



City of Grand Island

Tuesday, April 14, 2015

Council Session

Item F-3

#9534 – Consideration of Adoption of Amendments to Chapter 36 of the Grand Island City Code Relative to Zoning Regulations

This item relates to the aforementioned Public Hearing item E-2.

Staff Contact: Chad Nabity

ORDINANCE NO. 9534

An ordinance to amend Chapter 36 of the Grand Island City Code specifically, to add Section 36-8 (F) Changing the Definition of Family, Section 36-8 (G) Adding Definitions for Group Home and Guest Building and Deleting Guest Room, Section 36-43 Zoning Districts specifying within the text a 2 mile extraterritorial zoning jurisdiction and readoption of Appendix A the Zoning Matrix with changes as approved by the Planning Commission and City Council and to repeal any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. Section 36-08 (F) of the Grand Island City Code is hereby amended to read as follows:

(F)

Facade shall mean the exterior wall of a building exposed to public view from the building's exterior.

Factory shall mean a structure or plant within which something is made or manufactured from raw or partly wrought materials into forms suitable for use.

~~**Family** shall mean a household head and one or more persons related to the head by blood, marriage or adoption living together in a single dwelling unit.~~

~~**Family** shall mean a household head and one or more persons related to the head by blood, marriage, adoption, guardianship or duly authorized custodial relationship living together in a single dwelling, or no more than 5 unrelated persons living together in a single dwelling~~

Family Child Care Home I shall mean a child care operation in the provider's place of residence which serves between four (4) and eight (8) children at any one time. A Family Child Care Home I provider may be approved to serve no more than two (2) additional school-age children during non-school hours. In addition to these regulations, a Child Care Home shall meet requirements of the State of Nebraska.

Family Child Care Home II shall mean a child care operation either in the provider's place of residence or a site other than the residence, serving twelve (12) or fewer children at any one time. In addition to these regulations, a Child Care Home shall meet requirements of the State of Nebraska.

Farm shall mean an area containing at least twenty (20) acres or more which is used for growing of the usual farm products such as vegetables, fruit, and grain, and the storage on the area, as well as for the raising thereon of the usual farm poultry and farm animals. The term farming includes the operating of such area for one or more of the above uses with the necessary accessory uses for treating or storing the produce and the feeding of livestock as hereinafter prescribed; provided such accessory uses do not include the feeding of garbage or offal to swine or other animals.

Farming shall mean the planting, cultivating, harvesting and storage of grains, hay or plants commonly grown in Nebraska with the necessary accessory uses for treating or storing the produce and the feeding of livestock as prescribed hereunder, provided such accessory uses do not include the feeding of garbage or offal to swine or other animals.

Farmstead In contrast to a farmstead dwelling, a tract of land of not less than 1 acre and not more than 20 acres, upon which a farm dwelling and other outbuildings and barns existed as of August 1, 2004, and was used for single-family resident purposes.

Approved as to Form	<input type="checkbox"/>	_____
April 13, 2015	<input type="checkbox"/>	City Attorney

ORDINANCE NO. 9534 (Cont.)

Feed Lot shall mean the confinement of horses, sheep, pigs, and other food animals in buildings, lots, pens, pools or ponds which normally are not used for raising crops or for grazing animals.

Fence shall mean a structure serving as an enclosure, barrier or boundary.

(A) **Fence, Open** shall mean a fence, including gates, which has, for each one foot (1') wide segment extending over the entire length and height of fence, fifty percent (50%) or more of the surface area in open spaces which affords direct views through the fence.

(B) **Fence, Solid** shall mean any fence that does not qualify as an open fence.

Flood see definition in §36-128 of this chapter.

Flood Plain see definition in §36-128 of this chapter.

Floodway see definition in §36-128 of this chapter.

Floor Area whenever the term "floor area" is used in this chapter as a basis for requiring off-street parking for any structure, it shall be assumed that, unless otherwise stated, said floor area applies not only to the ground floor area but also to any additional stories of said structure. All horizontal dimensions shall be taken from the exterior faces of walls.

Food Sales shall mean establishments or places of business primarily engaged in the retail sale of food or household products for home consumption. Typical uses include groceries, delicatessens, meat markets, retail bakeries, and candy shops.

Frontage shall mean that portion of a parcel of property which abuts a dedicated public street or highway.

SECTION 2. Section 36-08 (G) of the Grand Island City Code is hereby

amended to read as follows:

(G)

Garage, Private shall mean a detached accessory building or a portion of a main building on the same lot as a dwelling for the housing of vehicles of the occupants of the dwelling, including carports.

Garage, Public shall mean any garage other than a private garage.

Garage, Repair shall mean a building designed and used for the storage, care, repair, or refinishing of motor vehicles including both minor and major mechanical overhauling, paint, and body work as a commercial business (Also, see Service Station).

Garbage shall mean any waste food material of an animal or vegetable nature, including that which may be used for the fattening of livestock.

Gated Communities shall mean residential areas that restrict access to normally public spaces. These are subdivisions of usually high-end houses. The type of gates can range from elaborate guard houses to simple electronic arms.

Grade shall mean the average of the finished ground level at the center of all walls of a building. In case walls are parallel to and within five feet of a sidewalk, the ground level shall be measured at the sidewalk.

Grand Island Fee Schedule shall mean the fee schedule adopted and maintained by the City of Grand Island, which establishes the required fees to be collected for various City services.

Graphic element shall mean a letter, illustration, symbol, figure, insignia, or other device employed to express and illustrate a message or part thereof.

Greenhouse shall mean a building or premises used for growing plants, preparation of floral arrangements for off-site delivery to customers, cold storage of flowers or dry storage of materials used for agricultural or horticultural purposes.

Greenway shall mean a parcel or parcels of land, together with the improvements thereon, dedicated as an easement for access and/or recreation; usually a strip of land set aside for a walkway, bicycle trail, bridal path, or other similar access-way.

Ground Cover shall mean plant material used in landscaping which remains less than twelve (12) inches in height at maturity. (Also, see Landscaping.)

Ground Water shall mean water occurring beneath the surface of the ground that fills available openings in the rock or soil materials such that they may be considered saturated.

ORDINANCE NO. 9534 (Cont.)

Group Care Home shall mean a home which is operated under the auspices of an organization which is responsible for providing social services, administration, direction, and control for the home which is designed to provide twenty-four hour care for individuals in a residential setting.

Group Home shall include both Group Care Home and Group Home for the Disabled. Group homes shall be classified by size as follows:

Group Home (Small) shall mean a home designed to accommodate no more than 5 persons and shall be allowed in all zoning districts that permit dwelling units in the same manner as other dwelling units. These homes shall be built to no less than an R3 residential standard as defined by the International Building Code.

Group Home (Medium) shall mean a facility designed to house between 6 and 16 persons and shall require a conditional use permit in the LLR, R1, R2, R3 and R4 Districts and permitted in the RO, B1, B2, B3 and M3 zoning districts. These facilities shall be built to no less than an R4 residential standard as defined by the International Building Code.

Group Home (Large) shall mean a facility designed to house more than 16 persons and shall be permitted in the RO, B1, B2, B3, and M3 zoning districts. These facilities shall be built to an Institutional standard as defined by the International Building Code.

