

CURRENT REGULATIONS

The current Chapter §148 Zoning Regulations is divided into the following districts:

- C-1 Conservation
- A-1 Agricultural
- R-1 Residential General
- R-2 Residential Waterfront
- R-3 Residential Restricted

For reference, the current *Article X Special Exceptions* is included at the end of the Usage matrix.

Planned Unit Development
Article XIII (No Usages Specified)

B-1 Business General

M-1 Industrial (Light)

Historical Site District

Note: The Historical Site District is being redefined as an Overlay and will be reviewed with other Overlays. No Usages are specified

§ 148-5. Usages.

In order to facilitate the analysis of the current regulations, the table below presents a consolidated view of the permitted and conditional usages for each of the current Districts. An “**X**” designates a permitted usage and a “**C**” designates a conditional usage.

USAGES	DISTRICT								
	C-1	A-1	R-1	R-2	R-3			B-1	M-1
Accessory structures	X	X	X	X	X			X	X
Animal hospitals, clinics or kennels with pens		X	X					C	C
Animal hospitals or clinics without pens		X	X					C	C
Antique shops		X						X	
Aquaculture facility, commercial (Added 4/10/2008)	C	C	C	C				C	C
Asphalt or concrete batching plants		C							C
Assembly halls, including private clubs and lodges		C	C						
Assembly of electrical appliances, electronics, etc.		X						C	X
Auto reconditioning, truck repairing, retreading		X						C	X
Automotive/truck sales/service		X						X	X
Bakeries		X	C					X	
Banks or trust companies		X	C					X	
Barber and beauty shops		X	C	X				X	

CURRENT REGULATIONS

USAGES	DISTRICT								
	C-1	A-1	R-1	R-2	R-3			B-1	M-1
Blacksmith shops, welding or machine shops		X						C	X
Boat sales and/or rentals	X	X		X				X	X
Boat building		X		X				C	X
Boathouses		X		X					
Bus terminals								C	X
Cabinet, furniture and upholstery shops		X						X	X
Cemeteries	X	X	X						
Child-care centers		X	C	C					
Clinics		X	C	C				X	
Commercial feed lots		C							C
Commercial nurseries and greenhouses		X	C	C				C	C
Commercial piers/docks	C	C	C	C				C	C
Community piers/docks	C	C	C	X				C	X
Concrete works		C							X
Contractor's equipment storage yards		X						C	X
Country general stores		X	C	X				X	X
Drug and sundry stores			C					X	
Dry cleaners w/o plant								X	
Dry Cleaning Plant								X	
Farming and forestry, without livestock		X	X	X				X	X
Farming, with livestock	X	X	C	C				C	C
Feed and seed stores		X						X	X
Flour mill, grain milling		X							X
Flower shops		X	C	X				X	
Food processing and canning	X	X		C				X	X
Funeral homes		X	C					X	
General stores		X	C					X	X
Gift and specialty shops		X	C	X				X	
Golf courses	X	X		X					
Grain elevators	X	X		X				C	X
Guardhouse/security building	C	C	C	C	C			C	C
Guest house	X	X	X	X	X			C	C
Home appliances, sales and service		X						X	
Home occupations	X	X	X	X	X			X	X
Home professional offices	X	X	X	X				X	X
Hotels and motels	C	X						X	
Individual mobile homes, with a skirt	X	X	X	X	X			C	X

CURRENT REGULATIONS

USAGES	DISTRICT								
	C-1	A-1	R-1	R-2	R-3			B-1	M-1
Individual travel trailer with a skirt	X	X	X	X	X			X	X
Intensive livestock operations		X							
Laboratories, pharmaceutical, medical		X						X	X
Light industry		C						C	X
Livestock markets		C							C
Lumber and building supplies		X						X	X
Machinery sales and service, including farm machinery		X						X	X
Manufacturing of ceramics, toys and novelties		C						C	X
Manufacturing, compounding, processing and assembly		C						C	X
Mobile home sales yards		X							
Monument stone works		X						C	X
Multiple family dwellings		C	C	C				C	
Office buildings			C					X	X
Parks and playgrounds			X		X				
Pet shops								X	
Plumbing and electrical supply		X						X	X
Poles <80 feet									
Portable sawmills	X	X	C	C				C	X
Preserves and conservation areas	X	X		X					
Printing offices		X	C					X	
Private pier and shoreline stabilization structures (Added 10/9/2008)	X	X	X	X	X			X	X
Private storage buildings				X	C				
Professional business office		X	X					X	X
Public utilities involving water and sewer		X	X	X	X			X	X
Restaurants		X	C	X				X	X
Roadside stands		X	X	X				X	
Sand and gravel pits		C	C	C					C
Sawmills		X							
Seafood processing	X	X		X				X	X
Service stations		X						X	X
Shopping centers								C	
Single-family dwellings	X	X	X	X	X			C	C
Storage of an unoccupied mobile home	X	X	X	X	X			C	
Swimming or sports clubs, private	X	X	X	X	X			X	X
Swimming or sports clubs, commercial	X	X	C	C				X	X

