



Northumberland County

Zoning Ordinance Worksession

March 1, 2005

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Agenda

-  History: Zoning Ordinance
-  Current Zoning Classifications
-  Proposed Zoning Classifications
-  Proposed Purposes
-  Proposed Permitted and Conditional Uses
-  Special Exceptions

Current Zoning Classifications

-  Conservation District (C-1)
-  Agricultural District (A-1)
-  Residential General District (R-1)
-  Residential Waterfront District (R-2)
-  Residential Restricted District (R-3)
-  Business General District (B-1)
-  Industrial Light District (M-1)
-  Historical Site District (H-1)

Proposed Zoning Classifications

-  Conservation District (C-1)
-  Agricultural Limited District (A-1)
-  Agricultural Business District (A-2)
-  Residential General District (R-1)
-  Residential Waterfront District (R-2)
-  Residential Restricted District (R-3)
-  Business General District (B-1)
-  Business Waterfront District (B-2)
-  Industrial ~~Light~~ District (M-1)
-  Historical Site District (H-1)

Conservation (C-1) Purpose

§ 148-5. Purpose.

- This district covers the portions of the County which are occupied by various open uses, such as forests, parks, farms, lakes, marshlands and wetlands ~~subject to the Wetlands Board~~. This district is established for the specific purpose of facilitating existing and future farming operations, conservation of water and other natural resources, reducing soil erosion, protecting watersheds and reducing hazards from flood and fire. Uses not consistent with the existing character of this district or with the provisions of any other law, state or federal, applicable to these portions of the County are not permitted.

Agricultural Limited (A-1) Purpose

§ 148-17. Purpose.

- This district covers the portions of the County which are occupied by various open uses, such as forests, parks or farms. This district is established for the specific purpose of facilitating existing and future farming operations, conservation of water and other natural resources, reducing soil erosion, protecting watersheds and reducing hazards from flood and fire. To ensure the success of the above goals, it is necessary to maintain as low a density of development as possible. The character of this district should remain agricultural in nature, with industry or commercial business allowed in it when it will benefit the area without degrading the environment.

Agricultural Business (A-2) Purpose

§ New Code Section.

- The purpose of this district is to permit the location of general business in areas currently zoned Agricultural (A-1) primarily along major travel corridors and approximate to defined centers of business. The business will include such uses as retail stores, banks, theaters, business offices, restaurants, taverns, garages, service stations, and others to which the public requires direct and frequent access, but which are not characterized by constant heavy trucking, other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles.

Residential General (R-1) Purpose

§ 148-30. Purpose. .

- This district is composed of certain ~~low~~ to medium to high concentrations of residential uses, plus certain open areas where similar development appears likely to occur. The regulations for this district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life composed of an adult population with some children and to permit certain commercial uses of a character unlikely to develop general commercial or industrial uses. This residential district is not completely residential, as it includes public and semipublic, institutional and other related uses. However, it is basically residential in character and, as such, should not be spotted with commercial and industrial uses.

Residential Waterfront (R-2) Purpose

§ 148-42. Purpose.

- The purpose of this district is to protect the water and shorelines of the County by providing for safe and orderly shoreline development. In this district, residential, recreational and conservancy uses are permitted and a limited number of commercial uses that would be compatible with the area.

Residential Restricted (R-3) Purpose

§ 148-54. Purpose.

- The purpose of this district is to allow for ~~medium~~ high density residential development on nonconforming lots of record, provided that said lots were recorded prior to September 1, 1974, and lot sizes are generally shared by other property owners in the same vicinity.

Business General (B-1) Purpose

§ 148-64. Purpose.

- Generally this district covers these areas of the County intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking, other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles. This includes such uses as retail stores, banks, theaters, business offices, restaurants, taverns, garages and service stations.

Business Waterfront (B-2) Purpose

§ New Code Section.

- The purpose of this district is to permit the location of business in areas on tidal waters currently zoned Agricultural (A-1) and Residential Waterfront (R-2) that are appropriate for location on or near tidal waters due to the nature of the business. The businesses will include but not be limited to such uses as waterfront restaurants, marinas, seafood processing, yacht and boating clubs, marine railways, boat sales and rentals, food processing and canning, and boat building to which the public requires direct and frequent access, but which are not characterized by constant heavy trucking, other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles

Industrial ~~Light~~ (M-1) Purpose

§ 148-73.