Group Home for the Disabled shall mean a dwelling with resident staff shared by four or more handicapped persons who live together as a single housekeeping unit and in a long term, family-like environment in which staff persons provide care, education, and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential. As used herein, the term "disabled" shall mean having:

- (A) A physical or mental impairment that substantially limits one or more of such person's major life activities so that such person is incapable of living independently;
- (B) A record of having such an impairment; or
- (C) Being regarded as having such impairment.

Handicap shall not include current, illegal use of or addiction to a controlled substance as defined in state statutes.

Group Housing shall mean two or more separate buildings on a lot, each containing one or more dwelling units.

~~**Guest Room** shall mean a room which is designed to be occupied by one (1) or more guest for sleeping purposes, having no kitchen facilities, not including dormitories.~~

~~**Guest Building** shall mean an accessory building which is designed to be occupied by one (1) or more guest for sleeping purposes, having no kitchen facilities, not including dormitories.~~

SECTION 3. Section 36-43 Zoning Districts of the Grand Island City Code is hereby amended to read as follows:

36-43. Zoning Districts

In order to regulate and restrict the height, location, size and type of buildings, structures and uses allowed on land in the City and the area within ~~one~~ two miles of the corporate boundaries, the City is hereby divided into zoning districts.

SECTION 4. Appendix A "Zoning Matrix" of the Grand Island City Code is hereby amended to read as attached:

ORDINANCE NO. 9534 (Cont.)

SECTION 5. Sections 36-8 (F), 36-8 (G), 36-43 and Appendix A as existing prior to this amendment, and any ordinances or parts of ordinances in conflict herewith, are repealed.

SECTION 3. The validity of any section, subsection, sentence, clause, or phrase of this ordinance shall not affect the validity or enforceability of any other section, subsection, sentence, clause, or phrase thereof.

SECTION 4. That this ordinance shall be in force and take effect May 1, 2015.

Enacted: April 14, 2015.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

GRAND ISLAND LAND USE MATRIX

Addendum "A"

Chapter 36

Grand Island City Code

Land Use Categories	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
A																									
Abrasive, asbestos, & miscellaneous non-metallic mineral products - manufacturing					P																	C		P	
Abstracting services													P			P	P	P	P	P		P	P	P	P
Accounting & bookkeeping services													P			P	P	P	P	P		P	P	P	P
Accounting, computing & office machines - manufacturing																							P	P	P
Advertising displays & signs - manufacturing																						C	P	P	P
Advertising services, direct mail													P				P	P	P	P		P	P	P	P
Advertising services, general													P			P	P	P	P	P		P	P	P	P
Agricultural, business and personal credit services including credit union													P			P	P	P	P	P		P	P	P	P
Agricultural chemicals & fertilizers - manufacturing	C	C			P																			C	
Agricultural chemical & fertilizers - wholesale	C	C			P												C							P	
Agricultural fertilizers, hazardous & non hazardous - retail																P	P	P		P			P	P	
Agricultural operations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Air conditioning, heating & plumbing contracting services																P	P	P					P	P	P
Air conditioning, refrigerated equipment & supplies - wholesale					P																	P	P	P	P
Aircraft & accessories - retail					P																			P	
Aircraft storage & equipment maintenance																								P	
Airports & flying fields																								P	
Alcoholic beverages, beer & wine - wholesale					P																	P	P	P	P
Alteration, pressing & garment repair services																P	P	P	P	P				P	P
Ambulance services																	P	P					P	P	P
Ammunition manufacturing & complete assembly of guided missiles & space vehicles					P																	P		P	
Ammunition, small arms - manufacturing					P																	P		P	
Amphitheaters																C				C				C	
Amusement, athletic & sporting goods & toys - manufacturing					P																	P	P	P	P
Animal & marine fats & oils including grease & tallow, rendering - manufacturing					C																			C	
Animal hospital services	C	C					C	C								P	P	P		P			P	P	P
Antiques - retail																P	P	P	P	P	P		P	P	P
Apiary farms & processing	P	P	P	P	P		P																		
Apparel & accessories - manufacturing					P																	P	P	P	P
Apparel & accessories - retail																P	P	P		P	P		P	P	P
Apparel & accessories - wholesale					P													P					P	P	P
Apparel belts - manufacturing																									P
Apparel findings & related products - manufacturing					P																			P	P

P = Permitted Use

C = Conditional Use

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GRAND ISLAND LAND USE MATRIX

Addendum "A"

Chapter 36

Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Appliances (household) - manufacturing					P																	P		P	P
Appliances (household) - retail																P	P	P	P	P				P	P
Appliances (electrical), television phonographs, tape players, radio sets - wholesale					P																	P	P	P	P
Appliance repair services																P	P	P	P	P			P	P	P
Aquariums						P														P	P				
Arboretums & botanical gardens						P														P					
Architectural, engineering & planning - professional services					P								P			P	P	P	P	P		P	P	P	P
Arenas & fieldhouses	C					C											C							C	
Armateur rewinding services																	C							P	P
Armed forces reserve center																	C							P	
Art galleries, publicly owned						P											P			P	P				P
Artists - painters, sculptors, composers, & authors	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P
Asbestos, abrasive & miscellaneous non-metallic mineral products - manufacturing					P																	C		P	
Asphalt felts & coating - manufacturing					P																			P	
Asphalt mixing plants	C	C			C																			C	
Athletic, amusement & sporting goods & toys - manufacturing					P																	P	P	P	P
Athletic field or playfield	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P
Auditing, accounting & bookkeeping services													P			P	P	P	P	P			P	P	P
Auditoriums, public						P										P	P	P	P	P			P	P	P
Automatic temperature controls - manufacturing					P																	P	P	P	P
Automobile & other motor vehicle & equipment - manufacturing					P																		P	P	
Automobile & other motor vehicle repair services																P	P	P	C		P			P	P
Automobile & other motor vehicles - retail																	P	P	C					P	P
Automobile & other motor vehicles - wholesale																								C	
Automobile & truck rental services																	P	P						P	P
Automobile equipment - wholesale																	P							P	P
Automobile parts & supplies - retail																P	P	P	P	P	P			P	P
Automobile wash services																P	P	P	C	P	P		P	P	P

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GRAND ISLAND LAND USE MATRIX

Addendum "A"

