AGENDA
BASEHOR PLANNING COMMISSION
August 9, 2016 7:00 p.m.
Basehor City Hall

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1. **Call to Order**

2. **Pledge of Allegiance and Roll Call**

3. **Approval of Minutes** of the preceding meeting.

    a. **Minutes of the July 12, 2016 Planning Commission Meeting**

4. **Unfinished Business**
    a. **None**

New Business

5. **Public Hearing: Amend the Zoning Regulations of the City of Basehor, Appendix A-Permitted and Conditionally Permitted Uses-** Request for approval to amend the zoning regulations to allow for new uses within given zoning districts, in particular to allow for pet boarding facilities within the I-1, Light Industrial Zoning Districts. This use if allowed with be required to adhere to all other Zoning Regulations and Codes as adopted by the City of Basehor.

6. **Review of Appendix A, Permitted and Conditionally Permitted Uses-** At this time staff is recommending that we begin review of the newly completed use table. We shall review pages 1-15 tonight if time allows and discuss conditions that shall be associated with specific uses.

7. **Open Agenda**
    a. **None**

8. **Reports from Special Committees**
    a. **None**

9. **Planning Directors Report**
    a. Mayor David Breuer has requested a joint meeting between City Council and Planning Commission, a date of September 14th, 2016 at 6:30pm has been chosen.
    b. As of the date of the agenda, Leavenworth Road project is on schedule and should be in the wrap up stages
    c. Permits issued to date are as follows:
        1. 57 single family
        2. 3 multi-family

    These permits total 63 residential units.

10. **Adjournment**

MINUTES
BASEHOR PLANNING COMMISSION
July 12, 2016
BASEHOR CITY HALL
PLANNING COMMISSION MEETING
7:00 P.M.

1. Call to Order
Chair Jon Gallion called the meeting to order at 7:00 p.m.

Pledge of Allegiance

2. Roll Call
Members Present: Chair Jon Gallion, Commissioners Jennifer Bizzell, Cecil Swenson, and Ed Bush

Staff Present: Mark Lee, Planning and Zoning Director; Connie Leggett, Planning Commission Secretary; Lloyd Martley, City Administrator/Chief of Police

Absent Members: Commissioners Dennis Haag and Terry Gall

3. Approval of Minutes
Chair Gallion called for a motion on the June 14th, 2016 minutes. Motion was made by Commissioner Bizzell to approve the minutes with Commissioner Swenson seconding. Chair Gallion called for a vote, Motion passed 3-0 with Commissioner Bush abstaining from voting as he was not present for the June 2016 meeting.

***4. Unfinished Business* – None**

5. Public Hearing: Consider a change of zoning request for 3036 N. 156th Street from R-O; Suburban Residential to R-2; Two-Family Residential District.

Mark Lee explained the property location, the requirements for this project, staff recommendations and how they might pertain to what is being requested. Staff recommends approval of the request with the stipulations stated in the staff report.

Chair Gallion called for a motion to open the public hearing. Commissioner Bush made the motion to open the public hearing for agenda item #5 and Commissioner Bizzell seconded. Chair Gallion called for a vote on the motion to open the public hearing, motion was passed 4-0 at 7:03 p.m.

Tiffany Lynch, 2950 N. 156th Street – Asked a question pertaining to the time line of the construction of the building and that she is worried her property value.

Greg Ernzen, 5329 Park Avenue, Shawnee KS – Replied to the question with there are a few steps that have to be done before construction can begin. Would like to build a few duplexes facing north first then in 2-5 years would work on the cud-de-sac duplexes.

Commissioner Bush asked a question pertaining to the duplexes facing north, is Leavenworth Road an arterial road and should it continue to have limited access? Commissioner Bush agreed to bring this topic up at a later date.

Chair Gallion called for a motion to close the public hearing. Commissioner Swenson made the motion and Commissioner Bush seconded. Chair Gallion called for a vote on the motion to close the public hearing, motion passed 4-0 at 7:11p.m.

Chair Gallion called for a motion on the request. Commissioner Bush made a motion to approve the request for a change in the zoning from R-O; Suburban Residential to R-2; Two-Family Residential for 3036 N. 156th Street with stipulations 1,3,4,5 and 6 as staff recommends; Commissioner Bizzell seconded. Chair Gallion called for a vote and the motion passed 4-0.

6. ***Public Hearing:*** Cedar Lake Estates Replat – Consider a replat of Lot 99 and Common Ground/Emergency Access Drive of Cedar Lake Estates Phase 2 and Tract A of Cedar Lake Estates Phase 1.

   Mark Lee explained the property location, the requirements for this project, staff recommendations and how they might pertain to what is being requested. Staff recommends approval of the request and with the stipulations that shall be met.

   Chair Gallion called for a motion to open the public hearing. Commissioner Swenson made the motion and Commissioner Bush seconded. Chair Gallion called for a vote on the motion to open the public hearing, motion was passed 4-0 at 7:14 p.m.

   Bill Grant, 15463 Cedar Lane – Owns two of lots in questions, one of the lots in question has a portion of the clubhouse running through the property line. He is looking to get this cleaned up and resolved.

   Loren Gottschalk, 18168 Cypress Bend – Vice President of the HOA and is speaking on behalf of the HOA and is asking that the lot line discrepancies get cleaned up for both parties involved.

   Chair Gallion called for a motion to close the public hearing. Commissioner Bush made the motion and Commissioner Bizzell seconded. Chair Gallion called for a vote on the motion to close the public hearing, motion passed 4-0 at 7:17 p.m.

   Chair Gallion called for a motion on the request. Commissioner Bush made a motion to approve the request to replat Lot 99 and Common Ground/Emergency Access Drive of Cedar lake Estates Phase 2 and Tract A of Cedar Lake Estates Phase 1, with the stipulations 1 and 2 as staff recommends; Commissioner Swenson seconded. Chair Gallion called for a vote and the motion passed 4-0.

7. **Basehor Town Center; Robert Perez** – Request for approval of a Final Development Plan for Basehor Town Center Phase 1 within the Basehor Town Center Development with an approximate location between 147th Street and 155th Street (14700-14800 Block).

Mark Lee explained the property location, the requirements for this project, staff recommendations and how they might pertain to what is being requested. Staff recommends approval of the request with the stipulations listed in the staff report which shall be met.

Chair Gallion called for a motion on the request. Commissioner Bush made a motion to approve the request for approval of a Final Development Plan for Basehor Town Center Phase 1 within the Basehor Town Center Development with an approximate location between 147th Street and 155th Street (14700-14800 Black), with the stipulations as staff recommends; Commissioner Swenson seconded. Chair Gallion called for a vote and the motion passed 4-0.

