

ARTICLE 4.11 RSM, MODERATE-DENSITY SUBURBAN RESIDENTIAL DISTRICT

§ 4.11.1. Description.

The RSM, Moderate-Density Suburban Residential district implements the Residential Moderate Density (Suburban Area) policies of the *Comprehensive Plan* .

§ 4.11.2. Use Regulations.

Uses are allowed in the RSM district in accordance with the Use Regulations of Chapter 6.

§ 4.11.3. Density/Intensity and Dimensional Standards.

All residential and nonresidential development in the RSM district shall be subject to the following density, intensity and dimensional standards:

TABLE INSET:

RSM	
DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	10 dwelling units per acre
MINIMUM LOT AREA	4,000 square feet
MINIMUM LOT WIDTH	40 feet
MINIMUM SETBACKS	
Front/Street Side	25 feet [1]
Interior Side	5 feet
Rear	10 feet
OCRM Critical Line	35 feet
MAXIMUM BUILDING COVER	35% of lot
MAXIMUM HEIGHT	35 feet

[1] Front/Street Side Setback reductions of 15 feet may be approved by the Planning Director when deemed compatible with existing development patterns or setbacks shown on approved plats.

§ 4.11.4. Other Regulations.

Development in the RSM district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9.

ARTICLE 4.12 MHS, LOW-DENSITY MANUFACTURED HOUSING SUBDIVISION

§ 4.12.1. Description.

The MHS, Low-Density Manufactured Home Subdivision district implements the Residential Low Density (Suburban Area) policies and the housing policies of the *Comprehensive Plan* .

§ 4.12.2. Use Regulations.

Uses are allowed in the MHS district in accordance with the Use Regulations of Chapter 6.

§ 4.12.3. Development Types; Density/Intensity and Dimensional Standards.

All residential and nonresidential uses must follow the density, intensity and dimensional standards contained in Article 4.10, RSL, Low-Density Suburban Residential District.

§ 4.12.4. Other Regulations.

Development in the MHS district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9.

§ 4.12.5. One Time Subdivision of Nonconforming Lot of Record Existing Prior To April 21, 1999.

A one time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area of the RSL zoning district.

ARTICLE 4.20 CC, COMMUNITY COMMERCIAL DISTRICT

§ 4.20.1. Description.

The CC, Community Commercial district implements the Commercial (Suburban Area) policies of the *Comprehensive Plan* .

§ 4.20.2. Use Regulations.

Uses are allowed in the CC district in accordance with the Use Regulations of Chapter 6.

§ 4.20.3. Density/Intensity and Dimensional Standards.

All development in the CC district shall be subject to the following density, intensity and dimensional standards:

TABLE INSET:

CC	
DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	4,000 square feet
MINIMUM LOT WIDTH	15 feet
MINIMUM SETBACKS	
Front/Street Side	None
Interior Side	None
Rear	None
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	35% of lot
MAXIMUM HEIGHT	No Maximum

§ 4.20.4. Other Regulations.

Development in the CC district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9.

§ 4.20.5. Residential Uses.

Residential uses in the CC district shall be subject to the density/intensity and dimensional standards of the RSM district (Article 4.11).

CHAPTER 6 | USE REGULATIONS

ARTICLE 6.1 USE TABLE

Principal uses shall be allowed within the base zoning districts of this Ordinance in accordance with Table 6.1.1.

ARTICLE 6.2 DEFINITIONS

All of the types of uses listed in the Table 6.1-1 are defined in Chapter 12.

ARTICLE 6.3 USE TYPES

§6.3.1 A USES ALLOWED BY RIGHT

An "A" indicates that a use type is allowed by right in the respective zoning district, subject to compliance with all other applicable regulations of this Ordinance.

§6.3.2 C USES SUBJECT TO CONDITIONS

A "C" indicates that a use type is allowed in the respective zoning district only if it complies with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

§6.3.3 S SPECIAL EXCEPTION USES

An "S" indicates that a use type is allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

§6.3.4 USES NOT ALLOWED

A blank cell indicates that a use type is not allowed in the respective zoning district, unless it is otherwise expressly allowed by other regulations of this Ordinance.

