

TABLE A

PERMITTED USES BY DISTRICT

(Y = Permitted Use)

	MU	MU2	CC	MH/ RV	RM	R	C	LI	MI	HI
Residential Uses										
Single family residential	Y ₂	Y ₂	Y ₂		Y ₂	Y ₂	Y ₂	Y _{1,2}	Y _{1,2}	Y _{1,2}
Town houses	Y	Y	Y							
Multi-family residential, apartments, condominiums	Y		Y							
Recreational & Institutional Uses										
Cemeteries	Y		Y		Y	Y	Y			
Churches	Y	Y	Y		Y	Y	Y			
Clubs & Fraternal Organizations	Y	Y	Y							
Community buildings, police & fire stations	Y	Y	Y		Y	Y	Y	Y	Y	Y
Educational facilities - public elementary, middle & high schools and private schools with a curriculum similar to public kindergartens, elementary, middle & high schools	Y	Y	Y		Y	Y	Y			
Educational facilities - commercial schools	Y	Y	Y					Y		
Medical facility (hospitals & nursing homes)	Y	Y	Y					Y	Y	Y

(1) ONLY ON EXISTING LOTS OF RECORD CREATED PRIOR TO THE ADOPTION OF THIS ORDINANCE AND ON LOTS CREATED BY FAMILY PARTITIONS.

(2) RECREATIONAL VEHICLES ARE NOT ALLOWED TO BE OCCUPIED AS A DWELLING (PARKING OR STORAGE IS ACCEPTABLE)

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	MU	MU2	CC	MH/ RV	RM	R	C	LI	MI	HI
Recreational & Institutional Uses (cont)										
Medical and dental clinic	Y	Y	Y					Y	Y	
Indoor amusement & entertainment facilities including bowling alleys, arcade machines, billiard parlors & movie theaters	Y		Y							
Outdoor amusement and entertainment facilities	Y		Y							
Post offices	Y	Y	Y							
Public utilities including equipment and supply storage	Y		Y					Y	Y	Y
Public utility stations and public services	Y		Y	Y	Y	Y	Y	Y	Y	Y
Recreational facilities - public	Y	Y	Y		Y	Y	Y			
Recreational facilities - private	Y	Y	Y							
Transmission towers	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Commercial Uses										
Animal hospital & veterinarian offices, provided animals are kept inside, otherwise see "Kennels"	Y	Y	Y					Y		
Auto & truck major repairs including such services as repair, reconditioning, painting, body & fender work, upholstering & seat covering	Y		Y					Y	Y	

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	MU	MU2	CC	MH/ RV	RM	R	C	LI	MI	HI
Commercial Uses (cont)										
Auto & truck sales, rental	Y		Y						Y	
Enclosed car wash	Y		Y						Y	
Auto service stations & car wash	Y		Y						Y	
Office activity	Y	Y	Y					Y	Y	
Barber & beauty shops	Y	Y	Y							
Bars & lounges	Y		Y							
Boat Sales	Y		Y						Y	
Bed & Breakfast	Y	Y	Y							
Daycare	Y	Y	Y							
Dry cleaning pick-up stations	Y	Y	Y							
Exterminating, fumigating, septic tank pumping & furnace cleaning									Y	Y
Florists & Greenhouses	Y	Y	Y							
Funeral establishments	Y	Y	Y							
Funeral establishments with Crematorium	Y		Y					Y		
Kennels	Y					Y	Y			

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Commercial Uses (cont)										
Mini-warehouses	Y		Y					Y	Y	
Minor repair & maintenance of personal vehicles including such services as brake part replacement, minor tune-up, change of oil & filter, repair of flat tire, lubrication & other similar operations. No activities shall be conducted outside a fully enclosed garage or result in any vehicle being in-operable for a period in excess of twenty-four (24) hours	Y	Y	Y					Y	Y	
Mobile home & trailer sales	Y		Y					Y	Y	
Monument sales	Y	Y	Y					Y	Y	
Motels & Hotels	Y		Y							
Service & goods oriented shopping	Y	Y	Y					Y		
Restaurants	Y	Y	Y					Y		
Sales & service of commercial & industrial supplies & equipment	Y		Y					Y	Y	Y
Sales & storage of construction materials	Y		Y					Y	Y	Y
Self service laundries	Y	Y	Y					Y		
Shooting range - indoor								Y	Y	
Signs, on-site use advertising	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Signs, off-site signs including billboards, panels & other advertising signs	Y ₁	Y ₁	Y ₁	Y ₁	Y ₁	Y ₁	Y ₁	Y ₁	Y ₁	Y ₁
Truck stops, including servicing & minor repairs, but excluding truck terminals & their storage warehouse	Y								Y	Y