8. ***Public Hearing:*** Basehor Town Center Phase 1 Final Plat – Request for approval of Final Plat within the Basehor Town Center Development with an approximate location of 147th Street and 155th Street (14700-14800 Block).

Mark Lee explained the property location, the requirements for this project, staff recommendations and how they might pertain to what is being requested. Staff recommends approval of the request with the stipulations stated in the staff report which shall be met.

Chair Gallion called for a motion to open the public hearing. Commissioner Swenson made the motion and Commissioner Bizzell seconded. Chair Gallion called for a vote on the motion to open the public hearing, motion was passed 4-0 at 7:21p.m.

Robert Perez, 2131 Rock Creek Drive– Requested approval of the final plat on the property which is owned by him.

Chair Gallion called for a motion to close the public hearing. Commissioner Swenson made the motion and Commissioner Bush seconded. Chair Gallion called for a vote on the motion to close the public hearing passed 4-0 at 7:22 p.m.

Mark Lee made a comment about changing the name on the initial plat from Basehor Town Center Lots 1, 43-45 and Tract X to Basehor Town Center Phase 1, the name change was approved by Mr. Perez and shall be recorded as such.

Chair Gallion called for a motion on the request. Commissioner Swenson made a motion to approve the request for approval of a Final Plat within Basehor Town Center Development with an approximate location of 147th Street and 155th Street (14700-14800 Black), with the stipulations as staff recommends; Commissioner Bizzell seconded. Chair Gallion called for a vote and the motion passed 4-0.

7. ***Open Agenda*** – **None at this time**

8. ***Reports from Special Committees*** – **None at this time**

9. ***Planning Directors Report*** - Mark Lee reported the following:

1. The city is now up to 55 new single family homes permits with a possible 4-5 just turned in.
2. There is no news from Daylight Donuts.
3. Legacy Senior Housing is progressing along and moving dirt.

4. School projects as far as the elementary school is in the wrap up stages.
5. Leavenworth Road is believed to on schedule.

Mayor David Breuer, 14114 Nelson Court – Requests the Planning Commission and City Council conduct a joint meeting sometime in the future to discuss a couple of subdivisions plans for homes and for some major improvements to areas that need to be looked at.

10. Adjournment -

Chair Gallion called for a motion to adjourn, Commissioner Bush made the motion and Commissioner Bizzell seconded. Chair Gallion called for a vote. Motion passed 4-0. There being no further discussion, the meeting was adjourned at 7:39 p.m. by Chair Gallion.

Submitted for approval without additions or corrections this 9th day of August, 2016.

Jon Gallion, Chair	Connie Leggett, Planning Commission Secretary

The City of Basehor

PUBLIC HEARING NOTICE
CITY OF BASEHOR
PLANNING COMMISSION

Notice is hereby given that the Planning Commission of the City of Basehor, Kansas will hold the following public hearing on August 9th, 2016 at 7:00 PM, in the meeting room of City Hall, located at 2620 N. 155th Street, Basehor, Kansas for the following items.

- Amending the Zoning Regulations, Appendix A, of the City of Basehor to allow for uses in existing I-1 (Light Industrial) Zoning Districts not previously permitted or conditionally permitted. Specifically to allow for Kennels and Boarding Facilities

All persons who desire to comment for or against said applications are invited to appear at the time and place mentioned above. Copies of the applications and full legal descriptions are available for review during normal business hours at Basehor City Hall. Questions about the applications may be directed to Mark Lee, Planning & Zoning Director at 913-724-1370.

PLANNING COMMISSION
CITY OF BASEHOR, KANSAS

2620 N. 155th Street
P.O. Box 406
Basehor, KS 66007-0406

913.724.1370
FAX 913.724.3388
www.cityofbasehor.org

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 5

Topic: Amend the Zoning Regulations, Appendix A, of the City of Basehor to allow for new uses in existing zoning districts.

Action Requested: Approval of new allowed uses within the given zoning districts.

Narrative: Currently, Kennels-Boarding and Breeding facilities are only allowed in R-O (Suburban Residential) zoning districts and only as a Conditionally Permitted Use. Staff has been contacted by an existing Basehor business owner that is looking to relocate to a different location within the city. The area in which they are looking to relocate is currently zoned as I-1 (Light Industrial). Directly located east of the intended location is the Wolf Creek Veterinary Clinic, they have the ability to board animals due to a grandfather clause. These areas in question at one time were located in Unincorporated Leavenworth County prior to annexation and the use has been allowed to remain as such. Staff feels as though allowing for boarding facilities and kennels in an industrial zoning district is a suitable use and should be allowed within this zoning district.

Presented by: Mark Lee-Planning & Zoning Director

Staff Recommendation:
Staff recommends approval of the amendments to the Zoning Regulations of the City of Basehor to allow for the operation of kennels and boarding facilities within the I-1 (Light Industrial) Zoning District.

Committee Recommendation: **N/A**

Attachments:
Staff report (2 pages, front and back)
Satellite image of area (1 page)
Regulations applying specifically to Kennels previously adopted (1 page)

Projector needed for this item?
No

REQUEST FOR APPROVAL TO AMEND THE ZONING REGULATIONS OF THE CITY OF BASEHOR, APPENDIX A, TO ALLOW FOR CERTAIN USES WITHIN THE I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT.

MEETING DATE: **August 9, 2016**
REPORT WRITTEN: **July 18, 2016**

APPLICANT:

- Stephanie Stone (Business Owner); Fat Cat's Dog Boarding, 15395 Briar Road, Basehor KS 66007
- FDR Investors, LLC (Property Owner)

REQUEST:

- The applicant is requesting approval to amend Appendix A (permitted and conditionally permitted uses) and the Zoning Regulations of the City of Basehor to allow for specific uses within the I-1 (Light Industrial) Zoning District not previously allowed.

COMPREHENSIVE PLAN/FUTURE LAND USE MAP:

- The Future Land Use Map designates this property as I-1 Light Industrial District.