§6.3.5 NEW OR UNLISTED USES AND USE INTERPRETATION

The Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in Chapter 12 of this Ordinance or may require that the use be processed in accordance with the Planned Development (PD) procedures of this Ordinance.

TABLE 6.1-1	ZONING DISTRICTS														Condition											
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M12		MH S	MH P	OR	OG	CN	CR	CT	CC	I		
	AGRICULTURAL USES																									
ANIMAL PRODUCTION																										
Animal Aquaculture, including Finfish Farming, Fish Hatcheries, or Shrimp or Shellfish Farming (in ponds)	A	A	A	A	C	C																			§ 6.4.1	
Apiculture (Bee Keeping)	A	A	A	A	A	A																				
Horse or Other Animal Production	A	A	A	A	C	C	C	C																	§ 6.4.1	
Concentrated Animal Feeding Operations	S	S	S	S																						
CROP PRODUCTION																										
Greenhouse Production or Food Crops Grown Under Cover	A	A	A	A	A	A	A	A	A	A	A	C	C												§ 6.4.1	
Horticultural Production or Commercial Nursery Operations	A	A	A	A	A	A	A	A	A	S	S															
Hydroponics	A	A	A	A	A																					
Crop Production	A	A	A	A	A	A	A	A	A	A	A	A	A													
FORESTRY AND LOGGING																										
Commercial Timber Operations	A	A	A	A	C	C	C	C	C																§ 6.4.23	
Lumber Mills, Planing, or Saw Mills, including Chipping or Mulching	A	A	A	A	S																				A	
STABLE																										
Stable	A	A	A	A	C	C	C	C	C	C	C	C	C												§ 6.4.20	
SUPPORT ACTIVITIES FOR AGRICULTURE USES																										
Agricultural Processing	C	C	C	C	S																				A § 6.4.1	
Agricultural Sales or Services	A	A	A	A	C																				A § 6.4.44	
Roadside Stands, including the sale of Sweetgrass Baskets	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.58	
RESIDENTIAL																										
Congregate Living for the elderly (up to 15 residents)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Duplex																										
Dwelling Group	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		§ 6.4.7
Farm Labor Housing (up to 10 residents)	C	C	C	C	C	C																				§ 6.4.9

TABLE 6.1-1

	ZONING DISTRICTS																Condition								
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M12	MH S	MH P		OR	OG	CN	CR	CT	CC	I	
Farm Labor Housing (Dormitory) (more than 10 residents)	S	S	S	S	S																			\$ 6.4.9	
Child Caring Institution (more than 20 children)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S										
Group Care Home, Residential (up to 20 children)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S										
Group Residential , including Fraternity or Sorority Houses, Dormitories, or Residence Halls	S	S	S	S	S	S																			
Manufactured/Modular Housing Unit	A	A	A	A	A	C	C	C	C	C	C	C	C	C	A	A								\$ 6.4.24	
Manufactured Housing Unit, Replacement	A	A	A	A	A	A	A	A	A	A	C	C	C	C	A	A								\$ 6.4.24	
Manufactured Housing Park																A									
Multi-Family , including Condominiums or Apartments															A										
Retirement Housing	S	S	S	S	S	S	S	S	S	S	S	S	S	A	S										
Retirement Housing, Limited (up to 10 residents)	S	S	S	S	S	S	S	S	S	S	S	S	S	A	S									\$ 6.4.8	
Single family Attached, also known as Townhouses or Rowhouses											S	S	C	C	S						C	C	C	\$ 6.4.2	
Single family Detached	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	C	C	A	C	C	\$ 6.4.25	
Affordable Dwelling Units	S	S	C	C	C	C	C	C	C	C	C	C	A	A										\$ 6.4.19	
Single family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)	A	A	A	A	A	C	C	C	C	C	C	C	C											\$ 6.4.24	
Transitional Housing , including Homeless and Emergency Shelters, Pre-Parole Detention Facilities, or Halfway Houses																	S	S	S						
CIVIC / INSTITUTIONAL																									
COURTS AND PUBLIC SAFETY																									
Court of Law	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A										
Correctional Institutions																									
Parole Offices or Probation Offices																									
Safety Services , including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection	A	A	A	A	A	A	A	A	A	A	S	S	S	S	S	S	S	A	A	A	A	A	A	A	

