

Table 1: Principal Permitted, Conditional & Temporary Uses <i>x = permitted</i> <i>c = conditional use</i> <i>t = temporary</i>													
Use	R1	R2	R3	R4	R5	RSH	CR	CB	RB	GB	LI	AG	OR
Accounting, auditing and bookkeeping services								X	X	X	X		X
Advertising agency offices								X	X	X	X		X
Advertising display construction										C	X		
Agricultural implement sales and service										C	X	C	
Agriculture												X	
Airport and heliports	C									C	C	C	
Ambulance service garage								C		C	C		
Amusement park							C			C			
Animal hospital										C	C	C	
Antique sales								X	X	X	C	C	
Apartment or multiple family dwelling above the first floor business use								X	C	C			
Apartment house or multiple family building 4 dwelling units or less				X	X								
Apartment house or multiple family building more than 4 dwelling units				C	C								
Apiary	C											C	
Apparel store							X	X	X	X	X		
Appliances, residential electric and gas, sales, repair or service								X	X	X	X		
Appliances, commercial electric and gas, sales, repair or service								C	C	X	X		
Arboretum or botanical garden	C	C	C				C					C	
Archery range, indoor							X			C	X	C	
Archery range, outdoor							C				C	C	
Architectural offices								X	X	X	X		X
Art gallery, art studio, sales							X	X	X	X	X		
Art supply store								X	X	X	X		
Attached dwelling unit for owner or operator of a principal use							C	C	C	C		C	C
Auction house									C	C	C		
Automotive accessory and supply store								X		X	X		
Automobile and truck sales, new and used										C	C		
Automobile and truck service and repair, indoor										X	X		
Automobile and truck service and repair, outdoor										C	C		
Automobile parking garage or lot						C		C	C	C	C		
Automobile rental facility with less than 6 rental vehicles										X	X		
Automobile rental facility with more than 6 rental vehicles										C	C		
Automobile, truck and trailer rental										C	C		
Automobile (car) washing									C	C	C		
Bait shop							X		X	X	X	C	
Bakery, retail								X	X	X	X		
Bakery, wholesale											X		
Bank, credit union, savings loan and similar financial institutions if drive through each station must have 5 vehicle stacking spaces								C	C	X	C		
Banquet facility 10,000 square feet or less									X	X	C		
Banquet facility 10,000 square feet or greater									C	C	C		
Barbershop								X	X	X			
Beauty school								X	X	X	X		
Beauty shop								X	X	X	X		
Bed and breakfast inn					C			X	X	C	C		
Beverage distributor										C	X		
Bicycle sales or repair without outdoor sales or display							X	X	X	X	X		
Bicycle sales or repair with outdoor sales or display							C	C	C	X	X		
Billiard parlor							C	C	C	C			
Blacksmith shop										C	X	C	
Blueprinting and photostat shop								C	C	X	X		
Boat, rentals and sales							C		C	X	X		

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Use	R1	R2	R3	R4	R5	RSH	CR	CB	RB	GB	LI	AG	OR
Bonding company								X	X	X	X		
Bookstore								X	X	X	X		
Bowling alley							c		c	c	X		
Breeding station												c	
Building material sales yard: including asphalt or concrete mixing											c		
Building material sales yard: excluding asphalt or concrete mixing										c	c		
Bulk materials storage, indoor										X	X		
Bulk materials storage, outdoor as an accessory use to a principal use										c	c		
Bus maintenance shop										c	X		
Bus terminal or stop- over point										c	c		
Business and management consulting service offices								X	X	X	X		X
Business association offices								X	X	X	X		X
Business, residential machine sales, repair service								X	X	X	X		
Business, commercial machine sales, repair service								c	c	X	X		
Butane distributors, sales										c	X		
Cabin or cottage rental							x						
Cabinetmakers								c		X	X		
Camera shop								X	X	X	X		
Camp, commercial recreational							c					c	
Camp, day or youth							c					c	
Candy store							X	X	X	X			
Carnival, circus, fairs, festivals or markets							t	t	t	t	t	t	
Catalog sales office for mail								X	X	X	X		
Catering service								X	X	X	X		
Cemetery	c	c	c									c	
Chiropractors' offices								X	X	X	X		X
Christmas tree sales	t	t	t	t	t		t	t	t	t	t	t	
Church or other place of worship	c	c	c	c	c				c	c	c	c	
Cigar, cigarette, tobacco store								X	X	X	X		
Cleaning and dyeing, retail								X	X	X	X		
Clothes pressing and repair shop								X	X	X	X		
Club, indoor							c	c	X	X			
Collection service offices								X	X	X	X		X
Commercial school, trade or other school offering training in specialized courses of study not including trucks with a D license plate or greater								X	c	X	c		
Commercial school, trade or other school offering training in specialized courses of study including trucks with a D license plate or greater											c		
Commodity broker, dealer and exchange offices								X	X	X	X		X
Community center for public use		x	x	x	x			X	X	X			
Computer sales and repair								X	X	X	X		
Consumer protection organization offices								X	X	X	X		X
Contractor's equipment storage yard										c	c		
Contractor's project office and equipment sheds	t	t	t	t	t		t	t	t	t	t		
Convenience store								X	X	X	X		
Convent, monastery	c	c	c	c									
Crafts, demonstrations and sales								X	X	X		c	
Credit reporting service offices								X	X	X	X		X
Credit union offices								X	X	X	X		X
Currency exchange								X	X	X	X		
Dairy product sales								X	X	X	X	c	
Dance hall							c		c	c			
Day care, adults and children up to 6 individuals	x	x	x						X				