SURROUNDING ZONING:

- North Unincorporated Leavenworth County
- South CP-2 General Business District
- East I-1 Light Industrial District
- West MU-2 Mixed Use General District

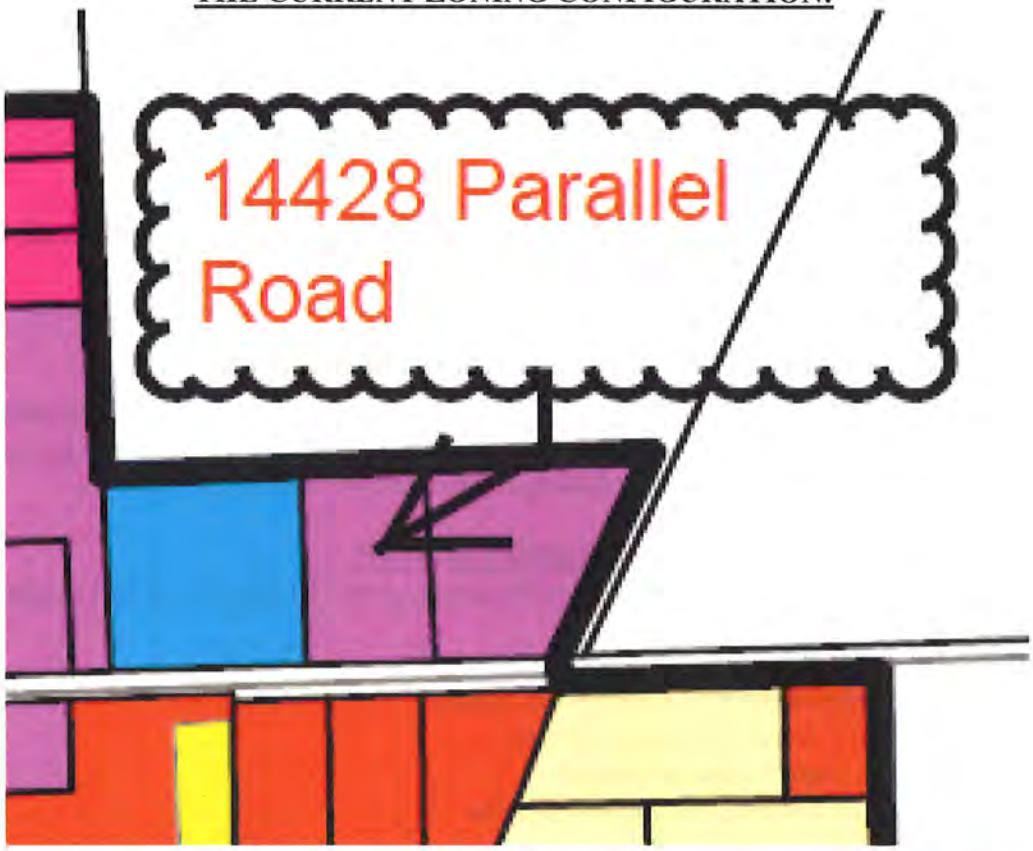
BACKGROUND:

The 3.357 acre tract is not currently platted and up until December of 2015 was the site of the Stierly Flooring Company when a fire destroyed the business. It is also currently the site of three (3) outdoor storage facilities owned and operated by FDR Investors LLC.

Staff has been working with the owner of Fat Cats Dog Boarding since October 2015 in an effort to secure the appropriate use. We have attempted to go forth with special use permits but to no avail, we have attempted to work through our Permitted Uses (Appendix A) in our Zoning Regulations and make the appropriate changes that way, but it was determined this process would take an extensive amount of time. Staff has come to the conclusion that the most reasonable and least time consuming process in which to allow for dog kennels and boarding facilities within the specified zoning district is to come forward in a separate process and amend Appendix A along with our Zoning Regulations in that fashion.

Staff feels that the current zoning of the property, light industrial, already takes into account a certain level of noise that could occur from a manufacturing type facility and feels as though the barking of dogs at certain hours should not be of a hindrance to the surrounding area and businesses as it is currently.

THE CURRENT ZONING CONFIGURATION:



Although a rezoning is not being sought after, staff felt it imperative to set the stage by explaining the changes as though a zoning change was being asked for:

CHARACTER OF THE IMMEDIATE AREA – The immediate area consists of a variety of commercial uses, a sparse number of residential dwellings located on commercially zoned land as well as various large agricultural tracts, including the area to the north located in Unincorporated Leavenworth County.

THE ZONING AND USES OF THE PROPERTY NEARBY – The properties immediately surrounding these lots are zoned MU-2, I-1, CP-2 and R-O; Mixed Use General District, Light Industrial, General Business and Suburban Residential, respectfully.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED – The property is not currently being utilized. A fire all but destroyed the business that was located there and the current owners have chosen not to rebuild. The current zoning district, I-1 Light Industrial District, does not allow for uses of kennel and boarding facilities. The only zoning district that currently allows for this specific use is R-O, this zoning districts intent is for large acreage tracts that include acres of agricultural ground, this would allow for potentially the least amount of disturbance due to noise among other things.

THE EXTENT TO WHICH THE PROPOSED USE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY – Allowing the proposed use within the light industrial zoning category. In particular, this specific area, in staff's opinion should not detrimentally affect the surrounding nearby property. Currently the property directly east of the proposed use is a veterinary clinic that has the ability to board/house animals, this is allowed due to a grandfathering of the property.

RECOMMENDATION OF PROFESSIONAL STAFF- Staff recommends approval of the request to add the use of kennels and dog boarding facilities to Appendix A- Permitted Uses in the I-1, Light Industrial Zoning District.

The Comprehensive Plan's future land use map identifies the subject property as I-1 Light Industrial Zoning District.

> The Comprehensive Plan states:
> *The Industrial designation is intended to provide locations for manufacturing, warehousing and distribution, indoor, and screened outdoor storage, and a wide range of other industrial services and operations.*
>
> *Because of their potential environmental impacts, industrial uses should generally be located away from population centers or must be adequately buffered. Traffic generated by industrial uses should not pass through residential areas. Sites should have access to one or more major arterials or highways capable of handling heavy truck traffic. Railroad access is also beneficial to certain types of industrial uses. Light industrial uses can typically be located in areas that also contain some highway-oriented commercial uses, and might benefit from close proximity and better access to their local customer base.*
>
> *Storage, loading, and work operations should be screened from view along all industrial area boundaries (when adjacent to non-industrial uses) and along all public streets. Such screening shall incorporate features such as trees, plantings and berms.*

STAFF RECOMMENDATION:

Staff recommends approval to the Zoning Regulations, Appendix A- Permitted Uses, in particular for the zoning district of I-1, Light Industrial to allow for Kennel and Dog Boarding Facilities with the following stipulations:

1. Park Impact Fee-per city ordinance the applicant shall be required to pay a park impact fee (Parkland Fee) on all buildings at time of building permit issuance. This fee shall be $200.00 per individual building.

2. Transportation Improvements Impact Fee- per Ordinance 387, a total of $13,163.31 in excise tax shall be paid in full at the time of building permit issuance or prior to issuance.