Chapter 36

Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
B																									
Bags except textile bags - manufacturing					P																			P	P
Bait shops																P	P	P	P	P	P			P	P
Bakeries non-manufacturing - retail																P	P	P	P	P				P	P
Banking services													P			P	P	P	P	P	P			P	P
Barber services													P			P	P	P	P	P	P			P	P
Batch Plants - temporary	C	C			P												C					C		P	
Beauty services													P			P	P	P	P	P	P			P	P
Bed and breakfast residence								C	C	C	C	C	P			P	P	P							P
Beer, wine & alcoholic beverages - wholesale																	P				P	P	P	P	P
Bicycles - retail																P	P	P	P	P			P	P	P
Biological products - manufacturing					P																	C		P	
Blacksmith & welding services																								P	P
Blankbooks, loose leaf binders & devices-manuf. of					P																P		P	P	
Blast furnaces, steel works & rolling of ferrous metals					C																			C	
Blueprinting & photocopying services																P	P	P	P	P				P	P
Boarding & rooming houses											C	P	P			P	P		P						P
Boat building & repair services					P																P		P	P	
Boat sales, service and rentals																	P	P						P	P
Boat building & repair, fiberglass					P																P		P	P	
Bookbinding & misc. related work - manufacturing					P																P		P	P	
Bookkeeping, auditing & accounting services													P			P	P	P	P	P			P	P	P
Books, magazines & newspapers distributing - wholesale					P												P	P	P		P		P	P	
Books - publishing & printing					P												P				P	P	P	P	
Books - retail																P	P	P	P	P				P	P
Boot & shoe cut stock & findings - manufacturing					P																P			P	P
Botanical gardens & arboretums						P									P					P					
Bottled gas - retail																P	P	P	P	P	P			P	
Bottling & canning soft drinks & carbonated waters					P																P		P	P	
Bowling alleys																P	P	P	C	P				P	P
Boxes and paperboard containers - manufacturing					P																	P		P	
Brandy, brandy spirits & wine - manufacturing	C	C	C	C	P		C																	P	P
Brick & structural clay tile manufacturing					P																	P		P	
Brooms & brushes - manufacturing					P																	P		P	P
Building construction - general contracting services																								P	P
Building materials - retail																	P	P		P				P	P
Building materials & lumber - wholesale																	P			P				P	P
Building paper & building board - manufacturing					P																P		P		
Bulk petroleum stations & terminals - wholesale					C																			C	
Bus garaging & equipment maintenance																									P
Business & management consulting services													P			P	P	P	P	P				P	P
Business offices not elsewhere listed													P			P	P	P	P	P				P	P

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GRAND ISLAND LAND USE MATRIX

Addendum "A"

Chapter 36

Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Business associations																									
Business forms - manufacturing																									
Butter - manufacturing					P												P					P		P	P
C																									
Cabinet making - manufacturing					P																	P		P	P
Cable TV maintenance yard																	C							P	P
Cameras & photographic supplies - retail																P	P	P	P	P	P			P	P
Camp grounds, general	C	C				P	C										C				C			C	
Camp grounds, group	C	C				P	C										C				C			C	
Candy & other confectionery products - manufacturing					P																	P		P	P
Candy, nut, & confectionery - retail																P	P	P	P	P				P	P
Canes, parasols & umbrellas - manufacturing					P																	P		P	P
Canning & preserving of fruits, vegetables & seafood's - manufacturing					P																			P	
Canvas products - manufacturing					P																	P		P	
Carbon black - manufacturing					C																			C	
Cardboard, paperboard & die-cut paper - manufacturing					P																	P		P	
Carpentry & wood flooring services																	P	P	P	P	P			P	P
Carpet & rug cleaning & repair service													P			P	P	P	P	P			P	P	P
Carpet & rug - manufacturing					P																	P		P	P
Cement (hydraulic) - manufacturing					C																			P	
Cemeteries							P	P																P	
Ceramic wall & floor tile - manufacturing					P																	P		P	P
Cereal preparations - manufacturing					P																	P		P	P
Charitable & welfare services													P			P	P	P	P	P				P	P
Cheese (natural & processed) - manufacturing					P																			P	P
Chemicals & fertilizers -mining																									
Chemicals, agricultural, nonhazardous, wholesale	C	C			C																	C	C	C	
Chemicals, industrial, nonhazardous, wholesale					C																		C	C	
Chemicals, industrial organic & inorganic - manufacturing					C																	C		C	
Chiropractors, optometrists, & other similar health services													P			P	P	P	P	P				P	P
Churches , synagogues & temples	C	C					C	P	P	P	P	P	P		P	P	P	P	P	P					P
Cigarettes & cigars - manufacturing					P																	P		P	P
Civic, social & fraternal associations													C			P	P	P	P	P				P	P
Civil Defense & related activities																									P
Clay, ceramic & refractory minerals - mining	C	C	C	C	C		C																	C	
Clay refractories - manufacturing					P																			P	
Clock, watch & jewelry repair services																P	P	P	P	P				P	P
Clocks, watches, clockwork operated devices & parts - manufacturing					P																	P		P	P

P = Permitted Use

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GRAND ISLAND LAND USE MATRIX

Addendum "A"

Chapter 36

Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Commercial & industrial machinery, equipment & supplies - wholesale																	P					P		P	P
Commodity & securities brokers, dealers & exchanges & services													P			P	P	P	P	P				P	P
Communication equipment - manufacturing					P																	P		P	P
Composting plants					C																				
Concrete brick & block - manufacturing					P																			P	
Concrete products - manufacturing					P																			P	
Concrete, ready-mix plants					P																			P	
Concrete construction & paving services					P																			P	
Confectionery, nut & candy - retail																P	P	P	P	P				P	P
Confectionery - wholesale					P																	P	P	P	P
Construction & lumber materials - wholesale																	P			P		P		P	P
Construction, mining, & materials handling machinery & equipment - manufacturing					P																	P		P	
Construction equipment - retail																		P				P		P	
Construction services - temporary					C								C			C	C	C	C	C	C	C	C	C	C
Convalescent,, nursing & rest home services											C	C	P		P	P	P	P	P	P					
Convents								P	P	P	P	P	P	P	P	P	P	P	P	P					
Convenience store															P	P	P	P	P	P	P			P	P
Cosmetics, perfumes, & other toiletries - manufacturing					P																	P		P	P
Cottage services																									
Country club							P	P	P	P	P	P	P		P	P	P	P		P					
Crating & packing services					P																	P		P	P
Credit reporting, adjustment & collection services													P			P	P	P	P	P			P	P	P
Credit unions & agricultural, business & personal credit services													P			P	P	P	P	P			P	P	P
Crematory, funeral & mortuary services													P			P	P	P	P	P				P	
Curtains, draperies & upholstery - retail																P	P	P	P	P				P	P
Cut stone & stone products - manufacturing					P																	P		P	
D																									
Dairy products - retail																P	P	P	P	P				P	P
Dairy products - wholesale					P												P							P	P
Day care centers							C	C	C	C	C	P	P	C	C	P	P	P	P	P				C	P
Dental equipment & supplies - manufacturing					P																	P		P	P
Dental laboratory services					P											P	P	P	P	P		P	P	P	P
Dental services													P			P	P	P	P	P				P	P
Department stores - retail																P	P	P	P	P				P	P
Detective & protective services													P			P	P	P	P	P			P	P	P
Diaper services																							P	P	P
Direct mail advertising services																P	P	P	P	P			P	P	P
Direct selling organizations - retail																P	P	P	P	P				P	P
Discount & variety stores - retail																P	P	P	P	P				P	P

P = Permitted Use

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GRAND ISLAND LAND USE MATRIX

Addendum "A"