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Use	R1	R2	R3	R4	R5	RSH	CR	CB	RB	GB	LI	AG	OR
Day care, adults and children more than 6 individuals									C	C	C		
Day care for dogs and/or cats										C	C	X	
Dental laboratories								C	C	X	X		C
Dental offices								X	X	X	X		X
Department store								X	X	X	C		
Detective agency								X	X	X	X		
Discount store								X	X	X	X		
Dressmaker's shop								X	X	X	X		
Drive-in theater							C			C			
Drugstore, with drive through, each lane must stack 5 vehicles								X	C	X	X		
Dry goods store, retail								X	X	X			
Duplex or two family building			X	X	X								
Dwelling: apartment, condominium, other form of attached single-family dwelling above the first floor business use									C				
Dwelling: see apartment house, apartment, attached dwelling unit, group dwelling, single-family and duplex 2-family dwelling													
Electrical equipment sales								C	X	X	X		
Employment office								X	X	X	X		
Engineering office								X	X	X	X		X
Exterminating and fumigating shop								X		X	C		
Extraction of earth products	C	C	C	C	C		C	C		C	C	C	
Fairground and exposition ground	C						C					C	
Feed and grain sales								X		X	C		
Financial counseling service offices								X	X	X	X		X
Fish market, retail								X	X	X	X		
Floor covering sales								X	X	X	X		
Florist sales							X	X	X	X	X	C	
Flower farm													X
Food locker							X	X	X	X	X	C	
Food processing and packing											C	C	
Fruit and vegetable market, retail								X	X	X	C	C	
Fuel oil, ice, coal, wood sales										C	C		
Funeral home, mortuary with no crematory									X	X	X		
Funeral home, mortuary with crematory											C		
Furnace and water heater sales, display, repair, service										X	X		
Furniture repair, refinishing shop								X		X	X		
Furniture sales, new								X	X	X	X	C	
Furniture sales, used								C		C	C	C	
Furrier											X	C	
Garden supply store without outdoor display or sales									X	X	X		
Garden supply store including outdoor display or sales									C	C	C		
Garden center									C	C	X	C	
Gasoline service station									C	C	C		
General store							X	X	X	X			
Gift shop							X	X	X	X		C	
Golf course	X	X	X	X			X						C
Golf driving range							X			C		C	
Grain elevators											C	C	
Grass or sod farm												X	
Greenhouse, nonretail											X	X	
Greenhouse, retail without outdoor displays or sales									X	X	X	X	
Greenhouse, retail including outdoor displays or sales										C	C	X	

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Use	R1	R2	R3	R4	R5	RSH	CR	CB	RB	GB	LI	AG	OR
Grocery store								X	X	X	X		
Group dwelling				C	C	C							
Gun sales and shooting range, indoor										C	C	C	
Gun sales with no shooting range										X			
Hardware store, retail								X	X	X	X		
Health club or gymnasium							X	X	X	X	X		
Health food store								X	X	X			
Hearing aid sales								X	X	X	X		
Heavy equipment, implement and trailer sales, indoor									C	X	X		
Heavy equipment, implement and trailer sales, outdoor sales permitted										C	X		
Historical farm (retail sales, service and exhibits)												C	
Hobby shop								X	X	X	C		
Holding and investment service offices								X	X	X	X		X
Home occupation (See §155.048)	X	X	X	X	X								
Hospital communicable disease	C	C	C							C			
Hospital, general	C	C	C	C	C					C			
Hotel							C	C		C	C		X
Hotel with both 1st floor and upper floor rooms									C				
Household furnishings shop								X	X	X		C	
Ice cream shop							X	X	X	X			
Income tax service								X	X	X	X		C
Industrial uses, light, including but not limited to: assembling, cleaning, compounding, fabricating, manufacturing, mixing, packaging, processing, producing, repairing, servicing, storing& testing which can meet the highest industrial performance standards; see § 155.041											X		
Industrial uses, heavy											C		
Insurance carriers', agents', brokers' offices								X	X	X	X		X
Insurance office								X	X	X	X		
Interior decorating service offices								X	X	X	X		C
Interior decorators								X	X	X	X		
Jewelry, retail								X	X	X			
Junior department store or variety store								X	X	X			
Junkyard											C		
Kennels										C	C	C	
Labor union and similar labor organization offices								X	X	X	X		X
Landscape contractor's storage shed										C	C	C	
Laundry, nonretail										C	X		
Laundry, retail								X	X	X			
Leather goods sales								X	X	X	X		
Legal offices								X	X	X	X		X
Library, private lending								X	X	X			
Library, public	X	X	X	X	X			X	X	X			
Liquor store							C	X	X	X			
Livery service office with 2 or less vehicles stored outdoors									X	X	X		
Livery service office with more than 2 vehicles stored outdoors									C	C	C		
Locksmith								X	X	X	X		
Machinery storage yard											C		
Magazine and news store								X	X	X			
Mail order house									X	X	X		
Manufacturer's agent, office								X	X	X	X		X
Marina							C	C	C	C			
Meat market, retail								X	X	X			