- ~~The primary purpose of this district is to permit certain industries, which do not in any way detract from residential desirability, to locate in any area adjacent to residential uses. The provisions relating to height of building, horsepower, hearing, flammable liquids or explosives, controlling emission of fumes, odors and/or noise, landscaping and the number of persons employed are imposed to protect and foster adjacent residential desirability while permitting industries to locate near a labor supply.~~
- The purpose of this district is to provide areas in which use of land and buildings is for manufacturing and assembly plants including processing, storage, warehousing, wholesaling and distribution. It is the intent that uses be conducted so that noise, odor, dust, and glare of each operation is confined within an enclosed building. Where, due to the special requirements of an industry, operations must be conducted outside of an enclosed building, or storage of goods and materials is necessary outside of an enclosed building, adequate measures must be taken to protect adjoining properties and the general welfare of the County.

Historical Site District (M-1)

Purpose

§ 148-84. Purpose.

- Special overlay regulations for historic sites are provided to promote the public welfare through protection and preservation of buildings, structures and sites of historic interest within Northumberland County and increase the opportunities for educational, cultural, aesthetic and/or economic improvement. Additional purposes are to stabilize and improve surrounding property values while encouraging new buildings and developments that will be harmonious with existing historic buildings and sites (Historic Site District HSD).

Conservation C-1 (Permitted Uses)¹

- ❑ Single Family Dwelling
- ❑ Home Occupations
- ❑ Home Professional Offices
- ❑ ~~Golf Courses~~
- ❑ ~~Swimming pools or tennis courts, private and commercial~~
- ❑ Accessory structures
- ❑ Family Cemeteries
- ❑ Preserves and conservation areas
- ❑ Farming, with livestock
- ❑ Farming and forestry, without livestock
- ❑ ~~Seafood processing~~
- ❑ ~~Food processing and canning~~
- ❑ ~~Portable sawmills~~
- ❑ ~~Boat sales or rentals~~
- ❑ ~~Grain elevators~~

Conservation C-1

(Permitted Uses Continued)²

- ❑ ~~Individual travel trailer with a skirt~~
- ❑ Guest house
- ❑ Tent Camping
- ❑ Individual mobile/manufactured homes, with a skirt. [added 3-13-2003]
- ❑ Storage of an unoccupied mobile home.[added 3-13-2003]see editor's note
- ❑ Boathouses. Construction of a boathouse is permitted if the boathouse is open-sided, does not exceed 648 square feet, does not exceed 20 feet in height and the adjoining or nearby property owners do not object to the boathouse.
- ❑ Private noncommercial pier
- ❑ Temporary construction offices.
- ❑ Nonaccessory tents. (maximum 2 day event)
- ❑ Parks and playgrounds.
- ❑ Home child care centers.

Conservation C-1 (Conditional Uses)¹

- Two private, noncommercial piers on the same parcel
- ~~Hotels and motels~~
- Commercial or community piers
- ~~Guardhouse/security building~~
- Seafood Processing

Agricultural Limited A-1 (Permitted Uses)¹

- Single-family dwellings.
- Reserved.
- Reserved.
- ~~Rest homes.~~
- Preserves and conservation areas.
- Family Cemeteries.
- ~~Motels and hotels.~~
- ~~Tourist homes.~~
- ~~Golf Courses.~~
- Swimming or tennis clubs, private ~~and commercial.~~
- Farming, with livestock.
- Farming and forestry, without livestock.
- ~~Sawmills.~~
- ~~Barber and beauty shops.~~
- ~~Funeral homes.~~

Agricultural Limited A-1

(Permitted Uses Continued)²

- ~~Printing offices.~~
- ~~Restaurants.~~
- ~~Service stations.~~
- Animal hospitals or veterinary clinics with or without runways or outside pens.
- ~~Clinics.~~
- Home Child-care centers.
- Home occupations.
- Home professional offices.
- ~~Gift and specialty shops.~~
- ~~Retail food stores.~~
- ~~Bakeries.~~
- ~~General stores.~~
- ~~Home appliances, sales and service.~~
- ~~Auto sales and service.~~
- ~~Lumber and building supplies.~~