Chapter 36

Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Disinfecting & exterminating services																	P	P	P					P	P
Disposal site - commercial construction	C	C			C																			C	
Disposal site - hazardous waste					C																			C	
Disposal site - nuclear waste					C																				
Distilling, rectifying, & blending liquors					P																			P	
Dormitories, college								P	P	P	P	P	P	P	P	P	P								
Draperies, curtains & upholstery - retail																P	P	P	P	P				P	P
Drawing, rolling & extrusion of non-ferrous metals - manufacturing					P																			P	
Drug & proprietary - retail													P			P	P	P	P	P				P	P
Drugs, drug proprietaries, & druggist sundries - wholesale																							P	P	P
Dry cleaning & laundering pickup services																							P	P	P
Dry cleaning & laundering, self service																P	P	P	P	P				P	P
Dry cleaning, laundering & dyeing services, except rugs																P	P	P	P	P			P	P	P
Dry goods & general merchandise - retail																P	P	P	P	P				P	P
Dry goods & notions - wholesale																	P		P				P	P	P
Dude ranches	C	C					C																		
Duplicating, mailing, & stenographic services																P	P	P	P	P				P	P
Dwelling, in nonresidential structure																									
Dwelling, mobile home not on permanent foundation														P											
Dwelling, mobile home on permanent foundation														P											
Dwelling, multi-family								P	P	P	P	P	P		P	P	P	P	P						P
Dwelling, single-family	P	P					P	P	P	P	P	P	P	P	P	P	P	P	P						P
Dwelling, seasonal																									
Dwelling, two-family								P	P	P	P	P	P	P	P	P	P	P	P						P
Dyeing & finishing of textiles					P																	P		P	P
Dyeing, dry cleaning & laundry services, except rugs																P	P	P	P	P				P	P
E																									
Earthenware, table & kitchen articles - manufacturing					P																	P		P	P
Educational & scientific research services					P																	P	P	P	P
Egg & poultry - retail																	P							P	
Electrical apparatus & equipment, wiring supplies, & construction materials - wholesale																	P							P	P
Electrical contractor services																	P						P	P	P
Electrical appliances, phonographs, televisions, tape players & radio sets - wholesale																	P							P	P
Electrical industrial apparatus - manufacturing					P																	P		P	P
Electrical repair services, except radio & television																P	P	P	P	P				P	P
Electrical supplies - retail																	P		P					P	P
Electrical transmission & distribution equipment - manufacturing					P																	P		P	P
Electric generation plants	C	C	C	C	C																			C	

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Electric utility maintenance yard																								P	P
Electricity regulating substations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electric lighting & wiring equipment - manufacturing					P																	P		P	P
Electrometallurgical products & processing - manufacturing					P																			P	
Electronic components & accessories - manufacturing					P																	P		P	P
Electronic parts & equipment - wholesale					P																			P	P
Electrotyping and stereotyping					P																			P	P
Employment services													P			P	P	P	P	P				P	P
Engineering, planning architectural professional services													P			P	P	P	P	P		P	P	P	P
Engineering, laboratory, & scientific & research instruments & associated equipment - manufactured					P																	P		P	P
Engines & turbines - manufacturing					P																	P		P	
Envelope - manufacturing					P																	P		P	P
Equipment & supplies for service establishments - wholesale					P												P					P	P	P	P
Equipment rental & leasing services																	P					P		P	P
Ethanol plants & mills	C	C			C																			C	
Exhibition halls																	P	P	P	P				P	P
Explosives - manufacturing					C																	C		C	
Exterminating																	P	P					P	P	P
Extracts & flavoring syrups - manufacturing					P																	P		P	P
Extrusion, drawing, & rolling of non-ferrous metals - manufacturing					P																	P		P	
F																									
Fabricated structural metal products - manufacturing					P																	P		P	
Fabricated wire products - manufacturing					P																	P		P	
Fairgrounds	C	C		P													P							P	
Farm machinery & equipment - retail																	P					P		P	
Farm machinery & equipment - manufacturing					P																	P		P	
Farm machinery & equipment - wholesale																						P	P	P	
Farm products warehousing & storage excluding stockyards - nonhazardous																	P					P	P	P	P
Farm supplies - retail																	P							P	P
Farms & ranches - livestock	P	P	P	P	P		P																		
Farms, commercial forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farms, grain crops	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farms, hay & alfalfa	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farms, fiber crops	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farms, fruits, nuts or vegetables	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farms, nursery stock	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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Feeding operation - confined	C	C	C	C	C		C																		
Feed preparation for animals & fowls					P																			P	
Feeds, grains & hay - retail					P												P							P	
Felt goods - manufacturing					P																			P	
Fertilizers, agricultural hazardous - retail																								P	
Fertilizers, agricultural nonhazardous - retail																	P							P	
Fertilizers & chemicals - mining	C	C	C	C	C																				
Fieldhouses & arenas						P											C							C	
Fire protection & related activities																	P					P	P	P	
Fish & seafood's - retail																P	P	P	P	P				P	P
Fish & seafood's - wholesale																	P							P	P
Fish farms	P	P	P	P			P																		
Fish hatcheries	P	P	P	P			P																		
Fishing & hunting clubs	P	P	P	P		P	P																		
Flat glass - manufacturing					P																	P		P	
Floor covering - retail																	P	P	P	P				P	P
Florists - retail																P	P	P	P	P				P	P
Flour & other grain mill products - manufacturing					P																	P		P	P
Flour blending & preparing - manufacturing					P																	P		P	P
Food lockers & storage services																P	P	P	P	P			P	P	P
Foundries, iron & steel - manufacturing					P																			P	
Foundries, nonferrous metals - manufacturing					P																	P		P	
Fraternal, civic & social associations													C			P	P	P	P	P				P	P
Fraternity & sorority houses												P	P		C	P	P	P	P						
Freight forwarding services					P																		P	P	P
Frozen desserts & ice cream - manufacturing					P																			P	P
Fruits & vegetables (fresh) - wholesale					P												P						P	P	P
Fruits & vegetables - retail																P	P	P	P	P				P	P
Fuel, except fuel oil & bottled gas - retail																P	P	P	P	P	P			P	P
Fuel oil - retail																	P						P	P	
Funeral, mortuary & crematory services													P			P	P	P	P	P				P	
Fur dressing & dyeing - manufacturing					P																	P		P	P
Fur goods - manufacturing					P																	P		P	P
Fur repair & storage services																	P	P	P	P			P	P	P
Furniture & home furnishings - wholesale																	P					P	P	P	P
Furniture (household) - manufacturing					P																	P		P	P
Furniture - retail																	P	P	P	P				P	P
Furniture repair & reupholstery services																P	P	P	P	P				P	P
Furries & fur apparel - retail																	P	P	P	P				P	P
Furs (raw), hides & skins - wholesale					P																			P	
G																									
Garden supplies & landscape nursery - retail																	P	P	P	P				P	P
Garment repair, alteration & pressing services																P	P	P	P	P				P	P

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Gas & petroleum (crude) drilling	C	C	C	C	C																				
Gas & petroleum (crude) field services					P																			P	
Gasoline service stations - retail																P	P	P	P	P				P	P
Gas pressure control stations																									
Gas & ethanol production plants					C																				
Gas storage & distribution points																									
Gas utility maintenance yard																								P	
Gelatin & glue - manufacturing					C																			C	
General contracting & building construction services					P																			P	P
General stores - retail																P	P	P	P	P				P	P
Gifts, novelties & souvenirs - retail																P	P	P	P	P	P			P	P
Glass & glassware, pressed or blown - manufacturing					P																	P		P	
Glass containers - manufacturing					P																	P		P	
Glass, flat - manufacturing					P																	P		P	
Glass, paint & wallpaper - retail																P	P	P	P	P				P	P
Glue & gelatin - manufacturing					C																			C	
Go-cart tracks						C	C														C			C	
Golf courses, public							P	P	P	P	P	P	P	P	P										
Golf driving ranges																		P	P					P	
Gravel & sand quarrying	C	C	C	C	C	C	C	C														C	C	C	
Grain - wholesale					P																	P		P	P
Grains, feeds & hay - retail																	P	P	P	P				P	
Grain mill products & flour - manufacturing					P																			P	
Greases & lubricating oils - manufacturing					P																			P	P
Green houses	P	P	P	P	P		P	C									P	P		P				P	P
Greeting card - manufacturing					P																	P		P	P
Grist milling services					P																	P		P	P
Groceries - retail																P	P	P	P	P					P
Groceries - wholesale					P													P						P	P
Group care home																									
Group Home-(Small)								P	P	P	P	P	P	P	P	P	P	P	P						P
Group Home-(Medium)								C	C	C	C	C	P		P	C	P	P	P						P
Group Home-(Large)													P		P	C	P	P	P						P
Gum and wood chemicals - manufacturing					C																			C	
Guns, howitzers, mortars & re. equipment - manufacturing					C																			C	
Gymnasiums & athletic clubs																	P	P		P					P
Gypsum products - manufacturing					P																	P		P	
H																									
Handbags & other personal leather goods - manufacturing					P																	P		P	P
Hardware - retail																P	P	P	P	P				P	P
Hardware - wholesale					P												P							P	P