3. A preliminary plat and final plat shall be submitted by the developer/owner and approved by the City prior to a building permit being issued. The final plat shall be recorded with the Leavenworth County Register of Deeds upon approval.

4. The applicant shall dedicate an additional twenty feet (20') of right of way along Parallel Road for the entirety of the property line for the future widening of said street, on above mentioned plat.

5. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all of the ordinances of the City of Basehor.

14428 Parallel Road

Legend

- Address Point
- Parcel
- Subdivisions
- Lot Line
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
- Railroad
- Section
- County Boundary

173.2 0 86.59 173.2 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

f. Kennels – Breeding and Boarding:

i. The minimum lot size shall not be less than one (1) acre

ii. No kennel buildings or runs shall be located nearer than seventy-five (75) feet to any property line

iii. All kennel runs or open areas shall be screened around such areas or at the property lines to prevent the distraction or the excitement of the dogs. Such screening shall be either a solid or semi-solid fence or wall at least six (6) feet, but not more that eight (8) feet tall, and having a density of not less than eighty percent (80%) per square foot.

8. SHORT TERM CONDITIONAL USE

A. The Governing Body may, upon application by the property owner, issue a conditional use permit for the use of a specified parcel of land for such temporary short-term uses as trade shows, street fairs, expositions, promotional ventures and entertainment, without referral to the Planning Commission, providing the following conditions are met:

a. The applicant shall submit in writing, a complete description of the proposed use, including estimated numbers of automobiles and persons, hours of operation, and other characteristics and effects on the neighboring property

b. The short term conditional use shall not be operated for more than ten (10) consecutive days

c. Upon the discontinuance of the short term conditional use, all materials and equipment shall be promptly removed and the property restored to its normal condition

B. If, after giving full consideration to the effect of the requested conditional use of the neighborhood and community, the Governing Body deems the conditional use reasonable, the conditional use for the short term may be approved. Conditions of operation, provisions for surety bonds and other reasonable safeguards may be required by the Governing Body at the time of approval.

ADOPTED 4/24/2000

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 6

Topic: Review of Appendix A, of the Zoning Regulations of the City of Basehor. Review of Permitted and Conditionally Permitted Uses within specific zoning districts.

Action Requested:
Review of use table, no official action at this time

Narrative:
For some time now the Planning Commission and staff have been working together to overhaul our appendix of uses as it relates to specific zoning districts throughout the city. At this meeting we will once again begin reviewing the uses to determine what changes to the uses shall be made.

At this meeting we will begin by reviewing half of the included pages (15 total), you will notice color coding on the included use table, the orange highlighted items are existing uses that are allowed with conditions, we must discuss what conditions these should be. The yellow highlighted items are new uses that were either on the existing working draft or uses that staff has thought of, they may also contain conditions and these must be discussed.

Presented by:
1Mark Lee-Planning & Zoning Director

Staff Recommendation:
None

Committee Recommendation: **N/A**

Attachments:
Appendix A- Permitted and Conditionally Permitted Use table (15 pages, front and back)

Projector needed for this item?
Yes

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCCUPATION
C- CONDITIONALLY PERMITTED USES

CITY OF BASEHOR ZONING APPENDIX A

USES	ZONING DISTRICTS														
	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
ABRASIVE and NONMETALLIC MINERAL PRODUCTS-MANUFACTURING										C		C			
ACCOUNTING and BOOKKEEPING SERVICES	H	H	H		H		P	P					P	P	P
ADULT ENTERTAINMENT BUSINESSES								C						C	C
ADVERTISING SERVICES							C	P					C	P	P
AGRICULTURAL CHEMICALS and FERTILIZERS - MANUFACTURING										C		C			
AGRICULTURAL CHEMICALS and FERTILIZERS - WHOLESALE									C	P		C			C
AGRICULTURAL PROCESSING	C									P		P			
AIR CONDITIONING, REFRIGERATION .. EQUIP. and SUPPLIES - WHOLESALE								C	P	P		P			P
AIRCRAFT and PARTS - MANUFACTURING										C		C			

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCCUPATION
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
AIRCRAFT STORAGE AND MAINTENANCE										C		C			
AIRPORTS and PASSENGER TERMINALS	C									C		C			
ALCOHOLIC BEVERAGES - RETAIL							P	P					P	P	P
ALCOHOLIC BEVERAGES - WHOLESALE								P	P	P		P		P	P
ALTERATION, TAILORING, and GARMENT REPAIR SERVICES	H	H	H		H		P				P		P	P	P
AMPHITHEATERS	C						P	P					P	P	P
ANIMAL RENDERING										P		P			
ANTIQUES-RETAIL								P						P	P
APIARY FARMS and PROCESSING	P									P		P			
APPAREL and ACCESSORIES - MANUFACTURING										P					
APPAREL and ACCESSORIES - RETAIL							P	P					P	P	P
APPLIANCE - MANUFACTURING										C		C			
APPLIANCE REPAIR SERVICES	H	H	H		H		C	P	P				C	P	P
APPLIANCES (household)- RETAIL							P	P					P	P	P
APPLIANCES-WHOLESALE									P	P		P			P
ARCADES															

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCCUPATION
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
ARMED FORCES RESERVE CENTERS								P						P	P
ARTS, CRAFTS, OFFICE AND FABIRCS- RETAIL							P	P			P		P	P	P
ART GALLERIES- INDOOR							P						P	P	P
ART GALLERIES- OUTDOOR								C						C	C
ARTIST STUDIOS (DANCE, DRAMA, PHOTOGRAPHY, PAINTING, MUSIC, ETC.)	H	H					P	P			H		P	P	P
ASPHALT FELTS, BASE FLOOR COVERINGS and COATINGS- MANUFACTURING										C		C			
ASPHALT MIXING PLANTS									C	P		P			C
AUDITORIUMS and EXHIBITION HALLS								C						C	C
AUTOMOBILE & EQUIPMENT- MANUFACTURING										C					
AUTOMOBILE and TRUCK RENTAL								C	P					C	P
AUTOMOBILE PARTS - RETAIL							P	P					P	P	P
AUTOMOBILE REPAIR SERVICES								P						P	P
BAIT SHOPS								C						C	C
BAKERY PRODUCTS- MANUFACTURING										P		P			P
BAKERY- RETAIL							P	P			P		P	P	P

