

**ARTICLE 6
LAND USE MATRIX**

7TCC 1-6 (a) Land Use Matrix. The following matrix identifies those land uses authorized as either permitted or special uses as authorized in Article 25 of this Ordinance.

KEY TO LAND USE MATRIX

CATEGORY	DESCRIPTION	CATEGORY	DESCRIPTION
A – 1	Agriculture Preservation	I - 1	Light Industrial
A – 2	Agriculture	I - 2	Heavy Industrial
R – 1	Low Density Residential	CON	Conservation
R – 2	Medium Density Residential	P	Permitted
R – R	Rural Residential	S	Required Special Use
C – 1	Neighborhood Commercial	T	Temporary Use
C – 2	General Business Commercial		

PRINCIPAL USES

ZONING DISTRICTS

USE	A-1	A-2	R-R	R-1	R-2	C-1	C-2	I-1	I-2	CONS
accessory dwelling			P	P	P					
accessory uses	P	P	P	P	P	P	P	P	P	P
adaptive reuse of existing structures				S						
adult businesses							S			
Agriculture	P	P	P	P	P					P
agriculturally-related businesses	S	S						P	P	S
airport; commercial		S								
airport; private	S	S								
animal sales barn		S								
asphalt batching plant	S/T	S/T					S/T	S/T	S/T	
auction houses		S					P			
automobile car wash						P	P			
automobile repair; major							S	P		
automobile repair; minor							P	P		
automobile service station		S				S	S/P	S/P	S/P	
automobile sales						S	P			
automobile servicing and parts						S	P			

USE	A-1	A-2	R-R	R-1	R-2	C-1	C-2	I-1	I-2	CONS
automobile wrecking yard								S	S	
banks						P	P			
bed and breakfast		S	S	S	S	P				
borrow pits	S	S								
bowling alley						S	P			
building wrecking yard								S	S	
camp/cabin	P	P								P
campground	S	S								S
carnival and circuses	T	T	T	T	T	T	T	T	T	T
cemetery	S	S	S	S	S					
Christmas tree sales	T	T	T	T	T	T	T	T	T	
churches	S	S	S	S	S	S	S			
clinics; medical and dental			S	S	S	P	P			
clinics; veterinarian	S	S	S			P	P			
clubs or lodge; private	S	S			S	S	S			S
commercial retail establishments					S	S/P	S/P	S	S	
communication facilities	P/S									
community centers	S	S	S	S	S	S	S			
contractor/construction office/storage	S	S					P	P	P	
convenience stores					S	P	P	S		
crematory							S	P	P	
day care center		S	S	S	S	S				
day care home		S	S	S	S	S				
dwellings; multi-family					P	S				
dwellings; single-family	S/P	S/P	P	P	P					S/P
dwellings; two-family				P	P					
festivals	T	T	T	T	T	T	T	T	T	
fireworks stands						T	T			
funeral home						S	S			
game breeding/shoot preserve	S									S

USE	A-1	A-2	R-R	R-1	R-2	C-1	C-2	I-1	I-2	CONS
golf course		S	S	S	S					
golf driving range		S	S	S	S	S	P			
governmental; essential	P	P	P	P	P	P	P	P	P	
governmental; non-essential	S	S	S	S	S	S	S	S	S	
gravel pits	S	S						S	S	S
greenhouse; commercial	S	S	S			S	P			
greenhouse; non-commercial	P	P	P	P	P					P
health club/fitness centers						S	S/P			
homes; specialized care facilities			S	S	S	S				
home commercial	S	S	S							
home occupations	P	P	P	P	P	P				P
hospital						S	S	P		
hotel, motel, lodges, resorts			S		S	S	P			
household appliance; sales & repair						P	P			
industry; heavy									P	
industry; light							S	P	P	
junkyard								S	S	
kennel; commercial	S	S	S			S	S	S		
kennel; private	P	P	P	P	P					P
landscaping business	S	S	S				P			
landscape waste composting facilities	S	S						S	S	
lawn care; chemicals							S	P	P	
lawn care; no chemicals		S	S			S	P	P	P	
manufactured mobile home park		S			S					
manufactured/mobile home; accessory to agriculture	S	S								S
manufactured/mobile home; retired or disabled parent	S	S	S	S	S					S
off premise signs							S	S	S	
offices; business and professional						P	P			
on farm landscape facilities	P	P								
outdoor/Indoor Paintball Facilities	S	S					S	S	S	S

USE	A-1	A-2	R-R	R-1	R-2	C-1	C-2	I-1	I-2	CONS
pet cemetery/crematory		S	S				S			
personal service establishment						P/S	P	S	S	
planned development; nonresidential						S	S	S	S	
planned development; residential		S	S	S	S					
recreational facility , class I	S	S		S			S			S
recreational facility, class II	S	S					S	S		S
recreational facility, class III	S	S					S	S	S	S
residential care home; *small *large			PS	PS	PS					
restaurants					S	S/P	P			
retirement community			S	S	S	S				
roadside sales; grown on premises	T	T	T							T
schools; private and public	S	S	S	S	S	S	S			
shooting range; indoor		S					P	P	P	
shooting range; outdoor		S					S	S	S	S
signs	P	P	P	P	P	P	P/S	P/S	P/S	P
Small wind energy conversion systems	P/S	P/S	P/S							
stable; private	P	P	P	S						
stable; public	S	S	S							
storage facility							S	P	P	
swimming pool; public				S	S	S	P			
taverns						S	S	S		
theaters						P	P			
theaters; drive in		S								
trucking firm							S	P	P	
warehouse; distribution							S	P	P	
warehouse; mini storage		S				S	P	P	P	
wind energy conversion systems	S	S								

7CC 1-6(b) Bulk chart.

ZONING DISTRICT DESIGNATION	LOT/PARCEL AREA AND FONTAGE		YARD REQUIREMENTS					HEIGHT REQUIREMENTS	
	Minimum Area**	Minimum Frontage / Lot Width	PRINCIPAL		Maximum Lot Coverage	ACCESSORY		PRINCIPAL ACCESSORY	
Rear Yard			Side Yard	Rear Yard		Side Yard	Maximum Height	Maximum Height	
Districts	Acres	Feet	Feet	Feet	%	Feet	Feet	Feet	Feet
A-1 Agriculture Preservation	40	200	50	30	N/A	25	15	36	20
A-2 Agriculture	10	200	50	30	N/A	25	15	36	20
RR Rural Residential	2	165	30	30	20	15	15	36	20
R-1 Single Family Residential	1+	100	20	10	30	5	5	36	15
R-2 Multiple Family Residential	1+	100	20	10	30	5	5	36	15
C-1 Neighborhood Commercial	½	100	20	10	30	5	5	36	15
C-2 General Commercial	½	100	20	10	30	5	5	36	15
I-1 Light Industrial	½	100	20	15	40	10	10	40	20
I-2 Heavy Industrial	1	100	20	15	40	10	10	40	20
Con Conservation	40	200	50	30	N/A	25	15	36	20

****Minimum lot size requirements may vary in each district depending upon the availability of public water and sewer and the soil types**