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Hardwood dimension & flooring - manufacturing					P																	P		P	P
Harvesting services	P	P	P	P			P																		
Hats, caps, & millinery - manufacturing					P																	P		P	P
Hay, grains & feeds - retail																	P							P	
Health resorts													C				P	P	P		P		C	C	P
Health & exercise spas																P	P	P	P	P	P			P	P
Hearing aids, optical goods, orthopedic appliances & other similar devices - retail													P			P	P	P	P	P				P	P
Heating, air conditioning & plumbing contracting services																	P						P	P	P
Heating & plumbing equipment & supplies - retail																	P		P	P				P	P
Heating apparatus (except electrical) and plumbing fixtures - manufacturing					P																	P	P	P	P
Heliport pads																								P	
Hides, skins, & raw furs - wholesale					P																			P	
Hobby supplies - retail																P	P	P	P	P				P	P
Holding & investment services													P			P	P	P	P	P			P	P	P
Hospital services													P				P	P	P	P	P				
Hotels, tourist courts, & motels																	P	P	P	P	P		C	C	P
House Furnishings, textile (except curtains & draperies) - manufacturing					P																	P		P	P
Household appliances - retail																	P	P	P	P				P	P
Hunting & fishing clubs						P																			
I																									
Ice cream & frozen desserts - manufacturing					P																	P	P	P	P
Ice - manufacturing					P																	P	P	P	P
Ice - retail																P	P	P	P	P	P	P	P	P	P
Ice skating rinks, indoor						P											P			P				P	P
Industrial laundry & linen supply services					P																		P	P	P
Industrial leather belting & packing - manufacturing					P																	P		P	P
Industrial & commercial machinery, equipment & supplies - wholesale					P																	P	P	P	P
Industrial machinery equipment - manufacturing					P																	P	P	P	P
Industrial waste disposal					C																			C	
Instruments for mechanical measuring & controlling except automatic temperature controls - manufacturing					P																	P	P	P	P
Insurance agents & brokers services													P			P	P	P	P	P				P	P
Insurance carriers													P			P	P	P	P	P				P	P
Internet service													P			P	P	P	P	P		P	P	P	P
Investment & holding services													P			P	P	P	P	P				P	P
J																									
Janitorial services																	P		P					P	P

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Jewelry & precious metals - manufacturing					P																	P	P	P	P
Jewelry - retail																	P	P	P	P	P			P	P
Jewelry, watch & clock repair services																	P	P	P	P	P			P	P
K																									
Kennels-commercial																								P	
Kennels-private																								P	
Knit goods - manufacturing					P																	P	P	P	P
Kennels-animal shelter non-commercial																							P	P	
L																									
Labor unions & similar labor organizations													P				P	P	P	P			P	P	P
Lace goods - manufacturing					P																	P	P	P	P
Lamp shades - manufacturing					P																	P	P	P	P
Landscape contracting services					P												P			P				P	
Landscape nursery & garden supplies - retail																P	P	P	P	P				P	
Lapidary work																P	P	P	P	P				P	P
Laundering & dry cleaning pickup service																	P	P	P	P			P	P	P
Laundering & dry cleaning, self-service																P	P	P	P	P				P	P
Laundering, dry cleaning & dyeing services, except rugs																P	P	P	P	P				P	P
Lawn care - services																	P	P					P	P	P
Leather & fleece lined clothing - manufacturing					P																	P	P	P	P
Leather gloves & mittens - manufacturing					P																	P	P	P	P
Leather tanning & finishing - manufacturing					C																			C	
Legal services													P			P	P	P	P	P				P	P
Libraries								P	P	P	P	P	P	P	P	P	P	P	P	P					
Lime products - manufacturing					C																			C	
Linen supply & industrial laundry services					P																		P	P	P
Linoleum, asphalt-felt-base, and other hard surface floor cover - manufacturing					P																			P	
Liquid petroleum gas - wholesale					P																			P	
Liquor - retail																P	P	P	P	P				P	P
Livestock feeding operations	C	C	C	C	C		C																		
Livestock-wholesale																								C	
Locksmith services																P	P	P	P	P				P	P
Lubricating oils & greases - manufacturing					P																			C	
Luggage - manufacturing					P																	P	P	P	P
Lumber & building materials - wholesale																	P							P	P
Lumber yards - retail																	P	P	P	P				P	P
M																									
Machine shop - manufacturing					P																	P	P	P	P
Magazines & newspapers - retail																P	P	P	P	P		P	P	P	P
Magazines, books, & newspapers distributing - wholesale																		P	P			P	P	P	P

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Mail order houses - retail																								P	P
Mailing, duplicating, & stenographic services																	P	P	P	P				P	P
Malt liquors - manufacturing					P																			P	
Management & business consulting services													P			P	P	P	P	P				P	P
Masonry, stonework, tile setting & plastering services																	P	P	P	P				P	P
Massage services																	P	P	P	P	P			P	P
Matches - manufacturing					C																			C	
Mausoleums																									
Meat & meat packing products - wholesale																	P		P					P	
Meat packing - manufacturing					C																			C	
Meats - retail																P	P	P	P	P				P	P
Medical & surgical instruments & apparatus - manufacturing					P																	P	P	P	P
Medical clinics, out-patient services													P			P	P	P	P	P				P	P
Medical laboratory services																	P					P	P	P	P
Medical chemicals - manufacturing					C																			C	
Metal cans - manufacturing					P																	P		P	
Metal coating, engraving, and allied services - manufacturing					P																	P		P	
Metal mining services																								P	
Metal ore mining	C	C	C																					C	
Metal products, fabricated structural - manufacturing					P																	P	P	P	
Metals & minerals, except petroleum products & scrap - wholesale					P																	P		P	
Metals, nonferrous, rolling, drawing, & extrusion - manufacturing					P																	P		P	
Metal stamping - manufacturing					P																	P		P	
Metal working machinery & equipment - manufacturing					P																	P		P	P
Millwork - manufacturing					P																	P	P	P	P
Milk processing, fluid only																								P	
Miniature golf																	P	P	P	P	P			P	
Mining	C	C	C				C	C															C	C	
Mobile home parks														P											
Mobile homes - manufacturing					P																	P	P	P	
Mobile homes not on permanent foundation														P											
Manufactured homes on permanent foundation	P	P					P	P	P	P	P	P	P	P	P	P	P	P	P						P
Mobile homes & accessories - retail																	P							P	
Monasteries								P	P	P	P	P	P	P	P	P	P	P							
Monuments - retail																P	P							P	P
Mortician's goods - manufacturing					P																	P	P	P	P
Motels, hotels, & tourist courts																	P	P	P	P	P		C	C	P
Motion picture distribution services					P													P		P		P	P	P	P
Motion picture production studios					P													P				P	P	P	P
Motorcycle & bicycle sales, rental & service																	P	P	P	P	P			P	P

