

## Sec. 32-141. - Generally.

All land uses or structures shall be permitted in districts only as indicated in this division. No use prohibited in a district shall be permitted under any circumstances. The following symbols are used in table 03.110:

- (1) Y indicates a permitted use, where the use is permitted as a matter of right subject to all performance standards.
- (2) N indicates a prohibited use.
- (3) L indicates a use permitted subject to limited review. The limited review determines whether the locational, design, or other criteria of section 32-191 of this article have been met for the proposed site. Not all properties may meet these requirements, thus limiting the sites upon which the use may be built. Limited review shall be processed by the land development administrator.
- (4) C indicates a use permitted only if a minor special use is approved per section 32-1083. The use must conform to the locational, design or other conditions of section 32-191. Not all properties may meet these requirements, thus limiting the sites upon which the use may be built. Minor special uses shall be processed by the board of adjustment.
- (5) MajS indicates a use permitted only if a major special use is approved per section 32-1082. The use must conform to the locational, design or other conditions of section 32-191. Not all properties may meet these requirements, thus limiting the sites upon which the use may be built. Special uses shall be processed by the board of commissioners.

(Ord. of 7-12-1999, § 03.100; Amend. of 4-19-2021(2), § 1)

## Sec. 32-142. - Use table.

According to land use, table 03.110A lists the type of permission in each district, parking requirements, loading bay requirements, and permitted sign types. Table 03.110B lists the specific parking requirements and table 03.110C lists specific loading requirements for several specific uses listed in table 03.110A. Limited, minor and major special use standards are contained in the tables and section 32-191 of this article. Should a use not be identified in table 03.110 or article XIX, refer to section 32-1138. See article IV for district, lot, bulk and other standards.

TABLE 03.110A  
GENERAL USE TABLE

	Permitted Land Use											
Land Use	AR-80	AR-40	R-25	MHPD	HB	NB	I-1	I-2	O/I	Parking	Loading	Other
<i>Agricultural</i>												
Boarding Stables	Y	Y	Y	Y	N	N	N	N	N			
Bona Fide Farms	Y	Y	Y	Y	Y	Y	Y	Y	Y	na.	na.	
Farmsteads	Y	Y	Y	N	N	N	N	N	N	3/du.	none	
<i>Residential</i>												
Single-Family Detached	Y	Y	Y	Y	N	N	N	N	N	3/du.	none	
Manufactured Home	L	L	L	L	N	N	N	N	N	2/du.	none	see <a href="#">section 32-194</a>
Planned Unit Development	MajS	MajS	MajS	MajS	N	N	N	N	N	2.25/du.	none	see <a href="#">section 32-195</a>

Manufactured Home Park	N	N	N	L	N	N	N	N	N	2.25/du.	none	see <a href="#">section 32-196</a>
Group Home	Y	Y	Y	Y	N	N	N	N	N	3.0/du.	none	
<i>Home Uses</i>												
Cottage Industry	L	L	L	L	N	N	N	N	N	see table 03.110B	none	see <a href="#">section 32-197</a>
Family Child Care Home	L	L	L	L	N	N	N	N	N	see table 03.110B	none	see <a href="#">section 32-199</a>
Home Businesses	L	L	L	L	N	N	N	N	N	see table 03.110B	none	see <a href="#">section 32-198</a>
Home Occupation	L	L	L	L	N	N	N	N	N	see table 03.110B	none	see <a href="#">section 32-200</a>
<i>Institutional</i>												

Assembly and Worship	Y	Y	Y	Y	Y	N	N	N	Y	1/3 seats	1/40,000 sf.	
Child Care Centers	Y	Y	Y	Y	Y	Y	N	N	Y	see table 03.110B	1/60,000 sf.	
College	L	L	L	N	Y	L	N	N	Y	1/2 students	1/40,000 sf.	
Institutional	Y	Y	Y	Y	Y	Y	N	N	Y	see table 03.110B	1/60,000 sf.	
Institutional, Residential	L	L	L	L	Y	Y	N	Y	L	see table 03.110B	1/25,000 sf.	see <a href="#">section 32-201</a>
Protective Care	MajS	MajS	N	N	MajS	N	Y	N	L	1/2 rooms	2 sf.	see <a href="#">section 32-202</a>
Public Service	L	L	L	Y	Y	Y	Y	Y	L	1/employee and 1 stored vehicle	1 per loading bay	see <a href="#">section 32-203</a>