TABLE 6.1-1	ZONING DISTRICTS														Condition										
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M12		MH S	MH P	OR	OG	CN	CR	CT	CC	I	
	DAY CARE SERVICES																								
Adult Day Care Facilities		C	C	C	C	C	C	S	S	S	S	S	S	S	S	S	S	S	A	A	A	A	A	A	§ 6.4.29
Child Day Care Facilities, including Group Day Care Home or Child Care Center		C	C	C	C	C	S	S	S	S	S	S	S	S	S	S	S	S	A	A	A	A	A	A	§ 6.4.29
Family Day Care Home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	S	
DEATH CARE SERVICES																									
Cemeteries or Crematories	A	A	A	A	A	C	C	C	C	C	C	C	C	C	C	C	C	S	A	A	A	A	A	A	§ 6.4.53
Funeral Services, including Funeral Homes or Mortuaries																			A	A	A	A	A	A	
EDUCATIONAL SERVICES																									
Pre-school or Educational Nursery		C	C	C	C	C	C	S	S	S	S	S	S	S	S	S	S	S	S	A	A	A	A	A	§ 6.4.29
School, Primary		S	S	S	A	S	S	S	S	S	S	S	S	S	S	S	S	S				S			
School, Secondary		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S				S			
College or University Facility		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A	
Business or Trade School		S	S	S	S	S	S												S	S	S	S	S	A	
Personal Improvement Education, including Fine Arts Schools or Automobile Driving Schools		S	S	S	S	S	S												S	S	C	C	A	A	§ 6.4.26
HEALTH CARE SERVICES																									
Medical Office or Outpatient Clinic, including Psychiatrist Offices, Abortion Clinics, Chiropractic Facilities, or Ambulatory Surgical Facilities					S	S	S	S	S	S									A	A	A	A	A	A	
Community Residential Care Facilities					S	S							S	S					S	S	S	S	A	A	
Convalescent Services, including Nursing Homes					S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A	A	
Counseling Services, including Job Training or Placement Services					S	S													A	A	A	A	A	A	
Intermediate Care Facility for the Mentally Retarded					S	S							S	S					S	S	S	S	A	A	
Public or Community Health Care Centers					S	S	S	S	S	S									A	A					
Health Care Laboratories, including Medical Diagnostic or Dental Laboratories																			A	A	A	A	A	A	

TABLE 6.1-1

	ZONING DISTRICTS															Condition									
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M12	MH S		MH P	OR	OG	CN	CR	CT	CC	I	
Home Health Agencies					S	S											A	A	A	A	A	A	A	A	
Hospitals, including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Hospices																	S	A	S	S			A	S	
Outpatient Facilities for Chemically Dependent or Addicted Persons																	S	S	S				A		
Rehabilitation Facilities																	S	A	A	A	A	A	A	A	
Residential Treatment Facility for Children or Adolescents (mental health treatment)					S	S							S	S				S			S		A		
MUSEUMS, HISTORICAL SITES AND SIMILAR INSTITUTIONS																									
Historical Sites (Open to the Public)	C	C	C	C	C	C	C	C	C	C	C	A	A	A	A	A	A	A	A	A	A	A	A	A	\$ 6.4.27
Libraries or Archives		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Museums					A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Nature Exhibition	C	C	C	C	C																	S	A	\$ 6.4.10	
Botanical Gardens	A	A	A	A	A																	S	A		
Zoos			S	S	S																	S	S		
POSTAL SERVICE																									
Postal Service, United States	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A	A	A	A	A	A	A	A	\$ 6.4.28
RECREATION AND ENTERTAINMENT																									
Community Recreation, including Recreation Centers	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Fishing or Hunting Guide Service (Commercial)	A	A	A	A	A												A	A	A	A	A	A	A	A	
Fishing or Hunting Lodge (Commercial)	A	A	A	A																	A				
Golf Courses or Country Clubs		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C									\$ 6.4.50
Parks and Recreation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	\$6.4.11
Recreation and Entertainment, Indoor, including Billiard Parlors, Bowling Centers, Ice or Roller Skating Rinks, Indoor Shooting Ranges, Theaters, or Video Arcades																							A	C	\$ 6.4.30
Recreation and Entertainment, Outdoor, including Amusement Parks, Fairgrounds, Miniature Golf Courses, Race or Go-Cart Tracks, or Sports Arenas		C	C																			C	C	C	\$ 6.4.11