Agricultural Limited A-1

(Permitted Uses Continued)³

- ~~Plumbing and electrical supply.~~
- ~~Machinery sales and service (including farm machinery).~~
- ~~Feed and seed stores.~~
- ~~Cabinet, furniture and upholstery shops.~~
- ~~Wholesale businesses and storage warehouses.~~
- ~~Country general stores.~~
- ~~Antique shops.~~
- ~~Boat sales and rentals.~~
- ~~Banks or trust companies.~~
- ~~Flower shops.~~
- ~~Mobile home sales yards.~~
- Commercial nurseries and greenhouses.
- ~~Service and repair shops.~~
- Roadside stands.
- Accessory structures.

Agricultural Limited A-1

(Permitted Uses Continued)⁴

- ~~Seafood Processing.~~
- ~~Food processing and canning.~~
- ~~Assembly of electrical appliances, electronics, etc.~~
- ~~Auto reconditioning, truck repairing, retreading.~~
- ~~Blacksmith shop, welding or machine shop.~~
- ~~Contractors' equipment yards.~~
- ~~Boat building.~~
- ~~Monumental stone works.~~
- ~~Flour mill, grain milling.~~
- ~~Grain elevators.~~
- ~~Truck and motor freight terminals.~~
- ~~Laboratories, pharmaceutical, medical.~~
- ~~Professional business office.~~
- Individual travel trailer with a skirt.
- Guest house.

Agricultural Limited A-1

(Permitted Uses Continued)⁵

- ❑ Public water and sewer systems.
- ❑ Tent camping.
- ❑ Intensive livestock operations.
- ❑ Boathouses. Construction of a boathouse is permitted if the boathouse is open-sided, does not exceed 648 square feet, does not exceed 20 feet in height and the adjoining or nearby property owners do not object to the boathouse.
- ❑ Individual mobile/manufactured homes, with a skirt.
- ❑ Storage of an unoccupied mobile home.* (See editors note)
- ❑ Private noncommercial pier
- ❑ Temporary construction offices.
- ❑ Nonaccessory tents. (maximum 2 day event)
- ❑ Churches and places of worship, with or without cemeteries.
- ❑ Parks and playgrounds.

Agricultural Limited A-1 (Conditional Uses)¹

- ~~Condominiums.~~
- ~~Cluster home developments.~~
- ~~Two private, noncommercial piers on the same parcel.~~
- Commercial feed lots.
- Livestock markets.
- ~~Assembly halls.~~
- ~~Light industry.~~
- Sand and gravel pits.
- ~~Manufacturing, compounding, processing, and assembly of merchandise.~~
- ~~Manufacturing of ceramics, toys, and novelties.~~
- ~~Asphalt or concrete batching plants.~~
- ~~Commercial or community piers.~~
- ~~Concrete works with a conditional use permit.~~
- Guardhouse/security building.
- Wood chipping/grinding facility.

Agricultural Limited A-1 (Conditional Uses Continued)²

- ~~Two-family dwellings.~~
- ~~Multiple-family dwellings/apartment houses.~~
- Sawmills.
- Portable Sawmills.
- Contractors' equipment storage yards.
- Flour mill, grain milling.
- Grain elevators.
- Commercial dog kennels.
- Boat storage facility, marina/boatyard, commercial or private noncommercial or club-type.

Agricultural Business A-2 (Permitted Uses)¹

- Single-family dwellings.
- Rest homes.
- Family Cemeteries.
- Cemeteries.
- Motels and hotels.
- Tourist homes.
- Golf Courses.
- Swimming or tennis clubs, private and commercial.
- Farming, with livestock.
- Farming and forestry, without livestock.
- Barber and beauty shops.
- Funeral homes.
- Printing offices.
- Restaurants.
- Service stations.

Agricultural Business A-2

(Permitted Uses Continued)²

- Animal hospitals or veterinary clinics with or without runways or outside pens.
- Clinics.
- Child-care centers.
- Home occupations.
- Home professional offices.
- Gift and specialty shops.
- Retail food stores.
- Bakeries.
- General stores.
- Home appliances, sales and service.
- Automotive/truck sales and/or service.
- Lumber and building supplies.
- Plumbing and electrical supply.
- Machinery sales and service (including farm machinery).
- Feed and seed stores.