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCCUPATION
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
BANKING SERVICES							P	P			P		P	P	P
BARBER and BEAUTY SERVICES								P			P			P	P
BEAUTY/BARBER SHOPS (Limited to one station)	C	C									P				
BED & BREAKFAST	C	C													
BEEKEEPING	P														
BEVERAGE MANUFACTURING-ALCOHOLIC									C	P		P			C
BEVERAGE MANUFACTURING-NONALCOHOLIC									C	P		P			C
BIOLOGICAL PRODUCTS-MANUFACTURING										C		C			
BOARDING and ROOMING HOUSES				P											
BOAT BUILDING and REPAIR										P		P			
BOOKBINDING and RELATED WORK-MANUFACTURING									P	P		P			P
BOOKS and NEWSPAPER DISTRIBUTING-WHOLESALE									P	P		P			P
BOOKS- PUBLISHING & PRINTING										P		P			
BOOKS and STATIONERY-RETAIL							P	P					P	P	P
BOOKS- RETAIL							P	P					P	P	P
BOTTLED GAS-RETAIL							C	C	C	P		P			C

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCCUPATION
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
BOWLING ALLEYS								P							
BRICK and CLAY PRODUCTS-MANUFACTURING										C		C			
BROOMS & BRUSHES MAUNFACTURING										P		P			
BUILDING CONSTRUCTION CONTRACTOR **AND STORAGE YARD**								C	P			P		C	P
BUILDING MATERIALS-RETAIL								P						P	P
BUILDING MATERIALS-WHOLESALE									P	P		P			P
BUILDING PAPER and BOARD-MANUFACTURING										P		P			
BUS GARAGING and MAINTENANCE										P		P			
BUS TERMINALS									P			P			P
BUSINESS ASSOCIATIONS								P						P	P
BUSINESS CONSULTING SERVICES								P						P	P
BUSINESS FORMS-MANUFACTURING									P	P		P			P
BUSINESS OFFICES NOT ELSEWHERE LISTED							C	C			C		C	C	C
CABINET MAKING and WOODWORKING										P		P			

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS **H- PERMITTED HOME OCCUPATION**
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
CAMPGROUNDS and RETREATS	C														
CANNING & BOTTLING-MANUFACTURING										C		C			
CAR WASH								C			C			C	C
CARPENTRY and WOOD FLOORING SERVICES															
CARPET and RUG - MANUFACTURING										P		P			
CARPET CLEANING and REPAIR SERVICES								P	P	P		P		P	P
CELLULAR PHONE RETAILERS							P	P			P		P	P	P
CEMETERIES and MAUSOLEUMS	P														
CHEMICAL - MANUFACTURING										C		C			
CHURCHES, SYNAGOGUES, and TEMPLES	CHANGED TO RELIGIOUS INSTITUTES														
CIGARETTES and CIGARS- RETAIL							**P**	**P**					P	P	P
CIVIC, SOCIAL and FRATERNAL ASSOC.	C						P	P					P	P	P
CLEANING PRODUCTS - MANUFACTURING										C		C			
CLOCKS and PARTS-MANUFACTURING									**P**	P					P
COFFEE SHOPS							P						P	P	P
COFFEE ROASTING & PRODUCTS - MANUFACTURING	C								**P**	P		P			P

P- PERI 'ED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCC' ATION
C- COND ONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
COMMERCIAL and INDUSTRIAL EQUIP. WHOLESALE									P			P			P
COMMERCIAL MACHINERY - WHOLESALE										P		P			
COMMUNICATION EQUIPMENT-MANUFACTURING										P		P			
COMMUNICATION EXCHANGE STATIONS							C						C	C	C
COMMUNICATION EXCHANGE STATIONS AND TOWERS															
CONCRETE PRODUCTS-MANUFACTURING										C		C			
CONCRETE, READY-MIX PLANTS									C	P		P			C
CONFECTIONERY-RETAIL							P	P					P	P	P
CONFECTIONERY PRODUCTS - MANUFACTURING										P		P			
CONSTRUCTION EQUIPMENT-RETAIL								C	P			P		C	P
CONVIENCE STORES WITH FUEL SALES- 4 PUMPS MAX							P				P		P	P	P
COSMETICS, PERFUMES, and TOILETRIES - MANUFACTURING										P		P			

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCCUPATION
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
COUNTRY and ATHLETIC CLUBS	C						P	P					P	P	P
CREDIT and COLLECTION SERVICES							P	P					P	P	P
CREDIT REPORTING SERVICES															
DAIRY PRODUCTS - MANUFACTURING										P		P			
DAIRY PRODUCTS- RETAIL															
DAY CARE CENTERS (6 OR LESS UNRELATED CHILDREN)	H	H	H	H							H				
DAY CARE CENTERS (seven or more unrelated children or adults)							P				P		P	P	P
DEPARTMENT STORES								P						P	P
DETECTIVE SERVICES							P	P					P	P	P
DISCOUNT STORES - RETAIL								P						P	P
DORMITORIES, COLLEGE		C	C	C											
DRUG STORES							P	P					P	P	P
DRUGS and BIOLOGICAL PRODUCTS- MANUFACTURING										P		P			
DRUGS and SUNDRIES - WHOLESALE								C	P	P		P		C	P
DRY CLEANING							P	P			C		P	P	P

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCCUPATION
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
DRY GOODS and APPAREL- WHOLESALE									P	P		P			P
DWELLING, MOBILE HOME not on permanent foundation					P	P									
DWELLING, MULTI-FAMILY			P	P									C	C	C
DWELLING, SINGLE FAMILY ATTACHED	P	P	P										P	P	C
DWELLING, SINGLE FAMILY DETACHED	P	P	P	C									P	P	C
DWELLING, SINGLE-FAMILY- ZERO LOT LINE			C	C									P	P	C
DWELLING, TWO-FAMILY			P	P									C	C	C
DYEING/FINISHING TEXTILES										C		C			
ELECTRIC GENERATING PLANTS															
ELECTRICAL GENERATION SUBSTATION	P														
ELECTRICAL PRODUCTS - MANUFACTURING										C					
ELECTRICAL REPAIR SERVICES (except radio and tv)									P			P			P
ELECTRICAL SUPPLIES- RETAIL								P						P	P

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCCUPATION
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
ELECTRICAL TRANSMISSION and DISTRIBUTION EQUIPMENT - MANUFACTURING										C		C			
ELECTRONIC COMPONENTS - WHOLESALE								C	P	P		P		C	P
ELECTRONIC COMPONENTS and ACCESSORIES - MANUFACTURING									P	P		P			P
ELECTRONIC VIDEO AND GAMES- RENTAL AND RETAIL							P	P					P	P	P
EMPLOYMENT SERVICES							P	P					P	P	P
ENGINEERING and ARCHITECTURAL SERVICES	H	H	H	H	H	H	P	P			H		P	P	P
ENGINEERING, LABORATORY, and EQUIPMENT- MANUFACTURING										P		P			
EQUIPMENT and SUPPLIES for SERVICE ESTABLISHMENTS - WHOLESALE								C	P	P		P		C	P
EQUIPMENT- RENTAL and LEASING								C	P			P		C	P
EQUIPMENT- RENTAL and LEASING, COMMERCIAL AND INDUSTRIAL									P			P			P