TABLE 6.1-1	ZONING DISTRICTS														Condition												
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M12		MH S	MH P	OR	OG	CN	CR	CT	CC	I			
Drive-In Theaters																								C	A	\$6.4.6 \$6.4.11	
Golf Driving Ranges																											\$6.4.11
Outdoor Shooting Ranges																											\$6.4.11
Recreation or Vacation Camps																											\$6.4.11
RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS																											
Business, Professional, Labor, or Political Organizations																											
Social or Civic Organizations, including Youth Organizations, Sororities, or Fraternities																											
Religious Assembly																											\$6.4.13
Social Club or Lodge																											
UTILITIES AND WASTE-RELATED USES																											
Utility Service, Major																											\$6.4.21 \$6.4.17
Electric or Gas Power Generation Facilities																											\$6.4.21 \$6.4.17
Utility Substation																											\$6.4.21
Electrical or Telephone Switching Facility																											\$6.4.21
Sewage Collector or Trunk Lines																											\$6.4.21
Sewage Disposal Facilities																											\$6.4.17
Utility Pumping Station																											\$6.4.21
Water Mains																											\$6.4.21
Water or Sewage Treatment Facilities																											\$6.4.21
Water Storage Tank																											\$6.4.21
Utility Service, Minor																											\$6.4.31
Electric or Gas Power Distribution																											\$6.4.31
Sewage Collection Service Line																											\$6.4.31
Water Service Line																											\$6.4.31
Waste-Related Uses																											
Hazardous Waste Treatment or Disposal																											S
Nonhazardous Waste Treatment or Disposal																											S

TABLE 6.1-1	ZONING DISTRICTS														Condition										
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M12		MH S	MH P	OR	OG	CN	CR	CT	CC	I	
Septic Tank Installation, Cleaning, or Related Services																							S	S	
Solid Waste Combustors or Incinerators, including Cogeneration Plants																								S	
Solid Waste Landfill (Public)	C																							S § 6.4.51	
Waste Collection Services																								S	
Waste Transfer Facilities																								S	
COMMERCIAL																									
ACCOMMODATIONS																									
Bed and Breakfast Inns	C	C	C	C	C	C	C	C	C	S	S	S	S	S	S	S	S	C	C	C	C	C	C	§ 6.4.4	
Hotels or Motels																			S	A	A	A	A	A	
Rooming or Boarding Houses													A	A					S	A	A	A	A	A	
RV (Recreational Vehicle) Parks or Campgrounds	S	S	S	S	S	S	S	S	S															§ 6.4.12	
ANIMAL SERVICES																									
Kennel	A	A	A	A	A	C	C	C	C	S	S	S	S	S	S						S			§ 6.4.54	
Pet Stores or Grooming Salons																					C	S	A	§ 6.4.32	
Small Animal Boarding (enclosed building)	A	A	A	A	A	C	C	C	C	C	C										C	S	A	§ 6.4.32	
Veterinary Services	A	A	A	A	A	S	S												C	C	C	A	A	§ 6.4.32	
FINANCIAL SERVICES																									
Banks																		C	C	C	C		A	§ 6.4.33	
Financial Services, including Loan or Lending Services, Savings and Loan Institutions, or Stock and Bond Brokers																		C	C	C	C		A	§ 6.4.33	
FOOD SERVICES AND DRINKING PLACES																									
Bar or Lounge (Alcoholic Beverages), including Taverns, Cocktail Lounges, or Member Exclusive Bars or Lounges																					S	S	S	S	§ 6.4.15
Catering Service																		C	C	C	C	A	A	§ 6.4.34	
Restaurant, Fast Food, including Snack or Nonalcoholic Beverage Bars																					C	C	C	C	§ 6.4.15
Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants																					C	C	C	C	§ 6.4.15
Sexually Oriented Business																								§ 6.4.18	

