhouse

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

AB: AGRIBUSINESS DISTRICT

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Agriculture

- Cropland and Orchards
- Pasture and Grazing (does not include animals kept as pets or for hobby)
- 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 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 & Structures

**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 or Substation
Essential Services
Railroad and Highway Right-of-way
Pipeline Pumping Stations
Pipelines (Interstate)
Bridges
Micro Wind Systems
Small 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 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

I1: LIGHT INDUSTRIAL DISTRICT

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

Agricultural

- Croplands and Orchards
- Pasture and Grazing
- Commercial Fish, Worm, Fur, and other Specialty Farms
- Accessory Storage Facilities
- Processing of Goods Produced on Property Only (seasonal & permanent)
- 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 & Evaluation
- Forestry, Woodland
- Plant Nursery (not to include office or retail business facility)

Natural Resources

- Water Mangmnt & Use Facilities such as Dams, Docks, Piers, Channel Improvements, Seawalls, 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

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

Services

- Drive-through Services (in conjunction with a permitted use)
- Engineering, Research & Development Laboratories (not involving fire or explosives)
- Government Offices & Auto License Bureau
- Fire & Police Stations
- Libraries, Community or Senior Citizen Centers, Post Office
- Public Water Wells, Filtration Plants & Storage Tanks
- Sewage Treatment Plants
- Contractors, Including Plumbing, Heating, Cooling, Electrical, Roofing, Water Softening, Well-drilling

**I1
Uses**

Recreational Facilities

Boat Rental & Storage

Transportation, Communications, Utilities

Telecommunications Facilities when Co-located

Telephone Exchange

Utility Station – Main Installation

Utility Station - Substation

Essential Services

Railroad & Highway Right-of-way

Pipeline Pumping Stations

Pipelines – Interstate

Bridges

Micro Wind Systems

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)

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

Blue Printing and Photocopying and Printing/Publishing of More than 5000 sq. ft.

Per Establishment (including newspaper, books, periodicals & commercial printing)

**I1
Uses**

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

I2: GENERAL INDUSTRIAL DISTRICT

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Agricultural

- Cropland and Orchards
- Pasture and Grazing (does not include animals kept as pets or for hobby)
- 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 Primarily Produced on Property (seasonal & permanent)
- Irrigation Facilities
- Land Application of 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 Mngmt & Use Facilities, such as Dams, Docks, Piers, Channel Improvements, Seawalls & Floodwalls
- Wildlife & Natural Preserves
- Public Landing Facilities
- Public Owned Park or Recreational Area & Accessory Structures
- Fish Hatcheries
- Agricultural & Environmental Research Centers
- Water Area & Marshlands

Residential

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

Services

- Drive through Services (in conjunction with a permitted use)
- Engineering, Research & Development Laboratories (no involving fire or explosives)
- Fire & Police Stations
- Public Water Wells, Filtration Plants, & Storage Tanks
- Sewage Treatment Plants

**I2
Uses**

Recreational Facilities

Boat Rentals & Storage

Transportation, Communications, Utilities

Telecommunication Facility when Co-Iocated

Telephone Exchange

Utility Station – Main & 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 & Storage

Wholesale Distributor

Bottled Gas Storage & Distribution

Bulk Fuel Yard (local distributor)

Highway Maintenance Garage & Storage

Utility Company Office & Storage Yard

Frozen Food Locker

Mini-Warehouses

Moving Companies & Storage

Auction Sales Yard (not involving livestock)

Supply Yard

Freight Distributors & Terminal (truck & railroad)

Warehousing – Inside (not involving explosives)

Air Cargo Services

Material Recovery Facility

Manufacturing

Light Manufacturing

Heavy Manufacturing

Bottling Company

Sawmills & Planning Mills (as distinguished from a temporary sawmill on the property where lumbering is done)

Blue Printing & Photocopying: Printing/ Publishing of more than 5000 sq. ft. per establishment

(including newspaper, books, periodicals & commercial printing)

General Offices Associated with a Manufacturing Use (including service facilities for employees & guests)

**I2
Uses**

Accessory Use Retail or Wholesale Trade Associated with a Manufacturing Use
Accessory Use Storage of Supplies & Products 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

CG, COUNTY GATEWAY DISTRICT

Uses

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.

Agricultural

- Agribusiness
- Liquid Fertilizer & Agricultural Chemicals – Sales, Mixing, Storage and Distribution
- Grain Elevators & Feed Dealers, Storage & Distribution

Natural Resources

- Water Mngmt & Use Facilities, such as Dams, Docks, Piers, Channel Improvements, Seawalls & Floodwalls
- Public Owned Park or Recreational Area & Accessory Structures
- Oil & Gas Production (not to include refining)
- Water Areas, Marshland

Trade

- Retail Trade (as defined) of More than 1000 sq. ft. per Establishment
- Lumber & Building Supplies, Lawn & Garden Supplies & Farm Supply Centers (including outdoor storage)

Services

- Fire & Police Stations

Transportation, Communication, Utilities

- Essential Services
- Railroad & Highway Right of Way
- Pipelines (Interstate)
- Bridges

Wholesale Trade, Warehousing & Storage

- Freight Distributors & Terminal (truck & railroad)
- Warehousing - Inside (no explosives)

Manufacturing

- Light Manufacturing (as defined)

Miscellaneous

- Temporary Use
- Accessory Uses & Structures
- Parking in Conjunction with Permitted Uses
- Loading Area in Conjunction with a Permitted Use
- Signs