

**2-203 SCHEDULE OF PERMITTED USES**

**Ord. 3837/10-16-06; Ord. 2669/4-16-90**

	<i>AG</i>	<i>R</i>	<i>D</i>	<i>A</i>	<i>SPECIAL CONDITIONS</i>
<b>A. RESIDENTIAL USES</b>					
<b>1. SINGLE-FAMILY DETACHED DWELLINGS</b>					
a. Conventional Dwellings	P	P	P	P	
b. Zero Lot Line Dwellings					Requires PD district; See 2-504.
c. Patio Homes					Requires PD district; See 2-502.
<b>2. SINGLE-FAMILY ATTACHED DWELLINGS</b>					
a. Duplex Two-family Dwellings			P	P	
b. Townhouse Dwellings					Requires PD district; See 2-502.
c. Other Attached Dwellings (3-plex, 4-plex)					Requires PD district.
<b>3. MULTIFAMILY DWELLINGS</b>				P	Requires compliance with 2-501.
<b>4. MOBILE HOME PARKS</b>					Requires PD district; See 2-503.
<b>B. NONRESIDENTIAL USES</b>					
<b>1. CROP PRODUCTION</b>	P	S			SIC 01. Requires minimum 2 acre tract; Permits no retail or wholesale activity; Regulate barns and agricultural structures as accessory structures
<b>2. LIVESTOCK PRODUCTION</b>	C				SIC 02. Requires minimum 5 acre tract; Specify maximum number and type of animals permitted on Conditional Use permit approval; Regulate barns and agricultural structures as accessory structures. All keeping of horse or livestock may be classified as an accessory use if conducted in accordance with the conditions set out in 2-203C.9 and 2-203C.10.
<b>3. AGRICULTURAL SERVICES (except)</b>	C				SIC 07. Permit only in conjunction with approved crop or livestock production uses; Prohibit all other 07 uses in the residential districts.
a. Boarding, Breeding, or Training Facilities	C				
<b>4. FORESTRY</b>	C				SIC 08.
<b>5. FISHING, HUNTING, TRAPPING</b>	C				SIC 09.
<b>6. MINING - EXTRACTION OF MINERALS</b>	C				SIC - Division B. See 1-500.
<b>7. UTILITY FACILITIES (except)</b>	P	P	P	P	See definitions; SIC 48 and 49; Permits service and distribution facilities only, not including business offices, warehouses, service centers, storage yards, or generation/ manufacturing plants. See 3-203.
a. Neighborhood Facilities					
b. Community/Regional Facilities (except)	C	C	C	C	
(1) Wastewater Treatment	C				SIC 4952.
2) Sanitary Landfill	C				SIC 4953.
3) Telecommunications, Towers and Antennas (Ord. 3153/5-5-97)					Requires compliance with 1-700.
<b>8. CEMETERY DEVELOPMENT AND OPERATION</b>	C	C	C	C	SIC 6553.
<b>9. LODGING SERVICES</b>					
a. Rooming/Boarding House (4 or less persons)				S	SIC 702; Permit use of existing house only if home and lot provide adequate space for persons and parking and if
b. Rooming/Boarding House (5 or more persons)				C	no exterior alteration or additional entrances will be necessary.
c. Lodging Houses on Membership Basis				C	SIC 704; Requires no Conditional Use permit in conjunction with an approved college or university.