TABLE 6.1-1	ZONING DISTRICTS														Condition									
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M12		MH S	MH P	OR	OG	CN	CR	CT	CC	I
INFORMATION INDUSTRIES																								
Communication Services , including Radio or Television Broadcasting Studios, News Syndicates, Film or Sound Recording Studios, Telecommunication Service Centers, or Telegraph Service Offices																		S	S	S	S	A	A	A
Communications Towers	C	C	C	C														C	C	C		C	C	§ 6.4.5
Data Processing Services																		A	A	A	A	A	A	A
Publishing Industries , including Newspaper, Periodical, Book, Database, or Software Publishers																		A	A	A	A	A	A	A
OFFICES																								
Administrative or Business Office , including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services																		C	C	C	C	A	A	§ 6.4.35
Government Office																		C	C	C	C	A	A	§ 6.4.35
Professional Office , including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services																		C	C	C	C	A	A	§ 6.4.35
OTHER NONRESIDENTIAL DEVELOPMENT																								
Convention Center or Visitors Bureaus																		S	S	S	A	A	A	A
Heavy Construction Services or General Contractors , including Paving Contractors, or Bridge or Building Construction																								A
Office/Warehouse Complex																						S	A	A
Off-Premises Sign (e.g. Billboard)																								A § 9.11.3
Special Trade Contractors (Offices/Storage)																				C	S	A	A	§ 6.4.36
Building Equipment or other Machinery Installation Contractors																				C	S	A	A	§ 6.4.36
Carpentry Contractors																				C	S	A	A	§ 6.4.36

TABLE 6.1-1	ZONING DISTRICTS														Condition													
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M12		MH S	MH P	OR	OG	CN	CR	CT	CC	I				
Concrete Contractors																					C	S	A	A	\$ 6.4.36			
Drywall, Plastering, Acoustical or Insulation Contractors																						C	S	A	A	\$ 6.4.36		
Electrical Contractors																						C	S	A	A	\$ 6.4.36		
Excavation Contractors																						C	S	A	A	\$ 6.4.36		
Masonry or Stone Contractors																						C	S	A	A	\$ 6.4.36		
Painting or Wall Covering Contractors																						C	S	A	A	\$ 6.4.36		
Plumbing, Heating or Air-Conditioning Contractors																						C	S	A	A	\$ 6.4.36		
Roofing, Siding or Sheet Metal Contractors																						C	S	A	A	\$ 6.4.36		
Tile, Marble, Terrazzo or Mosaic Contractors																						C	S	A	A	\$ 6.4.36		
PARKING, COMMERCIAL																												
Parking Lots																						A	A	C	A	A	\$ 6.4.37	
Parking Garages																							A			A		
RENTAL AND LEASING SERVICES																												
Charter Boat or other Recreational Watercraft Rental Services																											Art. 5.3	
Commercial or Industrial Machinery or Equipment Rental or Leasing																												
Construction Tools or Equipment Rental																												
Consumer Goods Rental Centers																												
Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items																											\$ 6.4.38	
Heavy Duty Truck or Commercial Vehicle Rental or Leasing																												
Self-Service Storage / Mini Warehouses																												
Vehicle Rental or Leasing, including Automobiles, Light or Medium Duty Trucks, Motorcycles, Moving Vans, Utility Trailers, or Recreational Vehicles																												