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Motor freight garaging & equipment maintenance					P																			P	P
Motor freight terminals																						P		P	P
Mortuary, funeral & crematory services													P			P	P	P	P	P				P	P
Museums						P	C						P			P	P	P	P	P	P			P	P
Musical instruments & supplies - retail																P	P	P	P	P				P	P
Musical instruments & parts - manufacturing																						P	P	P	P
N																									
Newspaper & magazines - retail																P	P	P	P	P				P	P
Newspapers, books & magazines distribution - wholesale																	P		P			P	P	P	P
Newspapers publishing & printing																	P		P			P	P	P	P
News syndicate services													P				P	P	P	P		P	P	P	P
Nonmetallic mining, except fuel - services					P																			P	
Noodles, macaroni, spaghetti & vermicelli - manufacturing					P																	P	P	P	P
Notions, dry goods - wholesale					P												P					P	P	P	P
Novelties, gifts & souvenirs - retail																P	P	P	P	P	P			P	P
Nursery stock farms	P	P	P	P	P		P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P
Nursing, convalescent & rest home services											C	C	P		C	P	P	P	P	C					
Nuts, bolts, screws, rivets, & washers, & screw machine products - manufacturing					P																	P	P	P	P
O																									
Office & store fixtures, partitions, shelving, & lockers - manufacturing					P																	P	P	P	P
Office, computing & accounting machines - manufacturing					P																	P	P	P	P
Office furniture - manufacturing					P																	P	P	P	P
Oilcloth, plastic fabric & vinyl products - manufacturing					C																			C	
Ophthalmic goods - manufacturing					P																	P	P	P	P
Optical goods, hearing aids, orthopedic appliances & other similar devices - retail													P			P	P	P	P	P				P	P
Optical instruments & lenses - manufacturing					P																	P	P	P	P
Optometrists, chiropractors & other similar health services													P			P	P	P	P	P				P	P
Ornamental iron works - manufacturing					P																	P	P	P	P
Orphanages										C	C	P	P			P	P		P						
Orthopedic, prosthetic & surgical appliances & supplies - manufacturing					P																	P	P	P	P
Outdoor advertising services																P					P			P	P
P																									
Packing & crating services					P																	P		P	P
Padding & upholstery filling - manufacturing					P																	P	P	P	

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Paint, glass, & wallpaper - retail																P	P	P	P	P				P	P
Painting & paper hanging services																	P	P	P					P	P
Paints, varnishes, lacquers, enamels, and allied products - manufactured					C																			C	
Paper & paper products - wholesale					P												P					P	P	P	P
Paperbound containers & boxes - manufacturing					P																	P	P	P	
Paperboard - manufacturing					P																	P	P	P	
Paper coating & glazing - manufacturing					P																	P	P	P	
Paper, except building paper - manufacturing					P																	P	P	P	
Paper hanging & painting services																	P	P	P					P	P
Parasols, umbrellas & canes - manufacturing					P																				P
Parks, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Partitions, shelving, lockers & office & store fixtures - manufacturing					P																	P	P	P	P
Paunch manure - application, incorporation, stockpiling, disposal	C		C	C	C																				
Periodicals, publishing & printing					P												P		P			P	P	P	P
Petroleum bulk stations & terminal - wholesale					C																			C	
Petroleum pipeline R/W	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Petroleum pressure control stations																									
Petroleum (crude) & gas field services					P																			P	
Petroleum (crude) & natural gas drilling	C	C	C		C																			C	
Petroleum refining					C																			C	
Pets & pet grooming - retail																P	P	P	P	P				P	P
Pharmaceutical preparations - manufacturing					P												P	P	P	P	P			P	P
Photocopying & blue printing services																	P	P	P	P				P	P
Photoengraving																		P	P					P	P
Photofinishing services																P	P	P	P	P				P	P
Photographic equipment & supplies - manufacturing					P																	P	P	P	P
Photographic studios & services																P	P	P	P	P				P	P
Photographic supplies & cameras - retail																P	P	P	P	P	P			P	P
Physicians' services													P			P	P	P	P	P				P	P
Planetarium																	P	P		P	P	P		P	P
Planing mills, general - manufacturing					P																	P	P	P	P
Planning, architectural & engineering professional services													P			P	P	P	P	P			P	P	P
Plastering, masonry, stone work & tile setting services																	P	P	P	P				P	P
Plastic fabric, vinyl products & oilcloth - manufacturing					P																	P	P	P	
Plastic materials & synthetic resins, synthetic rubber, synthetic & other manmad materials - manufacturing					C																			C	
Plastic products - manufacturing					P																			P	
Playfields & athletic fields	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P
Playgrounds						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P
Play lot or tot lot						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P

P = Permitted Use

C = Conditional Use

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Pleating, decorative & novelty stitching & tucking for the trade - manufacturing					P																	P	P	P	P
Plumbing & heating equipment & supplies - retail																	P		P	P				P	P
Plumbing fixtures & heating apparatus (except electrical) - manufacturing					P																	P	P	P	P
Plumbing, heating, & air conditioning contracting services																	P						P	P	P
Plywood & veneer - manufacturing					P																	P	P	P	
Porcelain electrical supplies - manufacturing					P																	P	P	P	P
Pottery - manufacturing					P																	P	P	P	P
Poultry & eggs - retail																		P		P				P	
Poultry & poultry products - wholesale																		P					P	P	
Poultry & small game dressing & packing					P												C							P	
Poultry hatchery services				P	P																			P	
Prefabricating wooden buildings & structural members - manufacturing																						P	P	P	P
Preserving & canning of fruits, vegetables & seafood's - manufacturing					P																	P	P	P	
Pressed & molded pulp goods - manufacturing					P																	P	P	P	
Pressing, alteration & garment repair services																P	P	P	P	P				P	P
Primary smelting & refining of nonferrous metals - manufacturing					C																			C	
Printing ink - manufacturing					P																			P	P
Printing, commercial																	P	P	P	P		P	P	P	P
Printing & publishing of books					P																	P	P	P	P
Printing & publishing of newspapers					P												P		P			P	P	P	P
Printing & publishing of periodicals					P												P		P			P	P	P	P
Private Prisons					C																			C	
Private clubs							C	C								P	P	P	P	P				P	P
Processing waste & recovering fibers & flock - manufacturing					C																			C	
Professional equipment & supplies - wholesale																	P	P	P	P		P	P	P	P
Professional membership organizations													P			P	P	P	P	P			P	P	P
Professional offices not elsewhere listed													P			P	P	P	P	P			P	P	P
Pulp - manufacturing					P																	P	P	P	
Q																									
Quarrying, gravel, sand & dirt	C	C	C	C	C	C	C	C								C	C	C	C	C	C	C	C	C	
Quarrying, stone	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
R																									
Race tracks & courses - animals																	P							P	
Race tracks & courses - vehicle	C			C		C																		C	