Agricultural Business A-2

(Permitted Uses Continued)³

- Cabinet, furniture and upholstery shops.
- Wholesale businesses and storage warehouses.
- Antique shops.
- Boat sales and rentals.
- Banks or trust companies.
- Flower shops.
- Mobile home sales yards.
- Commercial nurseries and greenhouses.
- Service and repair shops.
- Roadside stands.
- Accessory structures.
- Food processing and canning.
- Blacksmith shop, welding or machine shop.
- Boat building.
- Monumental stone works.

Agricultural Business A-2

(Permitted Uses Continued)⁴

- Laboratories, pharmaceutical, medical.
- Professional business office.
- Individual travel trailer with a skirt.
- Guest house.
- Public water and sewer systems.
- Tent camping.
- Individual mobile/manufactured homes, with a skirt.
- Storage of an unoccupied mobile home.* (See editors note)
- Drug and sundry stores.
- Office Buildings.
- Assembly halls.
- Mini-storage facilities.
- Temporary construction offices.
- Nonaccessory tents. (maximum 2 day event)
- Home child care centers.

Agricultural Business A-2 (Permitted Uses Continued)⁵

- Bowling alleys
- Model home displays for conventional, modular, mobile, doublewide, etc., homes.
- Churches and places of worship, with or without cemeteries.

Agricultural Business A-2 (Conditional Uses)¹

- Sawmills.
- Portable Sawmills.
- Truck and motor freight terminals.
- Guardhouse/security building.
- Rooming and boarding houses.
- Public amusements, including theaters.
- Commercial dog kennels.
- Public billiard parlors and pool rooms.
- Boat storage facility, marina/boatyard, commercial or private noncommercial or club-type.
- Hospitals
- Hospitals, special care
- Nursing homes.
- Family care homes, foster homes, and group homes.
- Recreation camps, campgrounds and travel trailer camps.
- Adult assisted care facility.

Residential General R-1 (Permitted Uses)¹

- ❑ Single-family dwelling
- ❑ (Reserved)
- ❑ Tourist homes
- ❑ Rest homes
- ❑ Family Cemeteries
- ❑ Swimming pools or tennis courts, private.
- ❑ Parks and playgrounds.
- ❑ Farming and forestry without livestock.
- ❑ ~~Animal hospitals or veterinary clinics (without runways or outside pens)~~
- ❑ Home occupations
- ❑ Professional business offices
- ❑ Home professional offices
- ❑ Roadside stands
- ❑ Accessory structures
- ❑ Individual travel trailer with a skirt

Residential General R-1

(Permitted Uses Continued)²

- ❑ Guesthouse
- ❑ Tent camping
- ❑ Public water and sewer systems
- ❑ Individual mobile/manufactured homes, with a skirt. [added 3-13-2003]
- ❑ Storage of an unoccupied mobile home. [added 3-13-2003] see editor's note.
- ❑ Temporary construction offices.
- ❑ Nonaccessory tents. (maximum 2 day event)
- ❑ Churches and places of worship, with or without cemeteries.
- ❑ Parks and playgrounds.
- ❑ Home child care centers.

Residential General R-1 (Conditional Uses)¹

- ❑ Multiple family dwellings.
- ❑ Cluster home developments.
- ❑ Condominiums.
- ❑ Two private, noncommercial piers on the same parcel.
- ❑ Swimming or tennis clubs, commercial.
- ❑ Assembly halls.
- ❑ Farming with livestock.
- ❑ Commercial greenhouses and nurseries.
- ❑ Barber and beauty shops.
- ❑ ~~Funeral homes.~~
- ❑ ~~Printing offices.~~
- ❑ ~~Restaurants.~~
- ❑ ~~Banks or trust companies.~~
- ❑ ~~Clinics.~~
- ❑ Child-care centers.