P- PER TED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCC ATION
C- CON IONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
EXTERMINATING SERVICES								P	P	P		P		P	P
EXTRUSION of NONFERROUS METALS-MANUFACTURING										C		C			
FABRIC-MANUFACTURING										P		P			
FABRICATED METAL PRODUCTS-MANUFACTURING									C	P		P			C
FABRICATED METAL PRODUCTS-MANUFACTURING & WHOLESALE									C	P		P			C
FARM EQUIPMENT - WHOLESALE										P		P			
FARM MACHINERY-RETAIL								P	P			P		P	P
FARM PRODUCTS - WHOLESALE									P	P		P			P
FARM PRODUCTS STORAGE - EXCLUDING STOCKYARDS										P		P			
FARMERS MARKET	P						P	P					P	P	P
FARMS, COMMERCIAL FORESTRY	P														
FARMS, CROP	P														
FARMS, LIVESTOCK, DAIRY and POULTRY	P														
FARMS, EXPERIMENTAL/ DEMONSTRATION	P														
FEED LOTS	C														
FEEDS, HAY, and GRAINS- RETAIL	C							P		P		P		P	P

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCCUPATION
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
FERTILIZERS-RETAIL	C									P		P			
FISH and SEAFOOD-RETAIL															
FISH FARMS and HATCHERIES	C														
FLEA MARKET	C														
FLORISTS- RETAIL							P	P			P		P	P	P
FOOD LOCKERS and REFRIGERATED STORAGE									P						P
FOUNDRIES- IRON and STEEL										C		C			
FRATERNITY and SORORITY HOUSES															
FREIGHT TERMINALS									P	P		P			P
FUEL OIL- RETAIL										P		P			
FUNERAL and CREMATORY SERVICES	C							P						P	P
FUR GOODS - MANUFACTURING															
FUR STORAGE and SERVICES															
FURNITURE-RETAIL								P						P	P
FURNITURE-WHOLESALE									P	P		P			P
FURNITURE REPAIR and UPHOLSTERY SERVICES								C	P					C	P
FUR-TANNING and DYEING															
GARDEN and NURSERY- RETAIL								P						P	P

P- PER TED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCC ATION
C- CON IONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
GARMENT and APPAREL - MANUFACTURING									P			P			P
GAS and PETROLEUM- DRILLING OPERATIONS	C														
GAS PRODUCTION PLANTS										C		C			
GAS STORAGE and DISTRIBUTION									C	P		P			C
GASOLINE SERVICE STATIONS- RETAIL								P	P			P		P	P
GIFTS, CARDS and NOVELTIES- RETAIL							P	P			P		P	P	P
GLASS and METAL WARE- RETAIL							P						P	P	P
GLASS/GLASSWARE- MANUFACTURING										C		C			
GOLF COURSES- MINATURE AND COMMERCIAL DRIVING RANGES								P						P	P
GOLF COURSES AND DRIVING RANGES	P	P	P	P											
GRAIN MILL PRODUCTS- **MANUFACTURING** & WHOLESALE										P		P			
GREENHOUSES	C							P	P			P		P	P
GROCERIES and MEAT- RETAIL							P	P			C		P	P	P
GROCERIES and FOOD PRODUCTS - WHOLESALE									P						P

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCCUPATION
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
GROUP HOMES	C														
GUM and WOOD CHEMICALS -										C		C			
GUNS and AMMUNITION-MANUFACTURING										C		C			
GYPSUM PRODUCTS-MANUFACTURING										C		C			
HARDWARE and FARM- RETAIL								P			C			P	P
HARDWARE - WHOLESALE								C	P	P		P		C	P
HARDWOOD FLOORING-MANUFACTURING										C		C			
HARVESTING SERVICES	C														
HEALTH SPA, EXERCISE FACILITY, MARTIAL ARTS STUDIOS								P			P			P	P
HEARING, OPTICAL, and ORTHOPEDIC APPLIANCES-RETAIL							P	P			P		P		
HEATING SUPPLIES-RETAIL															
HOBBY SUPPLIES-RETAIL								P						P	P
HOME FURNISHINGS - WHOLESALE								C	P			P		C	P
HOME OCCUPATIONS	P	P	P	P	P						P		P	P	P
HOSPITALS and MEDICAL CLINICS							P						P	P	P

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCCUPATION
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
HUNTING and FISHING CLUBS	C														
HVAC EQUIP. and SUPPLIES- RETAIL								P						P	P
ICE - MANUFACTURING															
ICE - RETAIL															
INSTRUMENTS- MANUFACTURING										P		P			
INSURANCE, TRAVEL AGENTS AND REAL ESTATE SERVICES	H	H	H		H	H	P	P			P		P	P	P
INVESTMENT SERVICES							P	P					P	P	P
JANITORIAL SERVICES									P			P			P
JEWELRY and PRECIOUS METALS- MANUFACTURING															
JEWELRY- RETAIL							P	P				P	P	P	P
JEWELRY, PRECIOUS METALS, NOVELTIES, and BUTTONS- MANUFACTURING										P		P			
KENNELS AND BOARDING FACILITIES	P*								P*						P*
KNIT GOODS- MANUFACTURING										P		P			
LABOR ORGANIZATIONS								P						P	P
LANDSCAPING SERVICES								C	P			P		C	P
LAPIDARY WORK															

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCCUPATION
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
LAUNDERING SERVICES															
LAUNDRY- SELF SERVICE							C				P		P	P	P
LAWN CARE SERVICES								C	P			P		C	P
LAWN & GARDEN RETAIL CENTER							P				C		C	C	C
LANW & GARDEN WHOLESALE CENTER								P						P	P
LEATHER GOODS-MANUFACTURING										P		P			
LEATHER TANNING and PRODUCTS-MANUFACTURING															
LEGAL SERVICES							P	P					P		
LIBRARIES							P						P		
LIME PRODUCTS-MANUFACTURING										C		C			
LINEN and INDUSTRIAL LAUNDRY SUPPLY										P		P			
LINEN SUPPLY SERVICES									P			P			P
LIQUEFIED PETROLEUM GAS - WHOLESALE									C	P		P			C
LIQUOR- RETAIL								P			P			P	P
LIVESTOCK - WHOLESALE	C								C	C		C			
LOCKSMITH SERVICES							P						P	P	P
LOGGING CAMPS and CONTRACTORS	C														
LUBRICANTS - MANUFACTURING										C		C			