(1) Sign must be located within 300' of the edge of pavement of a travel lane or exit ramp for Interstate 10

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Industrial Uses										
Bulk material storage									Y	Y
Chemical plants										Y
Concrete mixing									Y	Y
Dry cleaning plants	Y							Y	Y	Y
Heavy industrial uses										Y
Light industrial structures & facilities	Y							Y	Y	Y
Outdoor storage lots & yards								Y	Y	
Ponds or dirt pits					Y	Y	Y	Y	Y	Y
Printing plants	Y							Y	Y	
Rail terminals								Y	Y	
Recycling operations centers								Y	Y	
Resource recovery plants									Y	
Truck terminals & storage yards								Y	Y	
Unenclosed automobile or heavy equipment storage								Y	Y	
Warehouses	Y							Y	Y	Y
Wholesale business & storage	Y							Y	Y	Y
Wrecking & salvage yards								Y	Y	Y

TABLE B
SITE REQUIREMENTS BY DISTRICT
RESIDENTIAL

DISTRICT	MAXIMUM RESIDENTIAL DENSITY (UNITS PER ACRE) (1)	MINIMUM LOT SIZE (SF)	MINIMUM LOT FRONTAGE (FEET) WITH CENTRAL SEWER (4)	MINIMUM LOT FRONTAGE (FEET) WITHOUT CENTRAL SEWER (4)	MINIMUM FRONT SETBACK FROM STREET CENTERLINE (FEET) (2)	MINIMUM REAR SETBACK (FEET) (2)	MINIMUM REAR SETBACK ACCESSORY STRUCTURE (FEET)(5)	MINIMUM SIDE SETBACK (FEET) (2)	MAXIMUM BUILDING HEIGHT (FEET)
MU - MIXED USE CORRIDORS	Single Family (6) Town Houses (10) Multi-Family Residential (20)	Single Family - 7,200 sf Town Houses - 1,440 sf Multi-Family - 43,560 sf	Single Family - 50' Town Houses - 18' Multi-Family - 80'	N/A	55' or 75' from the Centerline of any State Highway 25' or 20' for Town Houses	20'	7.5'	Single Family - 5' Town Houses - Comply with Town House regulations Multi-Family - 20'	35'
MU2 - MIXED USE CORRIDORS 2	Single family (4) Town Houses (10)	Single Family - 7,200 sf Town Houses - 1,440 sf	Single Family - 50' Town Houses - 18'	N/A	55' or 75' from the Centerline of any State Highway 25' or 20' for Town Houses	20'	7.5'	Single Family - 5' Town Houses - Comply with Town House regulations	35'
CC - CROSSROADS COMMERCIAL	Single Family (6) Town Houses (10) Multi-Family Residential (20)	Single Family - 7,200 sf Town Houses - 1,440 sf Multi-Family - 43,560 sf	Single Family - 50' Town Houses - 18' Multi-Family - 80'	N/A	55' or 75' from the Centerline of any State Highway 25' or 20' for Town Houses	20'	7.5'	Single Family - 5' Town Houses - Comply with Town House regulations Multi-Family - 20'	35'

(1) Maximum number of dwelling units for an entire apartment complex is 300 units; 30% of total site area shall be contiguous green space with minimum spacing between apartment buildings or an apartment building and an accessor structure being 20'; a six foot fence is required around sides and rear of a multi-family development

(2) Setbacks are measured from the closest part of a building or structure including, but not limited to, eaves, overhangs or cantilevered features to the closest property line or vehicle use corridor(s), whichever is closer to the structure

(3) On lots fronting on turning circles or t-turnarounds, the front yard setback may be reduced by one-half

(4) Measured width at minimum building line

(5) Accessory structure means a structure that is located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. No residential use shall occur within an accessory structure.