Residential General R-1

(Conditional Uses Continued) ²

- Gift and specialty shops.
- Bakeries.
- ~~General Stores.~~
- ~~Drug and sundry stores.~~
- ~~Office buildings.~~
- ~~Country general stores.~~
- Flower shops.
- ~~Service and repair shops.~~
- ~~Portable sawmills.~~
- ~~Sand and gravel pits.~~
- Guardhouse/security building.
- ~~Commercial or community piers.~~
- Two-family dwellings. [added 3-13-2003]
- Rooming and boarding houses.

Residential Waterfront R-2 (Permitted Uses)¹

- Single-family dwelling
- (Reserved)
- Preserves and conservation areas.
- ~~Golf Courses.~~
- Swimming pools or tennis courts, private.
- Farming and forestry without livestock.
- ~~Barber and beauty shops.~~
- ~~Restaurants.~~
- Home occupations.
- ~~Gift and specialty shops.~~
- ~~Country general stores.~~
- ~~Boat sales or rentals.~~
- ~~Flower shops.~~
- Home professional offices.
- Roadside stands.

Residential Waterfront R-2 (Permitted Uses Continued)²

- Accessory structures.
- ~~Seafood processing.~~
- ~~Grain elevators.~~
- ~~Boat building.~~
- ~~Private storage buildings.~~
- Individual travel trailers with a skirt.
- Community piers.
- Guest house.
- Tent Camping.
- Public water and sewer systems.
- Boathouses, meeting the criteria that they be open-sided, do not exceed ~~480~~ 648 square feet, do not exceed 20 feet in height and the adjoining or nearby property owners do not object to the boathouse. [Added 9-10-1998]
- Individual mobile/manufactured homes, with a skirt. [added 3-13-2003]
- Storage of an unoccupied mobile home. [added 3-13-2003] see editor's note.
- Private noncommercial pier.

Residential Waterfront R-2 (Permitted Uses Continued) ³

- Temporary construction offices.
- Nonaccessory tents. (maximum 2 day event)
- Churches and places of worship, with or without cemeteries.
- Parks and playgrounds.
- Home child care centers.

Residential Waterfront R-2 (Conditional Uses)¹

- ❑ Multiple family dwellings.
- ❑ Condominiums.
- ❑ Cluster home developments.
- ❑ Rest homes.
- ❑ Tourist homes.
- ❑ Two private, noncommercial piers on the same parcel.
- ❑ Swimming or tennis clubs, commercial.
- ❑ Farming, with livestock.
- ❑ Commercial nurseries and greenhouses.
- ❑ ~~Animal hospitals or veterinary clinics without runways or outside pens.~~
- ❑ ~~Clinics.~~
- ❑ Child-care centers.
- ❑ ~~Service and repair shops.~~
- ❑ Portable sawmills.
- ❑ ~~Food processing and canning.~~

Residential Waterfront R-2 (Conditional Uses Continued) ²

- ~~Sand and gravel pits.~~
- Commercial piers and docks.
- Guardhouse/security building.
- Two-family dwellings. [Added 12-11-2003]
- Barber and beauty shops.
- Golf courses.
- Rooming and boarding houses.

Residential Restricted R-3 (Permitted Uses) ¹

- ❑ Single-family dwellings.
- ❑ Home occupations.
- ❑ Parks and playgrounds.
- ❑ ~~Seawalls and p~~ Private noncommercial piers.
- ❑ Accessory structures.
- ❑ Swimming pools or tennis courts, private.
- ❑ Individual travel trailers with a skirt.
- ❑ Guest house.
- ❑ Tent camping.
- ❑ Public water and sewer systems.
- ❑ Individual mobile/manufactured homes, with a skirt. [added 3-13-2003]
- ❑ Storage of an unoccupied mobile home. [added 3-13-2003] see editor's note.
- ❑ Temporary construction offices.
- ❑ Nonaccessory tents. (maximum 2 day event)

Residential Restricted R-3 (Permitted Uses Continued)²

- Boathouses. Construction of a boathouse is permitted if the boathouse is open-sided, does not exceed 648 square feet, does not exceed 20 feet in height and the adjoining or nearby property owners do not object to the boathouse.
- Parks and playgrounds.
- Home child care centers.