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Radioactive materials processing & storage - manufacturing					C																			C	
Radioactive waste materials disposal					C																				
Radio broadcasting studios													P			P	P	P	P	P			P	P	P
Radios, television, phonographs, recorders & tape players - manufacturing					P																	P	P	P	P
Radios, televisions, phonographs, recorders, & tape players repair services																P	P	P	P	P				P	P
Radios, televisions, phonographs, recorders & tape players - retail																P	P	P	P	P					P
Radio transmitting stations & towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Railroad equipment & maintenance yard					P																			P	
Railroad - equipment - manufacturing					P																			P	
Railroad freight terminals					P														P					P	P
Railroad passenger terminals					P														P					P	
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Railroad switching yards					P																			P	P
Raincoats & other waterproof outer garments - manufacturing					P																	P	P	P	P
Real estate agents, brokers & management services													P			P	P	P	P	P				P	P
Reclaiming rubber					C																			C	
Recreational vehicles & equipment - manufacturing					P																	P	P	P	P
Recreational vehicles & equipment - retail					P												P			P				P	
Recreation centers						P							P			P	P	P	P	P				P	P
Rectories								P	P	P	P	P	P	P	P	P	P	P							
Recycling center					C																			C	C
Refining & smelting (primary) of nonferrous metals					C																			C	
Refining of petroleum																								C	
Refrigerated warehousing (except food lockers)					P												P		P			P	P	P	P
Refuse incineration					C																			C	
Religious camps & retreats	C	C				C	C	C																	
Research, development & testing services					P																	P	P	P	P
Resorts (general)	C	C					C	C										P	P	P				C	
Rest, nursing, & convalescent home services											C	C	P		C	P	P	P	P	C					
Restaurants																P	P	P	P	P	P			P	P
Restaurants, drive-in																P	P	P	P	P	P			P	P
Retirement homes											C	C	P		C	P	P	P	P	C					
Reupholstery & furniture repair services					P												P	P	P	P			P	P	
Rice milling					P																			P	
Riding stables & academies	C	C				C	C	C													C			C	
Roadside stands offering agricultural products for sale on the premises	P	P	P	P	P	P	P	P																	
Roller skating rinks - indoor																P	P	P	P	P				P	P

P = Permitted Use

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Rolling, drawing, & extrusion of nonferrous metals - manufacturing					P																	P	P	P	
Rolling of ferrous metals, blast furnaces & steel works					C																	C	C	C	
Roofing & sheet metal contracting services					P												P						P	P	P
Rooming & boarding houses											C	P	P		C	P	P	P	P						P
Rubber footwear - manufacturing					P																	P	P	P	
Rug & carpet cleaning & repair services																P	P	P	P	P				P	P
Rug & carpet - manufacturing					P																	P	P	P	
S																									
Salvage yard																								C	C
Sand & gravel quarrying	C	C	C	C	C	C	C	C														C	C	C	
Sanitary landfill					C																			C	
Sanitary paper products - manufacturing					P																			P	
Sausages & other prepared meat products - manufacturing																	P						P	P	
Savings & loan associations													P			P	P	P	P	P	P			P	P
Sawmills, general - manufacturing	C				P																			P	
Schools, art													P				P	P	P	P					P
Schools, barber													P				P	P	P	P					P
Schools, beauty													P				P	P	P	P					P
Schools, business													P				P	P	P	P					P
Schools, colleges													P				P	P	P	P					P
Schools, computer													P				P	P	P	P					P
Schools, correspondence													P				P	P	P	P					P
Schools, dancing													P				P	P	P	P					P
Schools, day care												P	P		C		P	P	P	P		C	C	C	P
Schools, driving													P				P	P	P	P					P
Schools, junior college													P				P	P	P	P					P
Schools, music													P				P	P	P	P					P
Schools, nursery												P	P		C		P	P	P	P					P
Schools, pre-primary	C	C					C	C	C	C	C	P	P		P	P	P	P	P	P					P
Schools, primary	P	P					P	P	P	P	P	P	P	P	P	P	P	P	P	P					P
Schools, professional												P	P				P	P	P	P					P
Schools, secondary							P	P	P	P	P	P	P	P	P	P	P	P	P	P					P
Schools, stenographic													P				P	P	P	P					P
Schools, technical													P				P	P	P	P					P
Schools, trade																	P	P	P	P				P	P
Schools, universities													P				P	P	P	P					P
Schools, vocational																	P	P	P	P				P	P
Scientific & educational research services																	P	P	P	P		P	P	P	P
Scrap & waste materials, nonmetallic - wholesale					C																			C	
Screw machine products & bolts, nuts, screws, rivets, & washers - manufacturing					P																	P	P	P	P

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Secondary smelting & refining of nonferrous metals - manufacturing					C																			C	
Second hand merchandise - retail																P	P	P	P	P				P	P
Seed treating	P				P																			P	
Seed and feed sales																	P	P	P	P				P	
Sewage sludge drying beds					C																			P	
Sewage treatment facilities																						C	C	P	
Shades & venetian blinds - manufacturing					P																P	P	P	P	
Sheet metal & roofing contracting services																	P						P	P	P
Shelving, partitions, lockers, & office & store fixture - manufacturing					P																	P	P	P	p
Shoe repair, shoe shining, & hat cleaning services																P	P	P	P	P	P			P	P
Shoes - manufacturing					P																	P	P	P	P
Shoes - retail																P	P	P	P	P					P
Shoes - wholesale					P												P	P	P			P	P	P	P
Shortening, table oils, margarine, & other edible fats & oils - manufacturing					P																	P	P	P	
Signs & advertising displays - manufacturing					P																		P	P	P
Silverware & plated ware - manufacturing					P																		P	P	P
Skeet & trap shooting ranges	C	C				P	C																	C	
Sludge, municipal waste - application, incorporation, stockpiling, disposal	C	C	C	C	C	C	C																	C	
Smelting & refining (primary) of nonferrous metals					C																			C	
Smelting & refining (secondary) of nonferrous metals					C																			C	
Soaps & detergents (except specialty cleaners) - manufacturing					P																		P	P	
Social, civic & fraternal associations								C					P		C	P	P	P	P	P	P		P	P	P
Social correctional, treatment & counseling services					P								P		C		P	P	P	P	P			P	P
Solid waste transfer stations	C	C			C		C																	C	
Sorority & fraternity houses												P	P		C	P	P	P	P						
Souvenirs, gifts, novelties - retail																P	P	P	P	P	P			P	P
Soybean oil milling					P																	P	P	P	
Sporting, toys, amusement & athletic goods - manufacturing					P																	P	P	P	p
Sporting goods - retail																P	P	P	P	P					P
Stadiums																	C			C		C		P	
Stationery - retail																P	P	P	P	P				P	P
Steel pipe & tubes - manufacturing					P																	P	P	P	
Steel wire drawing, steel nails & spikes - manufacturing					P																	P	P	P	
Steel works, blast furnaces & the rolling of ferrous metals					C																			C	
Stenographic, duplicating, & mailing services																	P	P	P	P				P	P
Stock yards	C	C	C	C	C		C																	C	
Stone products & cut stone - manufacturing					P																	P	P	P	

