

## Zoning Summary

\* refers to Permitted Uses Subject to Specific Use Standards

C refers to Conditional Uses

### A-O Agricultural-Open:

**PURPOSE:** This district includes land within the corporate limits of the City, which are not subdivided and are relatively undeveloped. This district is intended to be applied to land which is used for agricultural, very low-intensity residential, or open space uses, but which is projected in the Comprehensive Plan for conversion to more intensive urban uses at such time as community services are available and community needs for such uses are present. As such, it is a reserved area in which the future growth of the City can occur.

#### **USES:**

- \*Manufactured Home
- Single-family Detached
- Educational Facility, Outdoor Instruction
- \*Governmental Facilities
- Parks
- \*Places of Worship
- Agricultural Use, Barn or Stable for Private Stock
- Agricultural Use, Farm or Pasturage
- Agricultural Use, Farm Product Processing
- \*Animal Care Facility, Outdoor
- \*Commercial Garden / Greenhouse / Landscape Maintenance
- Country Club
- \*Golf Course or Driving Range
- \*Sexually Oriented Business (SOB)
- \*Utility
- \*Wireless Telecommunication Facility – Intermediate
- (C)Wireless Telecommunication Facility – Major
- Wireless Telecommunication Facility – Unregulated

### R-1 Single-Family Residential:

**PURPOSE:** This district includes lands planned for single-family residential purposes and accessory uses. This district is designed to accommodate sufficient, suitable residential neighborhoods, protected and/or buffered from incompatible uses, and provided with necessary and adequate facilities and services.

#### **USES:**

- Single-Family Detached
- Educational Facility, Primary & Secondary
- \*Governmental Facilities
- Parks
- \*Places of Worship
- Country Club
- \*Sexually Oriented Business (SOB)
- \*Utility
- Wireless Telecommunication Facilities - Unregulated

### C-1 General Commercial:

**PURPOSE:** This district is designed to provide locations for general commercial purposes, that is, retail sales and service uses that function to serve the entire community and its visitors.

#### **USES:**

- Extended Care Facility/Convalescent/Nursing Home
- Educational Facility, Indoor Instruction
- Educational Facility, Outdoor Instruction
- Educational Facility, Primary & secondary
- Educational Facility, Tutoring
- Educational Facility, Vocational/Trade
- Governmental Facilities
- Health Care, Hospitals
- Health Care, Medical Clinics
- Parks
- Places of Worship
- Animal Care Facility, Indoor
- Art Studio/Gallery
- \*Car Wash
- \*Commercial Garden/Greenhouse/Landscape Maintenance
- \*Commercial Amusements
- Conference/Convention Center
- Country Club
- Day Care, Commercial
- Drive-in/thru Window
- Dry Cleaners & Laundry
- Fraternal Lodge
- \*Fuel Sales
- Funeral Homes
- \*Golf Course or Driving Range
- Health Club/Sports Facility, Indoor
- Health Club/Sports Facility, Outdoor
- Hotels
- (C)Night Club, Bar or Tavern
- Offices
- Parking as a Primary Use
- Personal Service Shop
- Printing/Copy Shop
- Radio/TV Station/Studios
- Restaurants
- Retail Sales – Single Tenant over 50,000 SF
- \*Retail Sales and Service
- \*Sexually Oriented Business (SOB)
- Shooting Range, Indoor
- Theater
- Storage, Self Service
- \*Vehicular Sales, Rental, Repair and Service
- \*Utility
- \*Wholesales / Services
- \*Wireless Telecommunication Facilities – Intermediate
- (C)Wireless Telecommunication Facilities – Major
- Wireless Telecommunication Facilities - Unregulated