Residential Restricted R-3 (Conditional Uses)¹

- Guardhouse/security building.
- ~~Private storage buildings.~~

Business General B-1 (Permitted Uses)¹

- ❑ ~~Tourist homes.~~
- ❑ Motels and hotels.
- ❑ Swimming pools or tennis courts, private and commercial. [Added 11-14-1985]
- ❑ Farming and forestry without livestock.
- ❑ Funeral homes.
- ❑ Printing offices.
- ❑ Restaurants.
- ❑ Laboratories, pharmaceutical, medical.
- ❑ Clinics.
- ❑ Home occupations.
- ❑ Professional business offices.
- ❑ Gift and specialty shops.
- ❑ Retail food stores.
- ❑ Bakeries.
- ❑ General Stores.

Business General B-1

(Permitted Uses Continued)²

- ❑ Bank and trust companies.
- ❑ Dry cleaners.
- ❑ Laundries.
- ❑ Wearing apparel stores.
- ❑ Barber and beauty shops.
- ❑ Home appliances, sales, service.
- ❑ Office buildings.
- ❑ Service stations.
- ❑ ~~Auto sales and service.~~ Automotive/truck sales and/or service
- ❑ Lumber and building supplies.
- ❑ Plumbing and electrical supplies.
- ❑ Machinery sales and service, including farm machinery.
- ❑ Feed and seed stores.
- ❑ Cabinet, furniture and upholstery shops.

Business General B-1

(Permitted Uses Continued)³

- ❑ Wholesale business and storage warehouse.
- ❑ Country general store.
- ❑ Antique shops.
- ❑ Boat sales or rentals.
- ❑ Flower shops.
- ❑ Home professional offices.
- ❑ Pet shops.
- ❑ Service and repair shops.
- ❑ Roadside stands.
- ❑ Shoe repair shops.
- ❑ Seafood processing.
- ❑ Food processing and canning.
- ❑ Accessory structures.
- ❑ ~~Individual travel trailer with a skirt.~~
- ❑ Public water and sewer systems. [Added 8-9-1991]

Business General B-1

(Permitted Uses Continued)⁴

- Mini-storage facilities.
- Animal hospitals or veterinary clinics, without runways or outside pens.
- Temporary construction offices.
- Nonaccessory tents. (maximum 2 day event)
- Bowling alley.
- Model home displays for conventional, modular, mobile, doublewide, etc., homes.
- Home child care centers.

Business General B-1 (Conditional Uses)¹

- Single-family dwellings.
- Two-family dwellings.
- Multiple family dwellings.
- Individual mobile/manufactured homes, with a skirt. ~~(Storage of an unoccupied mobile home with a conditional use permit.)~~
- ~~Two private, noncommercial piers on the same parcel. [Added 4-14-1988]~~
- ~~Farming with livestock.~~
- Commercial nurseries and greenhouses.
- ~~Veterinary, dog or cat hospitals (with runways).~~
- ~~Animal hospitals or veterinary clinics, without runways or outside pens.~~
- ~~Grain elevators.~~
- Shopping centers.
- Bus terminals.
- Light industry.
- ~~Portable sawmills.~~
- Assembly of electrical appliances, electronics, etc.

Business General B-1

(Conditional Uses Continued) ²

- ❑ ~~Auto reconditioning, truck repairing, retreading.~~
- ❑ Blacksmith shops, welding or machine shops.
- ❑ Manufacturing, compounding, processing or assembly of merchandise.
- ❑ Manufacturing of ceramics, toys or novelties.
- ❑ Contractors' equipment storage yards.
- ❑ Boat building.
- ❑ ~~Monumental stone works.~~
- ❑ Commercial and community piers.
- ❑ Guardhouse/security building.
- ❑ Guest house.
- ❑ Tourist homes.
- ❑ Rooming and boarding houses.
- ❑ Public amusements, including theaters.
- ❑ Public billiard parlors and pool rooms.
- ❑ Hospitals.

Business General B-1

(Conditional Uses Continued) ³

- Hospitals, special care.
- Nursing homes.
- Family care homes, foster homes, and group homes.
- Adult assisted care facility.

Business Waterfront B-2 (Permitted Uses)¹

- Single-family dwelling
- Golf Courses.
- Swimming pools or tennis courts, private and commercial.
- Farming and forestry without livestock.
- Restaurants.
- Gift and specialty shops.
- Country general stores.
- Boat sales or rentals.
- Accessory structures.
- Seafood processing.
- Boat building.
- Guest house.
- Public water and sewer systems.
- Boathouses. Construction of a boathouse is permitted if the boathouse is open-sided, does not exceed 648 square feet, does not exceed 20 feet in height and the adjoining or nearby property owners do not object to the boathouse.

