

Zoning District³	I & R	LM	LO	IORP
Code Reference	Section 5.7	Section 5.20	Section 5.16	Section 5.14
Bulk Standards				
Minimum Lot Area	None	None	None	None
Minimum Lot Width	None	None	None	100 ft
Minimum Lot Depth	None	None	None	100 ft.
Maximum Height	4 stories/60 ft.	3 Stories/45 ft.	3 Stories/45 ft.	60 ft.
Minimum Front Setback	20 ft.	30 ft.	30 ft	40 ft.
Minimum Side Yard Setback	10 ft.	30 ft.	None ¹	20 ft. ²
Minimum Rear Yard Setback	30 ft.	30 ft.	None ¹	20 ft. ²
Maximum Lot Coverage	70%	80%	80%	80%
Institutional				
Cemetery	P	-	-	-
Educational Institutions	P	-	-	C
Electric Generation Plants	-	-	-	C
Electrical Substations	-	-	-	P
Emergency Services	-	-	P	P
Government Buildings	P	P	P	P
Hospital, Emergency, and Related Research	P	-	P	C
In-Patient Rehabilitation Hospitals and Nursing Homes	P	-	P	C
Kennels, animal boarding and training facilities	-	-	-	P
Libraries & Museums	P	-	-	-
Military Facilities	-	-	-	P
Outdoor Recreation Facilities	P	-	-	-
Philanthropic & Charitable	P	-	-	-
Portable Classrooms	C	-	-	-
Public Utilities	P	P	-	P
Religious Institutions	P	-	-	-
Solar-Powered Electric Generation Parks	-	-	-	P
Theaters	P	-	-	-
Residential				
One-Family Dwelling	-	-	SE	-
Two-Family-Dwelling	-	-	SE	-
Semi-Detached Dwelling	-	-	SE	-
Townhouse Dwelling	-	-	SE	-
Apartment Dwelling	-	-	SE	-
Commercial				
Automobile, Truck, Farm, & Marine Equipment Sales, Rental, and Service	-	-	-	P
Banks and Financial Institutions	-	-	P	-
Cafeterias and Gyms (supporting primary uses)	-	-	-	P
Commercial Services	-	P	-	P
Compassion Center/Safety Compliance Facility	-	-	-	C
Craft Distillery and Micro-Brewery	-	-	-	C
Crematory	-	-	-	C

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Farmers Markets	-	-	-	C
Hotel and conference center	-	-	-	C
Medical, Dental, and Veterinary Clinics	-	-	P	P
Personal Services	-	-	P	-
Professional Offices	-	-	P	P
Recreation and Training Facilities	-	-	-	P
Recreational Vehicles Sales & Service	-	-	-	P
Restaurant and Café	-	-	P	-
Truck & Bus Terminals & Truck Stops	-	-	-	C
Industrial				
Bulk Storage of Flammable Liquids/Gases & Agricultural Chemicals & Fertilizer	-	-	-	C
Call Centers	-	-	P	P
Cement manufacturing & distribution	-	-	-	C
Cutting, Packaging, & Sale of Stone Products	-	-	-	C
Distribution Facilities and Contractors Yards	-	-	-	P
Flour Mill	-	-	-	C
Food Processing Facilities	-	C	-	P
Grain Elevators, Storage Facilities, & Feed Mills	-	-	-	C
Manufacturing & Packaging	-	P	-	P
Meat Packing & Processing Facilities	-	-	-	C
Nursery and related facilities	-	-	-	P
Recycling Centers and Processing Facilities	-	-	-	C
Retail Sales of Manufactured Products	-	P	-	-
Research, Design, Testing and Development Laboratories	-	C	-	P
Sawmills	-	-	-	C
Storage and Packaging	-	-	-	P
Warehouse	-	C	P	P
Waste to Energy Plants & Facilities	-	-	-	P
Notes				
1. 20 foot setback when adjacent to a residential district.				
2. 50-foot setback when adjacent to a residential district				
3. See Section 5.21 for CCM use table.				
P: Permitted Use				
C: Conditional Use				
SE: Special Exception				
"-": Not permitted				