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Stone - quarrying	C	C	C	C	C		C															C	C	C	
Stone work, masonry, title setting, & plastering services																	P	P	P	P				P	P
Storage - mini																	P	P	P	P			P	P	P
Storage & warehousing of nonhazardous products					P												P	P	P			P	P	P	P
Storage & warehousing of hazardous products					C																	C	C	C	
Storage & warehousing of household goods					P												P	P	P			P	P	P	P
Store & office fixtures, lockers, partitions & shelving - manufacturing					P																	P	P	P	p
Sugar refining - manufacturing					C																				C
Surgical & medical instruments & apparatus - manufacturing					P																	P	P	P	p
Swimming clubs																	P	P	P	P				P	
Synagogues, churches, & temples	C	C					C	P	P	P	P	P	P	P	P	P	P	P	P	P					P
Synthetic, resins, synthetic rubber, plastic materials, synthetic & other manmade fibers (except glass) - manufacturing					C																		C	C	
T																									
Tailoring (custom)																	P	P	P	P	P			P	P
Taverns																	P	P	P	P	P			P	P
Taxicab dispatch																	P	P	P				P	P	P
Taxicab garaging & maintenance																		P	P					P	P
Telegraph communications													P				P	P	P	P	P			P	P
Telephone business office													P				P	P	P	P	P			P	P
Telephone exchange stations																	P		P				P	P	P
Telephone maintenance yard																	P		P					P	P
Telephone relay towers (microwave)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Television broadcasting studios																	P	P	P	P				P	P
Television, radios, phonographs, recorders & tape players - manufacturing					P																	P	P	P	p
Television, radios, phonographs, recorders & tape players repair services																	P	P	P	P	P			P	p
Television, radios, phonographs, recorders, & tape players - retail																	P	P	P	P	P			P	p
Television transmitting stations & relay towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Temples, churches, & synagogues	C	C					C	P	P	P	P	P	P	P	P	P	P	P	P	P					P
Tennis clubs						P											P	P						P	
Textile bags - manufacturing					P																	P	P	P	
Testing, research, & development services					P																	P	P	P	P
Theaters, legitimate																	P	P	P	P	P			P	P
Theaters, motion picture, indoor																	P	P	P	P	P			P	P
Theaters, motion picture, outdoor							C										P							P	P
Threads & yarns - manufacturing					P																	P	P	P	
Tile setting, masonry, plastering & stone work services																	P	P	P	P				P	P

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Tire cord & fabric - manufacturing					P																	P	P	P	
Tire & inner tubes - manufacturing					C																	C	C	C	
Tires & inner tubes - wholesale					P												P	P	P	P		P	P	P	
Title abstracting services													P			P	P	P	P	P				P	P
Tobacco & tobacco products - wholesale																	P		P			P	P	P	P
Tobacco & snuff - manufacturing					P																	P	P	P	
Tobacco leaf - wholesale					P																		P	P	
Tobacco stemming & redrying					C																				C
Tot lot or play lot						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P
Tourist courts, hotels, & motels																	P	P	P	P	P		C	C	P
Toys, amusement, sporting & athletic goods - manufacturing					P																	P	P	P	P
Transportation equipment and supplies (except motor vehicles)																									P
Trap & skeet shooting ranges	C	C				P	C																		C
Travel arranging services													P			P	P	P	P	P	P			P	P
Truck & automobile rental services																	P	P	P	P	P			P	P
Truck wash services					P																P	P	P	P	P
Turbines & engines - manufacturing					P																	P	P	P	P
U																									
Utility substations, pumping station, water reservoir & telephone exchange	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Upholstery, draperies, & curtains - retail																	P	P	P	P				P	P
Upholstery filling & padding - manufacturing					P																	P	P	P	P
V																									
Variety & discount stores - retail																P	P	P	P	P				P	P
Vegetable oil milling (except cottonseed & soybean)					P																	P	P	P	
Veneer & plywood - manufacturing					P																	P	P	P	
Vending machine operations - retail																	P	P	P	P			P	P	P
Venetian blinds & shades - manufacturing					P																	P	P	P	P
Veterinarian services	C	C			C		C	C					P			P	P	P	P	P				P	P
Vinyl products, plastic fabric & oilcloth - manufacturing					P																	P	P	P	
Vitreous china plumbing fixtures, china, earthenware fillings & bathroom accessories - manufacturing					P																	P	P	P	P
Vitreous china, table & kitchen articles - manufacturing					P																	P	P	P	P
W																									
Wallpaper - manufacturing					P																	P	P	P	P
Wallpaper, paint & glass - retail																P	P	P	P	P				P	P
Warehousing & storage of hazardous products					C																	C	C	C	
Warehousing & storage of nonhazardous products					P																	P	P	P	P
Warehousing & storage of household goods					P												P		P	P		P	P	P	P

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Watch, clock, & jewelry repair services																P	P	P	P	P				P	P
Watches, clocks, clock work operated devices & parts - manufacturing					P																	P	P	P	P
Water well drilling services					P												P					P	P	P	P
Welding & blacksmith services					P												P							P	P
Welfare & charitable services													P			P	P	P	P	P				P	P
Wet corn milling					P																	P	P	P	
Wind energy installation		C																				C	C	C	
Wine, beer, & alcoholic beverages - wholesale					P												P		P			P	P	P	P
Wine, brandy, & brandy spirits - manufacturing					P																	P	P	P	
Wire products (fabricated) - manufacturing					P																	P	P	P	
Wooden containers - manufacturing					P																	P	P	P	
Wool preserving - manufacturing																									
Wool & mohair - wholesale					P												P		P			P	P	P	P
Worm farms	P	P	P	P	P		P	P																	
Y																									
Yarn & threads - manufacturing					P																	P	P	P	
Z																									
Zoos						P															P	P			

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PIERCE COUNTY LAND USE MATRIX

Land Use Categories										
	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2
Hotels, tourist courts, & motels										
Health resorts										
Health & exercise spas										
Fitness Center										
Gymnasiums & athletic clubs										
Arenas & fieldhouses	C					C				
Recreation centers						P				
Athletic field or playfield	C	C	C	C	C	P	P	P	P	P
Auditoriums, public						P				
Fieldhouses & arenas	C					C				
Playfields & athletic fields	C	C	C	C	C	P	P	P	P	P
Playgrounds						P	P	P	P	P
Play lot or tot lot						P	P	P	P	P
Resorts (general)	C	C					C	C		
Riding stables & academies	C	C				C	C	C		
Swimming clubs										
Tennis clubs						P				
Tot lot or play lot						P	P	P	P	P

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PIERCE COUNTY LAND USE MATRIX

R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3	
		C				P	P	P	P	P		C	C	P	
		P			P	P	P	P	P	P		C	C	P	
		P			P	P	P	P	P	P			P	P	
		P			P	P	P	P	P	P			P	P	
						P	P		P					P	
						C							C		
		P			P	P	P	P	P				P	P	
P	P	P	P	P	P	P	P	P	P	P	C	P	P	P	
					P	P	P	P	P			P	P	P	
						C							C		
P	P	P	P	P	P	P	P	P	P	P	C	P	P	P	
P	P	P	P	P	P	P	P	P	P	P				P	
P	P	P	P	P	P	P	P	P	P	P				P	
						P	P	P	P	P			C		
										C			C		
						P	P	P	P				P		
						P	P						P		
P	P	P	P	P	P	P	P	P	P	P				P	

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P = Permitted Use C = Conditional Use