TABLE 6.1-1	ZONING DISTRICTS															Condition																					
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M12	MH S		MH P	OR	OG	CN	CR	CT	CC	I													
	REPAIR AND MAINTENANCE SERVICES																																				
Boat Yard	C	C	C	C	C	S																	C	C	\$ 6.4.39 Art. 5.3												
Repair Service, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops																								A	A	\$ 6.4.40											
Repair Service, Commercial, including Electric Motor Repair, Scientific or Professional Instrument Repair, Tool Repair, Heavy Duty Truck or Machinery Servicing and Repair, Tire Retreading or Recapping, or Welding Shops																								S	S	A	A										
Vehicle Repair, Consumer, including Muffler Shops, Auto Repair Garages, Tire or Brake Shops, or Body or Fender Shops																								S	C	A	A	\$ 6.4.22									
Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes																								C	C	A	A	\$ 6.4.22									
RETAIL SALES																																					
Nonstore Retailers																																					
Direct Selling Establishments																																					
Electronic Shopping or Mail-Order Houses																																					
Fuel (except liquefied petroleum gas) Dealers, including Heating Oil Dealers																																					
Liquefied Petroleum Gas (Bottled Gas) Dealers																																					
Vending Machine Operators																																					
Building Materials or Garden Equipment and Supplies Retailers																																					
Hardware Stores																																					
Home Improvement Centers																																					
Garden Supplies Centers																																					
Outdoor Power Equipment Stores																																					
Paint, Varnish, or Wallpaper Stores																																					
Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops																																					

TABLE 6.1-1

	ZONING DISTRICTS																Condition								
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M12	MHS	MHP		OR	OG	CN	CR	CT	CC	I	
Liquor, Beer, or Wine Sales																			S	S		S			
Retail Sales or Services, General																			C	C	C	A	A	\$ 6.4.44	
Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store																			C	C	C	A	A	\$ 6.4.44	
Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store																			C	C	C	A	A	\$ 6.4.44	
Convenience Stores																			S	A		A			
Drug Stores or Pharmacies																			C	C	C	A	A	\$ 6.4.44	
Duplicating or Quick Printing Services																			C	C	C	A	A	\$ 6.4.44	
Electronics, Appliance, or Related Products Store																			C	C	C	A	A	\$ 6.4.44	
Florist																			C	C	C	A	A	\$ 6.4.44	
Furniture, Cabinet, Home Furnishings, or Related Products Store																			C	C	C	A	A	\$ 6.4.44	
Pawn Shop																						A	A	\$ 6.4.44	
Private Postal or Mailing Service																			C	C	C	A	A	\$ 6.4.44	
Tobacconist																			C	C	C	A	A	\$ 6.4.44	
Sweetgrass Basket Stands	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	\$ 6.4.58	
Warehouse Clubs or Superstores																									
Service Stations, Gasoline (with or without convenience stores)																			C	C				\$ 6.4.45	
Truck Stop																									
Vehicle Sales (new or used)																									
Automobile, or Light or Medium Duty Truck Dealers																									
Heavy Duty Truck or Commercial Vehicle Dealers																									
Manufactured (Mobile) Home Dealers																									
Motorcycle, Watercraft, or Recreational Vehicle Dealers																									
Vehicle Parts, Accessories or Tire Stores																					A				
RETAIL OR PERSONAL SERVICES																									
Consumer Convenience Service																								\$ 6.4.46	
Automated Bank / Teller Machines																			C	C	C	A	A	\$ 6.4.46	

