

## **400 Use Regulations**

The permitted and conditional uses for each district are shown in the following tabulations. Uses not specifically listed or interpreted to be included categorically shall not be permitted except by amendment to the Ordinance.

### **"S-1" SPECIAL**

Permitted Uses Conditional Uses Requiring Board Approval

Parks Semi-Public Uses

Public Uses Public Service Facilities

Essential Services Commercial Recreational Facilities

Accessory Uses Cemetery

Non-Commercial Recreational Facilities Airports

Agriculture Sand and Gravel Extraction

Telecommunication Towers

### **"R-1" LOW DENSITY RESIDENTIAL**

Permitted Uses Conditional Uses Requiring Board Approval

Single-Family Dwellings Non-Commercial Recreational Facilities

Public Service Facilities Cemetery

Essential Services Public Uses

Accessory Uses Semi-Public Uses

Existing Agriculture and Forestry Telecommunication Towers

Planned Unit Development - pursuant to Section 1300

### **"R-2" MEDIUM DENSITY RESIDENTIAL**

Permitted Uses Conditional Uses Requiring Board Approval

Single-Family Dwellings Non-Commercial Recreational Facilities

Public Uses Professional Activities

Semi-Public Uses Multiple-Family Dwellings

Essential Services Public Service Facilities

Accessory Uses Two-Family Dwellings

Planned Unit Development - pursuant to Section 1300

Telecommunication Towers

## **"R-3" HIGH DENSITY RESIDENTIAL**

Permitted Uses Conditional Uses Requiring Board Approval

Single-Family Dwellings Non-Commercial Recreational Facilities

Two-Family Dwellings Professional Activities

Essential Services Child Care Clinic

Accessory Uses Nursery School

Planned Unit Development Manufactured Home Parks

(pursuant to Section 1300) Nursing Homes

Conversion of 1 Unit Dwellings to Apartments

Mortuaries

Public Uses

Semi-Public Uses

Multiple Family Dwellings

Condominiums

Zero Lot Lines

Telecommunication Towers

Manufactured Home (See "MH" District Regulations)

## **"B-1" CENTRAL BUSINESS**

Permitted Uses Conditional Uses Requiring Board Approval

Retail Business Gasoline Service Stations

Personal Services Drive-In Banks

Business Services Automotive Sales and Repair

Offices and Banks Printing and Publishing

Restaurants Hotels and Motels

Social Activities

Professional Activities

Commercial Entertainment Facilities

Semi-Public Uses

Public Service Facilities

Essential Services

Public Uses

Accessory Uses to the Above Listed Permitted Uses

**"B-2" HIGHWAY AND GENERAL BUSINESS**

Permitted Uses Conditional Uses Requiring Board Approval

Retail Business Outdoor Advertising

Personal Business Wholesale Business

Business Services Printing and Publishing

Professional Activities Animal Hospitals and Clinics

Offices and Banks Bakeries and Dairies

Gasoline Service Stations Commercial Recreational Facilities

Restaurants and Taverns Adult Entertainment

Motels and Hotels Telecommunication Towers

Entertainment Facilities

Essential Services

Accessory Uses

Automotive Sales and Repairs

Mortuaries

Commercial Entertainment Facilities

Public and Semi-Public Uses

Farm Implement Sales and Services

Planned Unit Development - pursuant to Section 1300

**"M-1" RESTRICTED INDUSTRIAL**

Permitted Uses Conditional Uses Requiring Board Approval

Restricted Manufacturing Outdoor Advertising

Printing and Publishing Food Processing

Research and Testing Facilities Restaurants

Offices Telecommunication Towers

Public Service Facilities

Essential Services

Accessory Uses

Planned Unit Development - pursuant to Section 1300

**"M-2" GENERAL INDUSTRIAL**

Permitted Uses Conditional Uses Requiring Board Approval

General Manufacturing Restaurants

Transport and Trucking Terminals Outdoor Advertising

Wholesale Business Junk Storage and Sales

Food Processing Sand and Gravel Extraction

Grain Elevators and Feed Mills Agriculture

Essential Services Oil and Gas Wells

Accessory Uses Livestock Auctions and Sales

Public Service Facilities

Manufacturing, Sales and Storage of Building Materials

Telecommunication Towers

Planned Unit Development - pursuant to Section 1300

**"M-3" PLANNED INDUSTRIAL/BUSINESS**

Conditional Uses Requiring Board Approval

All uses in the B-1 and B-2 Districts

All uses in the M-1 and M-2 Districts, except the following:

Transport and trucking terminals

Grain elevators and feed mills

Junk storage and sales

Sand and gravel extraction

Oil and gas wells

Livestock auctions and sales

Planned Unit Development - pursuant to Section 1300

All business and industrial uses not listed shall be approved by the Planning Commission.

For all uses - a site plan shall be submitted for review and approval.