Business Waterfront B-2 (Permitted Uses Continued)²

- Individual mobile/manufactured homes, with a skirt.
- Storage of an unoccupied mobile home. See editors note.
- Private noncommercial piers.
- Temporary construction offices.
- Nonaccessory tents. (maximum 2 day event)
- Model home displays for conventional, modular, mobile, doublewide, etc., homes.
- Home child care centers.

Business Waterfront B-2 (Conditional Uses)¹

- Multiple family dwellings.
- Condominiums.
- Cluster home developments.
- Tourist homes.
- Two private, noncommercial piers on the same parcel.
- Swimming or tennis clubs, commercial.
- Food processing and canning.
- Commercial piers and docks.
- Guardhouse/security building.
- Two-family dwellings.
- Hotels and motels.
- Public amusements, including theaters.
- Boat storage facility, marina/boatyard, commercial or private noncommercial or club-type.
- Marine railways.

Business Waterfront B-2

(Conditional Uses Continued) ²

- Hospitals.
- Hospitals, special care.
- Nursing homes.
- Family care homes, foster homes and group homes.
- Recreation camps, campgrounds, and travel trailer camps.
- Adult assisted care facility.

Industrial M-1 (Permitted Uses)¹

- ~~Swimming pools or tennis courts, private and commercial.~~
- ~~Farming and forestry without livestock.~~
- ~~Home occupations.~~
- ~~Professional business offices.~~
- ~~General stores.~~
- ~~Office buildings.~~
- ~~Restaurants.~~
- ~~Service stations.~~
- ~~Auto sales and service.~~
- ~~Lumber and building supplies.~~
- ~~Plumbing and electrical supplies.~~
- ~~Machinery sales and service, including farm machinery.~~
- ~~Laboratories, pharmaceutical, medical.~~
- ~~Feed and seed stores.~~
- ~~Cabinet, furniture, and upholstery shops.~~

Industrial M-1

(Permitted Uses Continued)²

- ❑ Wholesale businesses and storage warehouses.
- ❑ ~~Country general stores.~~
- ❑ ~~Boat sales or rentals.~~
- ❑ ~~Home professional offices.~~
- ❑ ~~Service repair shops.~~
- ❑ ~~Bus terminals~~
- ❑ Accessory structures
- ❑ Truck and motor freight terminals.
- ❑ Seafood processing.
- ❑ Light Industry
- ❑ ~~Portable~~ sawmills.
- ❑ Food processing and canning.
- ❑ Assembly of electrical appliances, electronics, etc.
- ❑ ~~Auto reconditioning, truck repairing, retreading.~~
- ❑ Blacksmith shops, welding, and machine shops.

Industrial M-1

(Permitted Uses Continued) ³

- ❑ Manufacturing, compounding, processing, and assembly of merchandise.
- ❑ Manufacturing of ceramics, toys, and novelties.
- ❑ Contractors' equipment storage yards.
- ❑ Boat building.
- ❑ Monumental stone works.
- ❑ Concrete works.
- ❑ ~~Flour mills and grain milling.~~
- ❑ ~~Grain elevators.~~
- ❑ ~~Individual travel trailer with a skirt.~~
- ❑ ~~Community piers.~~
- ❑ Public water and sewer systems.
- ❑ Asphalt or concrete batching plants.
- ❑ Temporary construction offices.
- ❑ Nonaccessory tents. (maximum 2 day event)
- ❑ Boathouses. Construction of a boathouse is permitted if the boathouse is open-sided, does not exceed 648 square feet, does not exceed 20 feet in height and the adjoining or nearby property owners do not object to the boathouse.