TABLE 6.1-1

	ZONING DISTRICTS														Condition									
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M12		MHS	MHP	OR	OG	CN	CR	CT	CC I	
Drycleaners or Coin-Operated Laundries																		C	C				A	\$ 6.4.46
Drycleaning or Laundry Pick-up Service Stations																		C	C				A	\$ 6.4.46
Locksmith																		C	C				A	\$ 6.4.46
One-Hour Photo Finishing																		C	C	A	A		A	\$ 6.4.46
Tailors or Seamstresses																		C	C	A	A		A	\$ 6.4.46
Hair, Nail, or Skin Care Services, including Barber Shops or Beauty Salons	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A	A	A	A	\$ 6.4.3
Personal Improvement Service, including Dance Studios, Health or Physical Fitness Studios, Photography Studios, or Reducing Studios																		C	C	C	A	A	A	\$ 6.4.47
Tattoo Parlors																						S	C	\$ 6.4.59
Services to Buildings or Dwellings, including Carpet or Upholstery Cleaning, Exterminating, or Janitorial services																		C	C	C	A	A	A	\$ 6.4.48
Landscaping and Horticultural Services to commercial, industrial, or institutional buildings, and residences	C	C	C	C	S	S	C	S	S									C	C	A	A	A	A	\$ 6.4.48
VEHICLE STORAGE																								
Vehicle Storage, including Bus Barns, Boat or RV Storage, or Impound Yards																							A	A
WHOLESALE SALES																								
Aircraft Wholesalers, including Related Parts																							A	A
Beverage or Related Products Wholesalers, including Alcoholic Beverages																							A	A
Book, Periodical, or Newspaper Wholesalers																							A	A
Chemical Wholesalers (except Pharmaceutical Products, Fertilizers, or Pesticides)																							A	A
Clay or Related Products Wholesalers																					S		A	A
Computers or Electronic Products Wholesalers																							A	A
Construction Material Wholesalers, including Brick, Cement, Concrete, Lumber, Millwork, Plywood, Shell, Stone, Wood Panel or other Related Materials																				S			A	A

TABLE 6.1-1

	ZONING DISTRICTS															Condition										
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M12	MHS		MHP	OR	OG	CN	CR	CT	CC	I		
Electrical Equipment, Appliances or Components Wholesalers																								A	A	
Fabric or Apparel Wholesalers																									A	A
Farm Supplies or Equipment Wholesalers																									A	A
Flower, Nursery Stock or Florists' Supplies Wholesalers	A	A	A	A																S					A	A
Food or Related Products Wholesalers																									A	A
Furniture, Cabinets, or Related Products Wholesalers																									A	A
Glass or Related Products Wholesalers																									A	A
Leather Products Wholesalers																									A	A
Machinery, Tools, or Construction Equipment Wholesalers																									A	A
Manufactured Home (Mobile Home) or other Prefabricated Structures Wholesalers																									A	A
Metal or Mineral (except Petroleum) Wholesalers																									A	A
Motor Vehicles (Commercial or Passenger) or Trailers Wholesalers, including Related Parts																									A	A
Paint, Varnish or Related Supplies Wholesalers																									A	A
Paper or Paper Products Wholesalers																									A	A
Petroleum Wholesalers																				S					A	A
Pharmaceutical Wholesalers																									A	A
Plastics or Rubber Products Wholesalers																									A	A
Professional or Commercial Equipment or Supplies Wholesalers, including Office, Medical, or Restaurant Equipment																									A	A
Sign Wholesalers																									A	A
Tobacco or Related Products Wholesalers																									A	A
Toy or Artwork Wholesalers																									A	A
Watercraft (Commercial or Recreational) Wholesalers, including Related Parts																									A	A
Wood Products Wholesalers																									A	A
Other Miscellaneous Wholesale Sales																									S	A