Utilities, Local	L	L	L	Y	L	Y	Y	Y	L	1/1,000 sf.	1/2,000 sf.	see <a href="#">section 32-204</a>
<i>Commercial</i>												
Agricultural Support and Services	L	L	N	N	Y	Y	Y	Y	N	1/250 sf.	1.5/bay	see <a href="#">section 32-205</a>
Bed and Breakfast/Country Inn	L	L	L	N	Y	Y	N	N	N	1/room plus 2	none	see <a href="#">section 32-206</a>
Cattle Merchant Wholesalers	MajS	MajS	N	N	Y	Y	Y	Y	N	1/250 sf.	1.5/bay	see <a href="#">section 32-236</a>
Commercial Lodging	N	N	N	N	Y	Y	N	Y	N	see table 03.110B	2/40,000 sf.	
Commercial Retail	N	N	N	N	Y	Y	L	L	N	see table 03.110B	see table 03.110C	see <a href="#">section 32-207</a>

Drive-in Facility	N	N	N	N	Y	Y	N	Y	N	see table 03.110B	1/25,000	
Heavy Retail and Service	N	N	N	N	MinS	N	L	L	N	see table 03.110B	1.5 per bay	see <a href="#">section 32-208</a>
Hospitals	N	N	N	N	Y	Y	N	N	Y	1/bed	1/33,000 sf.	
Kennels	MinS	MinS	N	N	Y	Y	Y	Y	N	1/333 sf. plus 1 per 3 stalls	1/40 stalls	see <a href="#">section 32-209</a>
Light Automobile Service	N	N	N	N	Y	Y	Y	Y	N	see table 03.110B	1/20,000 sf.	
Alcohol, Sales or With Restaurant	N	N	N	N	Y	L	Y	Y	N	12/1,000 sf. of GFA	na	see <a href="#">section 32-210</a>
Office	N	N	N	N	Y	Y	Y	Y	Y	see table 03.110B	1/33,000 sf.	
Restaurant	N	N	N	N	Y	Y	Y	Y	Y	12/1,000 sf. of GFA	na	

Services	N	N	N	N	Y	Y	Y	Y	N	see table 03.110B	1/33,000 sf.	
Shopping Center	N	N	N	N	Y	N	N	N	N	1/200 sf.	1/25,000 sf.	
Vehicular Sales, Rental and Service	N	N	N	N	L	N	N	N	N	1/15 cars on lot	2/30,000 sf.	see <a href="#">section 32-211</a>
<i>Recreation and Amusement</i>												
Campgrounds	MinS	MinS	N	N	N	N	N	N	N	1 space per travel trailer and 3/50 at office	1	
Commercial Amusement, Indoor	N	N	N	N	Y	L	N	Y	N	see table 03.110B	1	see <a href="#">section 32-212</a>
Commercial Amusement, Outdoor	N	N	N	N	L	L	N	Y	N	see table 03.110B	none	see <a href="#">section 32-213</a>

Horse Shows	MinS	MinS	MinS	MinS	Y	Y	Y	Y	N	see <a href="#">section 32-235</a>	see table 03.110C	see <a href="#">section 32-235</a>
Indoor Recreation	L	L	L	L	Y	Y	N	N	N	see table 03.110B	1	see <a href="#">section 32-214</a>
Outdoor Recreation	L	L	L	L	Y	Y	N	N	N	see table 03.110B	1	see <a href="#">section 32-215</a>
Riding Stables/Riding Academy	L	L	L	L	Y	Y	Y	Y	N	see <a href="#">section 32-192</a>	see table 03.110C	see <a href="#">section 32-192</a>
<i>Industrial Uses</i>												
Convenience Centers	N	MajS	N	N	MinS	MinS	L	L	N	1 per employee on largest shift	none	See <a href="#">section 32-237</a>
Disposal	MajS	MajS	N	N	N	N	MajS	MajS	N	1/vehicle	1/vehicle	see <a href="#">section 32-216</a>