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Use	R1	R2	R3	R4	R5	RSH	CR	CB	RB	GB	LI	AG	OR
Medical clinic								C	X	X	C		
Medical laboratory								C	C	X	X	C	
Medical offices								X	X	X	C	X	
Mental health clinic								X	X	X	C		
Micro-brewery, retail								C	C	C	C		
Micro-brewery, wholesale									C	X	X		
Miniature golf							C			C		C	
Mirror supply, refinishing								C	X	X	X		
Mobile home park		C	C	C									
Mobile home sales										C			
Monuments, retail										X	X		
Motel							C		C	X			
Motion picture theater, enclosed								C	X	X			
Motorcycle sales, repair, service, indoor storage, no outdoor display									C	X	X		
Motorcycle sales, repair, service, indoor storage, outdoor display permitted									C	C	C		
Motor freight terminal											C	C	
Municipal buildings	X	X	X					X	X	X	X		
Museum or art gallery, commercial	C	C	C	C	C		C	X	X	X	C	C	
Museum or art gallery, public	C	C	C	C	C			X	X	X		C	
Music, musical instrument and phonograph record store								X	X	X	X		
Newspaper offices									X	X	X		C
Nursery school, pre- school facility	C	C	C	C					C	C			
Nursing home or convalescent home	C			C	C	C			C	C			
Office equipment and supplies, retail								X	X	X	X		
Offices for executive or administrative purposes								X	X	X	X		X
Off track wagering facility										C			
Optometrists' offices								X	X	X	C		X
Orchard, retail												X	
Ornamental ironwork shop								C	C	X	X		
Paint and wallpaper store								X	X	X	X		
Park, public	X	X	X	X	X		X					X	
Pawnshop								X	C	X	C		
Personal loan agency								X	X	X	X		
Personnel training center, private, including dormitory facilities	X										C		
Pet shop								X	X	X	C		
Photography studio								X	X	X	X		
Picture frame shop							X	X	X	X	X	C	
Planned unit development (PUD)	C	C	C	C	C	C	C	C	C	C	C	C	C
Planning office or other professional office								X	X	X	X		X
Plumbing supplies and fixtures sales								X	C	X	X		
Post office								C	C	X	C		
Poultry and egg dealer, retail								C	C	X		C	
Printing, copying and reproduction shop								X	X	X	X		
Professional membership organization offices								X	X	X	X		X
Professional office								X	X	X	X		
Psychiatrists' offices								X	X	X	X		X
Public accountant, bookkeeping service, income tax service								X	X	X	X		
Public and private utilities, public services	C	C	C	C	C			C	C	C	C		
Public open land, refuge or preserve	X	X	X	X	X	C	X	C	C	C	C	X	C
Publishing offices								X	X	X	X		C
Pump sales, display								X	X	X	X		
Radio and TV sales or repair								X	X	X	X		