CURRENT REGULATIONS

USAGES	DISTRICT								
	C-1	A-1	R-1	R-2	R-3			B-1	M-1
Tent camping, recreational,	X	X	X	X	X				
Tourist homes		X	X	C				X	
Truck and motor freight terminals		X							X
Two-family dwellings		C	C	C				C	
Two private, non-commercial piers on the same parcel (4-14-1988)	C	C	C	C				C	C
Wearing apparel stores								X	
Wholesale businesses and storage warehouses		X						X	X
Wireless Internet Antenna (Pole <100 ft.)	X	X	X	X	X			X	X
Wireless Internet Antenna (Pole/Tower >100 ft. or multiple supports)	C	C	C	C	C			C	C
Wood chipping/grinding facility		C							
The Usages listed below are in the current usages but PC recommends consolidation with more the general usage category as shown in the Recommended Usages matrix.									
Rest Homes		X	X	C					
Retail Food Stores		X						X	
Service and Repair Shops		X	C	C				X	X
Shoe Repair Shops								X	
The Items listed below are in the current usages but PC recommends they be deleted as usages and be addressed in new districts R-4 and R-5.									
Condominiums		C		C					
Cluster Home Developments		C	C	C					
The Item listed below is in the current usages as noted but PC recommends it be deleted as a "usage" and be addressed where appropriate in the relevant district(s).									
Buildings constructed over 45 ft in height (Added 4-8-2004)									C

CURRENT REGULATIONS

The following Article X Special Exceptions is in the Current Regulations. The Planning Commission recommends each of the usages be related to a specific District(s) or eliminated. The recommendations are incorporated into the Planning Commission Recommendations matrix.

ARTICLE X Special Exceptions

§ 148-95. Uses enumerated. [Amended 12-9-1981]

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

- (1) Private clubs, fraternal lodges and hunting clubs. **[Amended 7-9-1992]**
- (2) Public utilities.
- (3) Rooming and boarding houses.
- (4) Public or governmental buildings.
- (5) Public amusements, including theaters.
- (6) Bulk oil storage.
- (7) Gas manufacturing or storage, for heat and illumination.
- (8) Rifle or pistol range, trap skeet shooting and archery ranges.
- (9) Sanitary landfill.
- (10) Public service uses, generating or treatment plants, pumping or regulator stations, substations and transmission lines.
- (11) Mobile home, used as a temporary office.
- (12) Airports and airstrips.
- (13) Automobile dismantling.
- (14) Junkyards.
- (15) Temporary buildings for use of sales, or rental office for an approved real estate development or subdivision.
- (16) Commercial dog kennels.
- (17) Nonaccessory tents for special purposes.
- (18) Public billiard parlors and pool rooms.
- (19) Bowling alleys.
- (20) Dance halls.
- (21) Marina/boatyard, commercial or private noncommercial or club-type. **[Amended 12-14-1989]**
- (22) Marine railways.
- (23) Hospitals.
- (24) Hospitals, special care.
- (25) Nursing homes.
- (26) Family care homes, foster homes and group homes.
- (27) Model home displays for conventional, modular, mobile, doublewide, etc., homes.

CURRENT REGULATIONS

- (28) Churches. **[Added 7-9-1979]**
- (29) Planned unit development. **[Added 12-9-1981]**
- (30) Sludge disposal plants and areas, sewage disposal areas, waste treatment facilities, industrial waste and hazardous waste.
- (31) Private schools.
- (32) Mobile/manufactured home parks. **[Added 4-9-1987]**
- (33) Family mobile home parks.
- (34) Recreation camps, campgrounds and travel trailer camps. **[Added 4-9-1987]**
- (35) 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]**
- (36) Seasonal agricultural housing facility.
- (37) Adult assisted care facility. **[Added 2-12-1998]**
- (38) Ferry/port. **[Added 9-13-2001]**
- (39) Wind turbines. **[Added 3-11-2004]**