Industrial M-1 (Conditional Uses)¹

- ~~Single family dwellings.~~
- ~~Individual mobile/manufactured homes with a skirt.~~
- ~~Two private, noncommercial piers on the same parcel. [Added 4-14-1988]~~
- ~~Farming with livestock.~~
- ~~Commercial feed lots.~~
- ~~Livestock markets.~~
- ~~Commercial nurseries and greenhouses.~~
- ~~Veterinary, dog or cat hospitals (with runways)~~
- ~~Sand and gravel pits.~~
- ~~Asphalt or concrete batching plants.~~
- Commercial ~~or~~ community piers.
- Guardhouse security building.
- ~~Guest house.~~
- Buildings being constructed over 45 feet in height. [Added 4-8-2004]
- Flour mills and grain milling.
- Grain elevators.

Special Exceptions Purpose

§ 148-95

- The following uses are deemed to be of a special nature and may be approved or denied as to location and subject to any condition by the governing body, regardless of zoning district:

Special Exceptions ¹

- ❑ Private clubs, fraternal lodges and hunting clubs. [Amended 122-9-1981]
- ❑ ~~Public Utilities.~~
- ❑ ~~Rooming and boarding houses.~~ → Moved to Conditional Uses: A2, R1, R2 and B1
- ❑ Public or governmental buildings.
- ❑ ~~Public amusements, including theaters.~~ → Moved to Conditional Uses: A2, B1, and B2
- ❑ Bulk oil storage.
- ❑ Gas manufacturing or storage, for heat and illumination.
- ❑ Rifle or pistol range, trap skeet shooting and archery ranges.
- ❑ Sanitary landfill.
- ❑ Public service uses, generating or treatment plants, pumping or regulator stations, electrical substations and transmission lines commercial communication towers.
- ❑ ~~Mobile home, used as a temporary office.~~ → Moved to all districts as: Temporary Construction Offices.
- ❑ Airports and airstrips.
- ❑ Automobile dismantling, junkyards.
- ❑ ~~Junkyards.~~ →

Special Exceptions Continued²

- ~~Temporary buildings for use of sales, or rental office for an approved real estate development or subdivision~~
- ~~Commercial dog kennels.~~ → Moved to Conditional Uses: A1, and A2
- ~~Nonaccessory tents for special purpose.~~ → Nonaccessory tents (max. 2 day event)
Permitted Uses: All districts
- ~~Public billiard parlors and pool rooms.~~ → Moved to Conditional Uses: A2, and B1
- ~~Bowling alleys.~~ → Moved to Permitted Uses: A2, and B1
- ~~Dance halls.~~
- ~~Marina/boatyard, commercial or private noncommercial or club type. [Amended 12-14-1989]~~ → Included Boat Storage Facility and moved to Conditional Uses in B2, A1, and A2
- ~~Marine railways.~~ → Moved to Conditional Uses in B2
- ~~Hospitals.~~
- ~~Hospitals, special care.~~
- ~~Nursing homes.~~
- ~~Family care homes, foster homes, and group homes.~~

Moved to Conditional
Uses: A2, B1, and B2

Special Exceptions Continued ³

- ~~Model home displays for conventional, modular, mobile, doublewide, etc., homes.~~
Moved to Permitted Uses in A2, B1, and B2
- ~~Churches. [Added 7-9-1979]~~ → Listed as Places of worship, with or without cemeteries: Moved to Permitted Uses in R1, R2, and A1
- Planned unit development. [Added 12-9-1981]
- Sludge disposal plants and areas, sewage disposal areas, waste treatment facilities, industrial waste and hazardous waste.
- Private schools.
- Mobile/manufactured home parks. [Added 4-9-1987]
- Family mobile home parks.
- ~~Recreation camps, campgrounds, and travel trailer camps. [Added 4-9-1987]~~
Moved to Conditional Uses in A2 and B2

Special Exceptions Continued ⁴

- Boathouses. Construction of a boathouse is permitted ~~in Residential Waterfront R 2 and Agriculture A 1 Zoning Districts~~ without the need for a special exceptions permit if the boathouse is open-sided, does not exceed 648 square feet, does not exceed 20 feet in height and the adjoining or nearby property owners do not object to the boathouse. [Added 4-14-1988; amended 9-10-1998; 6-8-2000]
- Seasonal agricultural housing facility.
- Adult assisted care facility. [Added 2-12-1998]
- Ferry/port. [Added 9-13-2001]
- ~~Wind turbines. [Added 3-11-2004]~~