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Use	R1	R2	R3	R4	R5	RSH	CR	CB	RB	GB	LI	AG	OR
Reading room								X	X	X			
Real estate office								X	X	X	X		
Real estate project sales office	t	t	t	t	t	t	t	t	t	t	t	t	
Recycle facility												C	
Reducing salon, masseur, steam bath								C	C	C	C		
Refrigerator repair, service										X	X		
Religious retreat camp												C	
Rental equipment, indoor displays										X	X		
Rental equipment including outdoor displays										C	X		
Residence: see dwelling													
Resort	C						X	C	C		C		C
Restaurant, sit down, no drive through, no dancing, no entertainment							X	X	X	X	C	C	
Restaurant, sit down, no drive through, with dancing or entertainment							C	C	C	C			
Restaurant with drive through, no dancing, no entertainment, minimum of 5 vehicle stacking spaces per drive through lane									C	X	C		
Riding stable, commercial (1 equine per acre)										C		C	
Riding stable, private (1 equine per acre plus 1 acre for dwelling)	X											C	
School or home for the mentally or physically challenged	C	C	C	C								C	
Schools: university, college, theological seminary, junior college, high, junior high, elementary	C	C	C	C								C	
Scientific research laboratory, including, but not limited to, pure research, product development, pilot plants and research manufacturing facilities											X	C	
Seasonal sale of farm produce	t	t	t	t				t	t	t	t	X	
Security broker, dealer and exchange offices								X	X	X	X		X
Senior citizen group living, 8 individuals or less					X	X							
Senior citizen group living, more than 8 individuals						C							
Senior citizen group living which provides for continuous on-site personal or medical care and which may include independent living, assisted living and memory care						C							
Senior citizen group living within multiple buildings on one zoning lot						C							
Senior housing					C	C							
Senior housing, 6 dwelling units or less					X	X							
Septic tank sales, service										C	C		
Sewing machine and embroider shop								X	X	X	X		
Sheltered care home	C	C	C	C								C	
Shoe store								X	X	X			
Shopping centers								C	C	C			
Sign shop								C	X	X	X		
Silk screening								C	C	X	X		
Single-family dwelling	X	X	X	X	X		X					X	
Skating rink, ice or roller							C			C	C		
Solid waste disposal sites	C						C			C	C		
Souvenir, curio shop							X	X	X	X		C	
Sporting goods								X	X	X			
Sports arena							C			X	C		
Stationary store, retail								X	X	X			
Surveying office								X	X	X	X		X
Swimming pool, commercial							C			X	C		
Tailor								X	X	X	X		
Tattoo body art												C	
Tavern, nightclub, sports bar							C	C	C	C			
Taxicab garage										C	C		

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Use	R1	R2	R3	R4	R5	RSH	CR	CB	RB	GB	LI	AG	OR
Taxicab office								X	X	X	X		
Taxidermist								X	X	X	X		
Tent meeting or tent theater							t	t		t	t	t	
Theater, enclosed in building								X	X	X			
Title company office including title abstracts and insurance								X	X	X	X		
Toy store								X	X	X			
Trailer park: see mobile home park													
Training center, armed forces, armory type										X	X		
Trampoline , inflatable recreational facility within an enclosed building							X		C	X	C		
Travel agency or ticket office								X	X	X	X		
Truck produce farm												X	
Two-family or duplex building			X	X	X								
Typewriter sales								X		X			
Union hall								X	X	X	X		
Upholstery shop								X	X	X	X		
Planning office or other professional office								X		X	X		X
Utility installation and service	C	C	C	C	C		C	C	C	C	C	C	
Utility office								X	C	X	X		
Utility service yard or garage										C	X		
Variety store							X	X	X	X			
Vehicle storage lot								C		C	C		
Veterinary clinic										C	C	C	
Warehouse										C	X		
Warehouse, self storage										C	X		
Watch, clock shop, sales, repair								X	X	X	C		
Water softener sales, service									X	X	C		
Welding shop											X		
Wholesaling and storage of goods, not completely enclosed											C		
Wholesaling, completely enclosed										X	X		
Wine press												C	

Principal uses permitted in zones shall be as listed hereinafter in Table 1 of this section, except as hereinafter provided:

- (A) No building shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used except for a purpose permitted in the district in which the building or land is located;
- (B) No building shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit herein established for the district in which the building is located;
- (C) No building shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the area regulations of the district in which the building is located;
- (D) The minimum yards and other open spaces, including lot area per family, required by this chapter for each and every building existing at the time of the effective date hereof or for any building hereafter erected shall not be encroached upon or considered as yard or open space requirements for any other building;
- (E) Every building hereafter erected or structurally altered shall be located on a lot, as herein defined, and in no case shall there be more than 1 main building on 1 lot unless otherwise provided in this chapter.
- (F) In the RB District, the following list of permitted uses, designated in Table 1 with an "X," may be allowed as Permitted Uses when located in a building with a floor area of less than 10,000 square feet; or may be allowed with a Conditional Use Permit when located in a building with a floor area of 10,000 square feet or greater. Any use established or building constructed pursuant to a Conditional Use Permit with a building floor area of 10,000 square feet or greater may be changed to another permitted use without an additional Conditional Use Permit, but any change to a new Conditional Use shall require a new Conditional Use Permit. All conditional uses, designated in Table 1 with a "C," shall require a Conditional Use Permit prior to occupancy regardless of building square footage. Any use of property that constitutes a Conditional Use, such as being open 24 hours per day, having drive through service, having external speakers, having only 1 employee after 10:00 PM and before 6:00 AM, or having outdoor overnight storage, shall require a Conditional Use Permit."