Ethanol/Biodiesel Production Facility	N	N	N	N	N	N	N	L	N	see table 03.110B		see <a href="#">section 32-232</a>
Extraction	N	N	N	N	N	N	MajS	MajS	N	1/vehicle and accessory	1/vehicle	see <a href="#">section 32-217</a>
Ground-Mounted Solar Power Energy System "Solar Farm"	N	N	N	N	N	N	MinS	L	N			see <a href="#">section 32-233</a>
Heavy Industry	N	N	N	N	N	N	N	Y	N	see table 03.110B	1/15,000 sf. or 1.25/bay	
Light Industry	N	N	N	N	N	N	Y	Y	N	1/500 and 1/vehicle	1/20,000 sf. or 1/bay	
Recycling and/or Storage	MajS	MajS	N	N	N	N	N	Y	N	2/1,000 sf.	1.25/bay	see <a href="#">section 32-218</a>

Utilities, Community/Regional	MajS	MajS	N	N	N	N	MajS	MajS	N	1/1,000 sf.	1 vehicle	see <a href="#">section 32-219</a>
Warehousing	N	N	N	N	MinS	N	Y	Y	N	1/2,000 sf.	1.5/bay	see <a href="#">section 32-220</a>
<i>Special Uses</i>												
Adult Establishments	N	N	N	N	N	N	N	MajS	N	see section 03.353	none	see section 03.353
Designated Group Development	N	N	N	N	L	L	L	L	L	1/200 sf.	1/25,000 sf.	see <a href="#">section 32-329</a>
Electronic Gaming Operation	N	N	N	N	N	N	N	MajS	N	See <a href="#">section 32-234</a>		See <a href="#">section 32-234</a>
General Aviation Airports	N	N	N	N	N	N	N	MajS	N	special study	special study	see <a href="#">section 32-221</a>

Private Landing Strips	N	MajS	N	N	N	N	N	MajS	N	none	none	see <a href="#">section 32-221(c)</a>
Wireless Support Structures and/or Substantial Modification of Wireless Support Structures	MajS	MajS	MajS	MajS	MajS	MajS	MajS	MajS	MajS	see article IX	none	see article IX
Wireless Collocations and/or Eligible Facilities Requests	L	L	L	L	L	L	L	L	L	See article IX	none	See article IX
<i>Temporary Uses</i>												
Commercial Temporary Outdoor Sales	Y	Y	N	N	Y	Y	Y	Y	Y	site review	none	
Concrete/Asphalt Batch Plant	N	N	N	N	N	N	L	L	N	special study	1/vehicle	see <a href="#">section 32-227</a>

Contractor's Office	MajS	MajS	N	N	L	L	L	L	N	1/200 sf.	none	see <a href="#">section 32-228</a>
Dog Agility Competition	L	L	L	L	L	L	L	L	L	1/3 attendee	none	See <a href="#">section 32-238</a>
Farmstand	Y	Y	N	N	Y	Y	Y	Y	N	8 spaces	none	
Mobile Homes as Office and/or Exhibition	L	L	L	L	L	L	Y	Y	L	1/vehicle	none	see <a href="#">section 32-229</a>
Hardship Mobile Home	MinS	MinS	MinS	MinS	N	N	N	N	N	1/du	none	see <a href="#">section 32-230</a>
Public-Interest Event	L	L	L	L	L	L	L	L	L	1/3 attendee	1/vehicle	see <a href="#">section 32-231</a>
Special Event	L	L	L	L	L	L	L	L	L	1/3 attendee	1/vehicle	see <a href="#">section 32-232</a>

Temporary Miscellaneous Sales	L	L	L	L	L	L	L	L	L	1/vehicle	none	see <a href="#">section 32-233</a>
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TABLE 03.110B

## OFF-STREET PARKING STANDARDS FOR SPECIFIC USES

Uses	Parking Spaces Required	
	Per 1,000 sf. of Floor Area	Other Standard
<i>Agricultural</i>		
Commercial Stables	—	1 per 4 stalls plus 1 per 2,000 sf. riding area
<i>Home Uses</i>		
Home Occupations and Cottage Industries	—	1.0 space per employee
<i>Institutional</i>		
Auditorium, Public	—	1 per 3 seats
Child Care Center	—	1 per each 7 children and 1 per employee
Church	—	1 per 3 seats
Clubs and Associations (no food service)	8.0	—
Fire Station	—	4 per vehicle bay
Library or Museum	3.5	plus bus spaces, calculate auditorium separately at 0.75 rate
Nursing Homes	—	0.33 per room
Schools: Elementary and Junior High	—	2 per classroom
Schools: Senior High	—	0.25 per individual
Trade School	—	1.0 per student
Institutional, Residential, Monasteries and Convents	—	1 per bedroom
Rooming and Boarding Houses	—	1.5 per lodger
Police Station	4.0	—