P- PER TED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCC ATION
C- CON IONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
LUGGAGE-MANUFACTURING										P		P			
LUMBER YARDS-RETAIL								P						P	P
MACHINE SHOP										P		P			
MACHINERY-MANUFACTURING										C		C			
MAGAZINES and NEWSPAPERS-RETAIL							P	P					P	P	P
MAIL ORDER-RETAIL								P						P	P
MANAGEMENT CONSULTING SERVICES															
MARINAS															
MASSAGE SERVICES							P	P			P		P	P	P
MATCHES - MANUFACTURING										C		C			
MEAT PRODUCTS-MANUFACTURING										C		C			
MEDICAL and DENTAL APPARATUS-MANUFACTURING										P		P			
MEDICAL and DENTAL LABORATORIES															
MEDICAL, DENTAL, and CHIROPRACTIC SERVICES								P			P			P	P
METALS and MINERAL PRODUCTS-WHOLESALE										P		P			

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCCUPATION
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
METALS and MINERALS - WHOLESALE EXCEPT SCRAP									P			P			P
MILLWORK-MANUFACTURING										P		P			
MINING										P		P			
MOBILE HOMES - MANUFACTURING										C		C			
MOBILE HOMES and ACCESSORIES - RETAIL								C	P	P		P		C	P
MONASTERIES and CONVENTS				P				P						P	P
MONUMENTS-RETAIL								P						P	P
MOTELS, HOTELS, and TOURIST COURTS								P						P	P
MOTOR FREIGHT GARAGING and MAINTENANCE									P	P		P			P
MOTOR VEHICLES and EQUIP. - RETAIL								P						P	P
MOTOR VEHICLES and EQUIPMENT - WHOLESALE									P	P		P			
MOTORCYCLES, BIKES, and PARTS-MANUFACTURING										C		C			
MOVIE DISTRIBUTION SERVICES															
MUSEUMS							P	P					P	P	P
MUSIC SUPPLIES-RETAIL							P						P	P	P

P- PER TED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OC ATION
C- CON IONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
MUSICAL INSTRUMENTS - MANUFACTURING										P		P			
NEWS SERVICES								P						P	P
NEWS SYNDICATE SERVICES															
NEWSPAPER PUBLISHING and PRINTING										C		C			
NURSERY FARMS	P														
NURSERY PLANTS-RETAIL															
NURSING and REST HOMES															
NURSING, CONVALESCENT, and REST HOMES				P											
OFFICE MACHINES-MANUFACTURING										P		P			
OFFICE and ART SUPPLIES-MANUFACTURING									P	P		P			P
OIL MILLING										P		P			
OPTICAL GOODS-MANUFACTURING										P		P			
ORCHARDS	P														
ORPHANAGES				P											
ORTHOPEDIC APPLIANCES and SUPPLIES - MANUFACTURING										P		P			
OUTDOOR ADVERTISING SERVICES									P			P			P
PAINT and WALLPAPER-RETAIL							P	P			P		P	P	P

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCCUPATION
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
PAINTS, VARNISHES, and LACQUERS-MANUFACTURING										C		C			
PAPER PRODUCTS-MANUFACTURING										P		P			
PAPER PRODUCTS-WHOLESALE								C	P	P		P		C	P
PARKS, GARDENS and PLAYGROUNDS - PUBLIC	P	P	P	P			P	P	P	P		P	P	P	P
PASTA PRODUCTS-MANUFACTURING										P		P			
PATTERN SHOPS									P	P		P			P
PAVING MIXTURES-MANUFACTURING										C		C			
PENS, PENCILS, OTHER OFFICE and ARTIST MATERIALS MANUFACTURING															
PETROLEUM BULK and TERMINALS															
PETROLEUM BULK STATIONS and TERMINALS-WHOLESALE									C	P		P			C
PETROLEUM REFINING										C		C			
PETS and GROOMING- RETAIL								P						P	P
PHOTOCOPYING and BLUEPRINTING SERVICES															

P- PER TED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCC ATION
C- CON IONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
PHOTOENGRAVING and ELECTROTYPING									P	P		P			P
PHOTOFINISHING, PHOTCOPYING, and BLUEPRINTING SERVICES								P			P			P	P
PHOTOGRAPHIC EQUIPMENT and SUPPLIES - MANUFACTURING										P		P			
PHOTOGRAPHIC STUDIOS							P	P			P		P	P	P
PLASTIC PRODUCTS-MANUFACTURING										C		C			
PLASTICS, RUBBER, and RESIGNS - MANUFACTURING										C		C			
PLUMBING and HEATING EQUIPMENT and SUPPLIES - MANUFACTURING										P		P			
PLUMBING and HEATING EQUIPMENT-WHOLESALE									P			P			P
PLUMBING SUPPLIES- RETAIL								C	P			P		C	P
PLYWOOD and VENEER-MANUFACTURING										P		P			
PORCELAIN ELECTRICAL SUPPLIES - MANUFACTURING										P		P			

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCCUPATION
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
POTTERY-MANUFACTURING									P	P		P			P
POULTRY HATCHERY SERVICES															
PRE-ENGINEERED WOOD and STEEL BUILDINGS - MANUFACTURING										P		P			
PRINTING - COMMERCIAL										P		P			
PRINTING and PUBLISHING - BOOKS & PERIODICALS									P	P		P			P
PRISON and CORRECTIONAL FACILITIES	C														
PRIVATE CLUBS								C						C	C
PRODUCE - RETAIL															
PROFESSIONAL EQUIPMENT and SUPPLIES - WHOLESALE								C	C	P		P		C	C
PROFESSIONAL OFFICES NOT ELSEWHERE LISTED							C	C			C		C	C	C
PULP - MANUFACTURING										P		P			
QUARRYING - STONE, SAND, and GRAVEL															
R. V. PARK and PARKING															

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCCUPATION
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
QUICK COPY OR DUPLICATING CENTER & MAILING SERVICES							P						P	P	P
R.V. and BOAT STORAGE (inside only)	C														
RACE TRACKS															
RADIO and TV STUDIOS								P						P	P
RADIOACTIVE MATERIALS PROCESSING, STORAGE and DISPOSAL										C		C			
RAILROAD EQUIPMENT-MANUFACTURING										C		C			
RAILROAD YARDS and TERMINALS															
REAL ESTATE and ABSTRACTING SERVICES	H	H	H	H	H		P	P			P		P	P	P
RECREATIONAL VEHICLE PARKING															
RECYCLING CENTERS									P			P			P
RELIGIOUS INSTITUTIONS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
RESEARCH and TESTING SERVICES								P						P	P
RESORTS and DUDE RANCHES															
RESTAURANTS							P	P			P		P	P	P
RESTAURANTS, DRIVE-THRU/IN							P	P					P	P	P