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DISTRICT	MAXIMUM RESIDENTIAL DENSITY (UNITS PER ACRE)	MINIMUM LOT SIZE (SF)	MINIMUM LOT FRONTAGE (FEET) WITH CENTRAL SEWER (4)	MINIMUM LOT FRONTAGE (FEET) WITHOUT CENTRAL SEWER (4)	MINIMUM FRONT SETBACK (FEET) (3)	MINIMUM FRONT SETBACK FROM STREET CENTERLINE (FEET) (2)	MINIMUM REAR SETBACK (FEET) (2)	MINIMUM REAR SETBACK ACCESSORY STRUCTURE (FEET)(5)	MINIMUM SIDE SETBACK (FEET) (2)	MAXIMUM BUILDING HEIGHT (FEET)
RM - RESIDENTIAL MEDIUM	3	Single Family - Open *15,000 sf Ditch street - **14,000 sf Curb & Gutter street - **10,500 sf	Open Ditch - 90' Curb & Gutter street - 70'	90'	25'	55' or 75' from the Centerline of any State Highway	20'	7.5'	5'	35'
R - RURAL	2	20,000 sf	100'	100'	25'	55' or 75' from the Centerline of any State Highway	20'	7.5'	10'	35'
C - CONSERVATION	1	43,560 sf	100'	100'	25'	55' or 75' from the Centerline of any State Highway	20'	7.5'	10'	35'
LI - LIGHT INDUSTRIAL	none	43,560 sf (1)	100'	100'	25'	55' or 75' from the Centerline of any State Highway	20'	7.5'	10'	none
MI - MEDIUM INDUSTRIAL	none	87,000 sf (1)	100'	100'	25'	55' or 75' from the Centerline of any State Highway	20'	7.5'	10'	none
HI - HEAVY INDUSTRIAL	none	none	none	none	none	none	none	none	none	none

*Without Central Sewer ** With Central Sewer

(1) Only on existing lots of record created prior to the adoption of this ordinance and on lots created by family partitions

(2) Setbacks are measured from the closest part of a building or structure including, but not limited to, eaves, overhangs or cantilevered features to the closest property line or vehicle use corridor(s), whichever is closer to the structure

(3) On lots fronting on turning circles or t-turnarounds, the front yard setback may be reduced by one-half

(4) Measured width at minimum building line

(5) Accessory structure means a structure that is located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. No residential use shall occur within an accessory structure.

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SITE REQUIREMENTS BY DISTRICT
COMMERCIAL

DISTRICT	MAXIMUM FLOOR AREA (SQUARE FEET)	MINIMUM LOT SIZE (SQUARE FEET)	MINIMUM LOT FRONTAGE (FEET) (1)	MINIMUM FRONT SETBACK FROM PROPERTY LINE (FEET)	MINIMUM FRONT SETBACK FROM STREET CENTERLINE (FEET)	MINIMUM REAR SETBACK (FEET) (2)	MINIMUM SIDE SETBACK (FEET) (2)	MAXIMUM BUILDING HEIGHT (FEET)
MU - MIXED USE CORRIDOR	none	16,000	80'	25'	55'	15'	10'	35'
MU2 - MIXED USE CORRIDOR 2	none (3)	16,000	80'	25'	55'	15'	10'	35'
CC - CROSSROADS COMMERCIAL	15,000	16,000	80'	25'	55'	15'	10'	35'
RM - RESIDENTIAL MEDIUM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
R - RURAL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
C - CONSERVATION	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LI - LIGHT INDUSTRIAL	none	10,000	100'	25'	55'	15'	10'	35'
MI - MEDIUM INDUSTRIAL	none	10,000	100'	25'	55'	15'	10'	35'
HI - HEAVY INDUSTRIAL	none	none	none	none	none	none	none	none

(1) Measured width at minimum building line

(2) Property which has frontage on any state highway shall have a minimum front setback of 75' measured from the centerline of the highway

(3) 10,750 maximum floor area per building