Post Office	—	6 per 1,000 sf. service area and 1 per vehicle
<i>Commercial Uses: Office</i>		
General	4.0	—
Government Offices	4.0	—
Medical	4.5	—
Bank/Financial	4.5	—
<i>Commercial Uses: Commercial Retail</i>		
General	4.0	—
Shopping Center	4.5	—
Retail, Freestanding	4.0	—
Furniture and Carpet Stores	2.5	—
Hardware, Paint and Home Improvement	4.0	—
<i>Commercial Uses: Light Auto Service</i>		
General	1.5	or 4 per bay, whichever is greater
Car Washes (single car, automatic bay)	2.0	plus 6 stacking spaces per bay and 1 drying
Car Washes (multiple car, automatic bay)	4.0	plus 12 stacking spaces per bay and 2 drying
Car Wash (self-wash bay)	—	3 per bay
Gas Station	—	1 per pump station
<i>Commercial Uses: Services</i>		
Barbershops	4.0	—
Beauty Shop	5.0	—
Commercial Laundry and Dry Cleaner	3.0	—
Funeral Homes	6.0	—
Laundromat	—	0.8 space per washer/dryer
Restaurants	12.0	—
All Others	2.5	plus 1 per employee and 1 for each company vehicle
<i>Commercial Uses: Drive-in Facility</i>		
Restaurants with Drive-in Window(s)	14.0	plus 5 stacking spaces per window

Banking Facilities with Drive-in Window(s)	4.5	plus 5 stacking spaces per window
Other with Drive-in Window(s)	5.0	plus 3 stacking spaces per window
<i>Commercial Uses: Commercial Lodging</i>		
Hotels/Motels	—	1 per guest room
Bed and Breakfast	—	1 per room including management spaces
<i>Commercial Uses: Heavy Retail/Service</i>		
General	4.0	—
Building Materials	2.0	—
Vehicle Repair/Service	1.0	5 per bay
<i>Recreation Uses: Outdoor Recreational</i>		
Camps, Day or Youth	—	1 per employee, plus bus
Golf Course	—	3 per hole
Golf Driving Range or Rifle Range	—	1.25 per station
Parks, Playground	—	1 per 4,000 sf. of area
Swimming Pool	—	1 per 400 sf. pool surface area
Tennis Courts	—	3 per court
Athletic Fields	—	1 per 4 feet of bleacher area or 30 per field, whichever is greater
All Other Active	—	1 per 10,000 sf.
All Other Passive	—	1 per acre; areas more than 50 acres: 1 per 3 acres over 50
<i>Recreation Uses: Indoor Recreational</i>		
Swimming Pool	—	2 per 200 sf. pool, plus 1 per employee
Tennis/Racquetball/Handball	1.0	—
Community Center	4.0	—
All Others	4.5	—
<i>Outdoor Commercial Amusement</i>		
General	—	1 per 3 seats or 1.25 per play station, whichever is greater
Campgrounds	—	1 per space, plus 3 per 50 spaces at office
Outdoor Arenas	—	1 per 3 seats or per 6 ft. of bench length
<i>Indoor Commercial Amusement</i>		

General	6.0	—
Amusement Parks	—	special study
Bowling Alley/Pool Rooms	—	5 per lane, 2 per pool/billiard table
Indoor Arenas	—	1 per 3 seats, or 1 per 30 sf. of floor area used for seating, or 1 per 6 ft. of bench length, whichever is appropriate
Skating Rinks	—	1 per 100 ft. surface
Theaters/Assembly Rooms	—	1 per 3 seats
<i>Industrial Uses</i>		
Warehousing, Storage Establishment, Wholesaling, Manufacturing or Light Industrial	—	5 space minimum plus 0.5 per 1,000 sf. of GFA
Heavy Industry	2.5	plus 1 per vehicle
Trucking (no loading or warehousing)	3.0	plus 1 per vehicle operated from site
Junkyard	—	1 per 2,000 sf. storage plus 1 per vehicle