Zoning District	CC	HC	LC
Code Reference	Section 5.9	Section 5.10	Section 5.8
Bulk Standards			
Minimum Lot Area	None Except R-3	None	None Except R-3
Minimum Lot Width	None Except R-3	None	None Except R-3
Minimum Lot Depth	None Except R-3	None	None Except R-3
Maximum Height	3 Stories/45 ft.	3 Stories/45 ft.	3 Stories/45 ft.
Minimum Front Setback	None	30 ft.	35 ft
Minimum Side Yard Setback	None ¹	None ¹	None ¹
Minimum Rear Yard Setback	None ¹	30 ft.	20 ft.
Maximum Lot Coverage	90%	80%	80%
Institutional			
Educational Institutions	-	-	SE
Emergency Services	C	C	P
Government Buildings	P	P	P
Hospital and Emergency Center	-	P	-
In-Patient Rehabilitation Hospitals and Nursing Homes	-	P	-
Libraries & Museums	-	P	P
Parking Structures	C	C	-
Private Clubs, Lodges, and Philanthropic Organizations	-	P	SE
Public Utilities	C	P	P
Religious Institutions	-	SE	SE
Residential			
One-Family Dwelling	C	SE	SE
Two-Family-Dwelling	C	SE	SE
Semi-Detached Dwelling	C	SE	SE
Townhouse Dwelling	C	SE	SE
Apartment Dwelling	C	SE	SE
Accessory Dwelling Unit	C	-	-
Parks and Playgrounds	-	-	SE
Family Day Care Home	-	-	SE
Minor Home Occupation	-	-	SE
Major Home Occupation	-	-	SE
Accessory Dwelling Unit	-	-	SE
Residential Conversions (SFD to Apartment)	-	-	SE
Commercial			
Adult Entertainment	-	SE	-
Automobile Courts and Motels	-	P	-
Automobile Service Station	-	P	P
Automobile, Truck, Farm, & Marine Equipment Sales and Service	-	P	-
Banks and Financial Institutions	P	P	P
Bar (Defined as Alcohol Beverage Establishment)	C	C	P
Bed and Breakfast	P	P	SE
Body Art Establishments	SE	SE	SE
Bowling Alley	-	P	-

	CC	HC	LC
Building materials sales yard	-	P	-
Car Wash	-	P	-
Commercial Services	P	P	P
Craft Distillery and Micro-Brewery	P	P	-
Day Care Center and Nursery School	C	C	P
Dental, Medical, and Veterinary Clinics	P	P	SE
Drive-In Theater	-	P	-
Drive-thru Restaurant	-	P	-
Farmers Market	P	P	-
Funeral Home & Crematorium	SE	P	-
General Retail	P	P	P
Gyms and Fitness Centers	C	P	-
Hotels	P	P	-
Indoor Entertainment Facility	-	C	-
Kennels, Animal Boarding, and Animal Training Facilities	-	P	-
Liquor Stores	-	P	-
Mini-Storage Facilities	-	P	C
Mixed Use Buildings	P	-	-
Outdoor Recreation Facility	-	P	-
Personal Services	P	P	P
Professional Offices	P	P	P
Recreational Vehicle Sales and Service	-	P	-
Restaurant and Café	P	P	P
Restaurant, Full-Service and Brewery-Pubs	P	P	-
Restaurant Patio and Sidewalk Café	P	-	-
Roadside Produce Stands	-	P	-
Theater	P	P	-
Truck and Bus Terminals and Truck Stops	-	P	-
Industrial			
Agricultural products, sale and storage	-	P	-
Financial Loan Processing and Call Centers	-	P	-
Grain and Feed Sales and Storage	-	P	P
Manufacturing, Light	SE	SE	-
Wholesale, Storage, and Warehouse Facilities	-	P	-
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