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<b>10. RECREATIONAL FACILITIES</b>					
a. Public Golf Courses, Playgrounds and Parks	P	P	P	P	SIC 7992 AND 7999; Prohibits nonpublic and/or commercial facilities; Requires principal building or any swimming pool to be located at least 100 feet from any other lot in any residential district.
b. Membership Sports and Recreation Clubs	C	C	C	C	SIC 7997. Requires minimum 5 acre tract; Requires principal building or any swimming pool to be located at least 100 feet from any other lot in any residential district.
<b>11. HEALTH CARE FACILITIES</b>					
a. Nursing and Personal Care Facilities				P	SIC 805.
b. Hospitals				C	SIC 806; Prohibits buildings housing psychiatric patients within 250 feet of any other tract in a residential district.
<b>12. EDUCATIONAL FACILITIES</b>					
a. Elementary and Secondary Schools	P	P	P	P	SIC 821.
b. Colleges, Universities	C	C	C	C	SIC 822; Requires minimum 5 acre tract.
c. Libraries	P	P	P	P	SIC 823.
<b>13. DAY CARE CENTERS</b>				C	SIC 835; Requires State licensing; See permitted accessory uses for Home Day Care; Includes centers for children, elderly or handicapped.
<b>14. RESIDENTIAL CARE FACILITIES</b>					
a. Family Home (6 or less persons)	P	P	P	P	SIC 836; Requires State licensing; Permits only homes complying with the Community Homes for Disabled Persons Act; Classify all others as Group Homes.
b. Group Home (7 to 15 persons)	C	C	C	C	SIC 836; Requires State licensing; Classify facilities for delinquents and offenders as SIC 9223; See 3-203.
c. Residential Care Institution (16 or more persons)				C	SIC 836; Prohibits buildings housing psychiatric patients within 250 feet of any other tract in a residential district.
<b>15. CULTURAL FACILITIES</b>					
a. Museums, Art Galleries (Public)	P	P	P	P	SIC 841.
b. Arboreta, Botanical Gardens (Public)	P	P	P	P	SIC 842; Requires minimum 5 acre tract.
c. Zoological Gardens (Public)	C				SIC 842. Requires minimum 10 acre tract.
<b>16. CHURCHES</b>	P	P	P	P	SIC 866. Permits churches and other places of worship, parsonages, and associated educational buildings, including day care use within such buildings, but not religious offices or activities not associated with a place of worship.
<b>17. PUBLIC ADMINISTRATION</b>					
a. Public Safety	P	P	P	P	SIC - Division J. Permits fire stations and police substations.
b. Other Governmental Facilities	C	C	C	C	Permit only when service and/or operating characteristics necessitate location in a residential district; Prohibits warehouses, storage yards, or similar facilities.
<b>C. ACCESSORY USES</b>					
<b>1. ACCESSORY STRUCTURES (PRIVATE)</b> (Buildings, garages, patio covers, decks, carports, fences, signs, swimming pools, spas, antenna, satellite dishes, game courts, flagpoles)	P	P	P	P	Requires compliance with 2-600.
<b>2. PARKING (PRIVATE)</b>	P	P	P	P	Requires compliance with 2-400; See City Code for recreational vehicle parking requirements; Prohibits parking of heavy load vehicles.
<b>3. ACCESSORY DWELLING UNIT</b>	S	S			Permits only accessory dwelling units to be occupied by household members or persons employed on the premises; Prohibits units designed, rented, or utilized as

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					a totally separate dwelling unit. See definitions.
<b>4. GARDENING (PRIVATE)</b>	P	P	P	P	
<b>5. HOME OCCUPATIONS</b>	P	P	P	P	Requires compliance with 2-700.
<b>6. HOME DAY CARE</b> a. Registered Family Home	P	P	P	P	Requires facility to be registered/licensed by the State and conducted in accordance with State regulations; Prohibits play apparatus in the front yard; Prohibits signs.
b. Adult Day Care	P	P	P	P	Requires facility to be registered/licensed by the State and conducted in accordance with State regulations; Prohibits signs; Maximum 6 persons permitted; See also 3-203L.832.
<b>7. YARD/GARAGE SALES</b>	P	P	P	P	Permits maximum of 2 sales at a location during a calendar year with a maximum of 3 days per sale; Permits the sale of miscellaneous used household items and home crafts by the occupants of a residence.
<b>8. KEEPING OF PETS (PRIVATE)</b>	P	P	P	P	Permits only household pets kept in accordance with the Animal Control Ordinance; Prohibits keeping of animals for commercial and/or breeding purposes.
<b>9. KEEPING OF HORSES AND PONIES (PRIVATE)</b>	S	S	S	S	Requires no Special Exception approval if the following conditions are met: a. Minimum lot size of one acre. b. Maximum of 2 horses on first acre; one horse per acre on additional acreage. c. Fencing to retain grazing animals is required. d. No barns, corrals, or similar enclosures within 100 feet of any property line. Not required in the AG district.
<b>10. KEEPING OF LIVESTOCK (PRIVATE)</b> Includes Poultry/Fowl	S				Requires no Special Exception approval if the following conditions are met: a. Minimum lot size of 2 acres. b. Maximum of one animal per acres. c. Fencing to retain grazing animals is required.
<b>11. LEASING OFFICE</b>				P	
<b>12. COIN-OPERATED LAUNDRY (PRIVATE)</b>				P	
<b>13. COMMUNITY/RECREATION ROOM (PRIVATE)</b>				P	
<b>14. REFUSE CONTAINERS</b>	P	P	P	P	Permits containers in conjunction with multifamily and permitted nonresidential uses which are allowed in the residential districts; Requires compliance with the Special Conditions set out for refuse containers in 3-203L.6.
<b>15. LANDSCAPE IRRIGATION SYSTEMS</b>	P	P	P	P	
<b>16. PONDS</b> (Over 1 1/2 feet deep)	S	S	S	S	