TABLE 03.110C

## OFF-STREET LOADING STANDARDS FOR SPECIFIC USES

Uses	Loading Spaces Required	
	per 1,000 sf. of Floor Area	Other Standard
<i>Commercial Uses: Retail Uses</i>		
Paint, Glass, Wallpaper, Hardware	—	1 per 25,000
General Merchandise	—	1 per 25,000
Food	—	1 per 15,000
Apparel and Accessory	—	1 per 25,000
Home Furnishings	—	1 per 25,000
Consumer Electronics	—	1 per 15,000
Miscellaneous Retail:		
Art	—	1 per 25,000
Gifts	—	1 per 25,000
Sporting Goods	—	1 per 25,000



Drug	—	1 per 25,000
Liquor	—	1 per 5,000
Books	—	1 per 25,000
Toys	—	1 per 25,000
Camera	—	none
Garden Center	—	1 per 25,000
Video Rental	—	none
Movie Theater	—	none

(Ord. of 7-12-1999, § 03.110; Ord. of 2-4-2000, § 1; Ord. of 8-21-2000, § 4; Ord. of 8-4-2003; Amend. (1) of 8-4-2003; Amend. (2) of 7-10-2006, § 1; Amend. of 8-3-2009, §§ 4, 12; Amend. of 6-7-2010, § 2; Amend. of 4-4-2011, § 10; Amend. of 4-4-2011, § 2; Amend. of 9-6-2011, § 2; Amend. of 11-7-2011, § 1; Amend. of 6-16-2014, § 2; Amend. of 1-5-2015(1), § 1; Amend. of 7-6-2015(1), § 1; Amend. of 9-6-2016(1), § 1; Ord. of 6-4-2018(1), § 1; Amd. of 11-18-2019(1), §§ 1, 2; Amend. of 4-19-2021(2), § 1)

#### Sec. 32-143. - Prohibited uses.

The following uses shall be strictly prohibited in all districts, except as noted below:

Animal slaughtering and processing (NAICS 31161).

Basic chemical manufacturing (NAICS 3251). (Not including accessory residential ethanol/biodiesel fuel production for private use in section 32-162 or ethanol/biodiesel production facility).

Electric power generation (NAICS 22111), excluding natural gas fuel power generation, solar energy systems, and wind energy facilities (NAICS 221119) as addressed in separate sections of this chapter.

Leather tanning (NAICS 3161).

Pulp and paper mills (NAICS 3221).

Petroleum manufacturing (NAICS 324).

Primary metal manufacturing (NAICS 331).

All mining (NAICS 21) except nonmetallic mining and quarrying (NAICS 2123).

- (1) Small-scale facilities shall be permitted as permitted uses in both I-1 and I-2 districts provided that:
  - a. All processing and storage is contained inside the building.
  - b. The building is less than 10,000 square feet in area.
  - c. All shipping of raw and finished products is by parcel delivery services.
  - d. Air filtration shall be installed as required to ensure that no odor is noticeable beyond the property boundaries.
  - e. All activities that produce regular loud noises shall be located within the building, and noise levels on the building exterior shall not exceed 55 DNL.
- (2) Modest-scale facilities occupying less than 30,000 square feet that meet the following performance standards may be permitted uses in the I-1 and I-2 districts:
  - a. All sewage and industrial wastes shall be treated and disposed of in such a manner as to comply with the water quality standards applicable to the classification assigned to the receiving waters by the state environmental management commission. Approval of all plans for waste disposal facilities by the state environmental management commission shall be required before the issuance of any building permit.
  - b. Air filtration shall be installed as required to ensure that no odor is noticeable beyond the property boundaries.
  - c. All activities that produce regular loud noises shall be located within the building and noise levels on the building exterior shall not exceed 55 DNL.
  - d. All processing shall be conducted in the building interior.

(Ord. of 7-12-1999, § 03.120; Ord. of 11-5-2001, § 2; Amend. of 11-17-2008, § 1; Amend. of 8-3-2009, §§ 5, 7)