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCCUPATION
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
RETAIL TRADE NOT ELSEWHERE LISTED															
RIDING STABLES	P														
ROAD and UTILITY MAINTENANCE YARDS									P	P		P			P
RUBBER FOOTWEAR MANUFACTURING															
RUBBER PRODUCTS-MANUFACTURING										C		C			
RUBBER RECLAIMING										C		C			
SALVAGE YARD									C	P		P			C
SAWMILLS										P		P			
SCHOOLS -ART, MUSIC, DANCE								P			P			P	P
SCHOOLS, BUSINESS								P						P	P
SCHOOLS, COLLEGES								P						P	P
SCHOOLS, PRIMARY and SECONDARY	P	P	P	P				P						P	P
SCHOOLS, TRADE and VOCATIONAL								P						P	P
SCRAP and WASTE MATERIALS - WHOLESALE										P		P			
SCRAP and WASTE MATERIALS-NONMETALLIC - WHOLESALE															
SECOND-HAND MERCHANDISE-RETAIL							P							P	P

P- PER TED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCC ATION
C- CON ONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
SECURITY and COMMODITY BROKERS							P	P					P	P	P
SHADES and VENETIAN BLINDS - MANUFACTURING										P		P			
SHOE SHINING and REPAIR SERVICES															
SHOES - MANUFACTURING										P		P			
SHOOTING RANGE-INDOOR	C														
SHOOTING RANGE-OUTDOORS	C														
SHORTENING and OILS - MANUFACTURING										C		C			
SIGNS and ADVERTISING DISPLAY-MANUFACTURING									P	P		P			P
SILVER and PLATED WARE - MANUFACTURING										P		P			
SKATING RINKS								P						P	P
SMALL ENGINE REPAIR									P						P
SMELTING OF METALS										C		C			
SOAPS and DETERGENTS - MANUFACTURING										C		C			

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCCUPATION
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
SOCIAL SERVICE AGENCIES RELATING TO FAMILY SERVICES (except residential, correctional, rehabilitation, and treatment facilities)				C											
SOCIAL, CORRECTIONAL, TREATMENT, and COUNSELING SERVICES								P						P	P
SOLID WASTE TRUCK TERMINALS										P		P			
SOLID WASTE COMPOST PLANTS										P		P			
SOLID WASTE CONSOLIDATION FACILITY										P		P			
SOLID WASTE DISPOSAL AREAS										P		P			
SOLID WASTE INCINERATION FACILITIES										P		P			
SOLID WASTE TRUCK TERMINALS										P		P			
SPORTING GOODS-MANUFACTURING										P		P			
SPORTING GOODS - RETAIL								P			C			P	P
STADIUMS	C						P	P					P	P	P
STEEL WIRE, NAILS, and PINS - MANUFACTURING										P		P			

P- PER TED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OC ATION
C- CON IONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
STEEL WORKS-METAL ROLLING-MANUFACTURING										C		C			
STENOGRAPHIC, DUPLICATING, and MAILING SERVICES															
STONE PRODUCTS and CUTTING										C		C			
STORAGE UNITS-INDOOR								P	P			P		P	P
STORAGE UNITS-OUTDOOR AND YARDS								C	C	P		P			
STUDIOS - RADIO and TV								P						P	P
SUGAR REFINING										P		P			
TAVERNS								P						P	P
TAXI DISPATCH and MAINTENANCE								C	P			P		C	P
TELEPHONE and COMMUNICATIONS EXCHANGE STATIONS	C				C			C	P	P		P		C	P
TELEPHONE and COMMUNICATIONS RELAY TOWERS	C							C	C	P		P		C	C
TEMPORARY/PORTABLE/ PRE-MANUFACTURED BUILDINGS FOR OTHER THAN RESIDENTIAL, SLEEPING OR OVERNIGHT ACCOMMODATIONS					C	C									

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS **H- PERMITTED HOME OCCUPATION**
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
TEXTILE GOODS-MANUFACTURING										P		P			
THEATERS, INDOOR								P						P	P
TOBACCO and PRODUCTS-MANUFACTURING										P		P			
TRANSPORTATION EQUIPMENT and SUPPLIES - WHOLESALE									P	P		P			P
TRAVEL AGENCIES							P	P					P	P	P
TRUCK WASH									P			P			P
UMBRELLAS, CANOPIES, and PARASOLS-MANUFACTURING										P		P			
VENDING MACHINE OPERATORS - RETAIL								P	P			P		P	P
VETERINARIAN SERVICES - INDOOR AND OUTDOOR	C								P			P			
VETERINARIAN SERVICES - INDOOR ONLY								P			P			P	P
VITREOUS CHINA FIXTURES and ACCESSORIES-MANUFACTURING										P		P			
WAREHOUSING OF HOUSEHOLD GOODS								C	P			P		C	P
WAREHOUSING OF HAZARDOUS PRODUCTS									C	C		C			C

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCCUPATION
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
WAREHOUSING OF NON-HAZARDOUS PRODUCTS								C	P	P		P		C	P
WATCH, CLOCK, and JEWELRY REPAIR	P	H	H	H	H	H	P				P			P	P
WATER STORAGE FACILITIES	P							C	P			P		C	P
WATER TREATMENT PLANTS and STORAGE FACILITIES								P	P	P		P		P	P
WELDING and BLACKSMITHING SERVICES									P	P		P			P
WELFARE SERVICES															
WELL DRILLING SERVICES- WATER									C			C			
WELL DRILLING SERVICES- OTHER										C		C			
WIND ENERGY CONVERSION SYSTEMS	C						P	P					P	P	P
WOODEN CONTAINERS and PALLET-MANUFACTURING										P		P			
WOODWORKING AND CABINET SHOP										P		P			
WOOL PRESERVING-MANUFACTURING										P		P			
YARNS and THREADS - MANUFACTURING	C								P	P		P			P

P- PERMITTED USES P*-PERMITTED WITH APPLICABLE CONDITIONS H- PERMITTED HOME OCCUPATION
C- CONDITIONALLY PERMITTED USES

USES	R-0	R-1	R-2	R-3	MH-1	MH-2	CP-1	CP-2	I-1	I-2	PR	PI	MU-1	MU-2	MU-3
ZOOS, AQUARIUMS, and BOTANICAL GARDENS	C							C						C	