TABLE 6.1-1	ZONING DISTRICTS														Condition										
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M12		MH S	MH P	OR	OG	CN	CR	CT	CC	I	
INDUSTRIAL																									
INDUSTRIAL SERVICES																									
Drycleaning or Carpet Cleaning Plants																									A
Laundries, Commercial																									A
Photo Finishing Laboratories																									A
Research and Development Laboratories																									A
Scrap and Salvage Service, including Automotive Wrecking Yards, Junk Yards, Parts Salvage, Paper Salvage Yards, Wholesale Scrap or Waste Materials Establishments, or Materials Recovery Facilities																									S
MANUFACTURING AND PRODUCTION																									
Aircraft Manufacturing, including Related Parts																									A
Beverage or Related Products Manufacturing, including Alcoholic Beverages																									A
Cement or Concrete Products Manufacturing, including Concrete Batching or Asphalt Mixing																									A
Chemical Manufacturing, including Pharmaceutical Products, Chemical Fertilizers or Pesticides																									S
Clay or Related Products Manufacturing		C	C	C																	C	C	C	C	A § 6.4.57
Computers or Electronic Products Manufacturing																									A § 6.4.57
Electrical Equipment, Appliances or Components Manufacturing																									A § 6.4.57
Fabric or Apparel Manufacturing, including Textile Mills																									A
Food or Related Products Manufacturing																									A

TABLE 6.1-1

	ZONING DISTRICTS																Condition							
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M12	MHS	MHP		OR	OG	CN	CR	CT	CC	I
Furniture, Cabinets or Related Products Manufacturing		C	C	C																	C	C	C	A § 6.4.57
Glass or Related Products Manufacturing																								A § 6.4.57
Leather Products Manufacturing, including Tanneries																								A
Machinery, Tools, or Construction or Construction Equipment Manufacturing, including Farm Equipment																								A § 6.4.57
Manufactured Home (Mobile Home) or other Prefabricated Structures Manufacturing																								A
Metal, Petroleum, Coal, and other Mineral Products Manufacturing, including Refineries																								A
Motor Vehicle (Commercial and Passenger) or Trailer Manufacturing, including Related Parts																								A
Paint, Varnish or Related Supplies Manufacturing																								A
Plastics or Rubber Products Manufacturing																								A
Printing Press Production or Lithography																								A § 6.4.57
Professional or Commercial Equipment or Supplies Manufacturing, including Office, Medical, Restaurant Equipment, or Specialty Items																								A § 6.4.57
Pulp or Paper Mills																								S
Rendering Plants																								S
Sign Manufacturing																								A
Slaughter House and Meat Packing																								S
Stone or Shell Products Manufacturing																								S § 6.4.57
Tobacco Products Manufacturing																								A
Toy or Artwork Manufacturing		C	C	C																				A § 6.4.57
Watercraft (Commercial or Recreational) Manufacturing, including Related Parts																								A
Wood Products Manufacturing		C	C	C																				A § 6.4.57
Other Miscellaneous Manufacturing and Production		C	C	C																				A § 6.4.57

TABLE 6.1-1

ZONING DISTRICTS	ZONING DISTRICTS														Condition										
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M12		MH S	MH P	OR	OG	CN	CR	CT	CC	I	
	WAREHOUSE AND FREIGHT MOVEMENT																								
Warehouse and Distribution Facilities																									A
Cold Storage Plants																									A
Freight Container Storage Yards, excluding Fuel Storage Facilities																									C § 6.4.52
Freight Forwarding Facilities, including Truck Terminals, Marine Terminals, or Packing and Crating Facilities																									C § 6.4.49
Fuel Storage Facilities, excluding Nuclear Fuels																									A
Household Moving Storage																									A
Grain Terminals and Elevators																									A
Parcel Services																									A
Retail Store Warehouses																									A
Stockpiling of Sand, Gravel, or other Aggregate Materials																									A
Storage of Weapons or Ammunition																									S
OTHER USES																									
RECYCLING SERVICES																									
Recycling Center																									A
Recycling Collection, Drop-Off	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A §6.4.55
RESOURCE EXTRACTION																									
Resource Extraction, including Borrow Pits, Mining, Oil or Gas Extraction, Quarries, or Sand or Gravel Operations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S § 6.4.14
TRANSPORTATION																									
Aviation, including Private Air Strips	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C §6.4.56
Railroad Facility																									A
Sightseeing Transportation, Land or Water	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A Art. 5.3
Taxi or Limousine Service																									A
Urban Transit Systems																									A
Water Transportation, including Coastal or Inland Water Passenger Transportation																									A Art. 5.3